

### Fund Objective

The investment objective of the Fund is to provide long-term capital growth.

### Fund Overview

The Fund allows investors to participate in the opportunities the global property market offers through investment in a diversified portfolio of countries, sub-components of the listed property industry and securities. The Fund follows an active fundamental research driven investment approach through a combination of quantitative and qualitative insights to identify opportunities and then combine those in the overall Fund.

### Fund Information

<b>ISIN</b>	IE00B777QW60
<b>Fund AUM (USD)</b>	20,042,764
<b>Fund Launch Date</b>	14 December 2011
<b>Base Currency</b>	US Dollar
<b>Benchmark</b>	FTSE EPRA/NAREIT Developed
<b>Morningstar Category</b>	Property - Indirect Global
<b>Fund Type</b>	UICTS IV
<b>Investment Allocation Manager</b>	Sanlam Investments UK Limited
<b>Investment Manager</b>	Catalyst Fund Managers
<b>Management Company</b>	Sanlam Asset Management Ireland
<b>Custodian</b>	BBH Trustee Services (Ireland) Ltd
<b>Risk Reward Indicator</b>	6

### Fees

	%
Initial Fee	N/A
Annual Management Fee	1.00
Management Performance Fee	N/A
Total Expense Ratio	1.15
Transaction Cost	0.12
Effective Annual Cost	1.27

The Effective Annual Cost (EAC) is made up of three charges, the Initial Fee, the Total Expense Ratio and Transaction Costs. Please see page 4 of this document for further details. The EAC is for the period 01/09/2019 to 30/09/2022.

### Top Ten Holdings

Prologis Inc	7.9%
Invitation Homes Inc	4.0%
VICI Properties Inc Ordinary Shares	4.0%
Sun Communities Inc	3.7%
Simon Property Group Inc	3.6%
Equinix Inc	3.5%
Rexford Industrial Realty Inc	3.3%
Realty Income Corp	2.8%
Life Storage Inc	2.8%
Big Yellow Group PLC	2.7%

### Performance Annualised

	<b>Fund</b>	<b>Benchmark</b>
1yr	-25.9	-24.4
3yr	-5.8	-4.1
5yr	-0.7	0.7
Since Inception	3.6	4.2

### Performance Cumulative

	<b>Fund</b>	<b>Benchmark</b>
1yr	-25.9	-24.4
3yr	-16.5	-11.7
5yr	-3.5	3.5
Since Inception	43.5	52.3

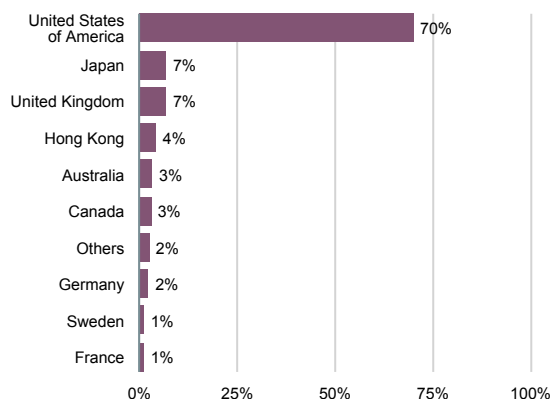
### Risk Statistics

Standard Deviation (3 Year Monthly)	22.52
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### Highest/Lowest Calendar Year Returns

Highest Annual Return	28.25
Lowest Annual Return	-5.50

## Geographic Allocation



## Sanlam ESG Policy

Sanlam Investments UK recognises and embraces our duty to act as responsible long-term stewards of our client's assets. We believe that environmental, social and governance (ESG) risk and opportunity factors can have a material impact on investment returns and client outcomes. As such, we believe our decisions must support, and not undermine, the long-term sustainability of capital markets, economies, and society. We believe that we are responsible for crafting financial futures for our clients and, as such, need to be responsible stewards of our clients' assets. Our primary aim is to provide our clients with investment solutions and strategies that meet their unique needs and deliver sustainable, risk-adjusted, long-term performance.

## Ratings



**Additional Information****Risk Factors**

**Currency risk:** The Fund has holdings which are denominated in currencies other than sterling and may be affected by movements in exchange rates. Consequently the value of an investment may rise or fall in line with the exchange rates.

**Credit risk:** Part of the fund is invested in bonds. The government or company issuer of a bond might not be able to repay either the interest or the original loan amount and therefore default on the debt. This would affect the credit rating of the bond and, in turn, the value of the fund.

**Interest rate risk:** Investment in bonds and other debt instruments (including related derivatives) is subject to interest rate risk. If long-term interest rates rise, the value of your shares is likely to fall.

Further risk factors that apply to the fund can be found in the fund's Prospectus and Supplement

The value of participatory interests or the investment may go down as well as up and past performance is not necessarily a guide to future performance. The performance is calculated for the portfolio and the actual individual investor performance will differ as a result of initial fees, the actual investment date, the date of reinvestment and dividend withholding tax. All terms exclude costs.

Collective investment schemes are traded at ruling prices and can engage in borrowing and scrip lending. Collective investment schemes are generally medium to long-term investments. The management company does not provide any guarantee either with respect to the capital or the return of a portfolio. The management company has a right to close the portfolio to new investors in order to manage it more efficiently in accordance with its mandate. A schedule of fees and charges and maximum commissions is available on request from the manager.

The risk category was calculated using historical performance data and may not be a reliable indicator of the portfolio's future risk profile. The portfolio's risk category is not guaranteed to remain fixed and may change over time. A portfolio in the lowest category does not mean a risk-free investment. The portfolio is in this category because it can take higher risks in search of higher rewards and its price may rise and fall accordingly. Fluctuations or movements in exchange rates may cause the value of underlying investments to go up or down. This document is provided to give an indication of the investment and does not constitute an offer/invitation to sell or buy any securities in any fund managed by us nor a solicitation to purchase securities in any company or investment product. It does not form part of any contract for the sale or purchase of any investment. The information contained in this document is for guidance only and does not constitute financial advice as contemplated in terms of the South African Financial Advisory and Intermediary Services Act.

Please note that all Sanlam Investments funds carry some degree of risks which may have an adverse effect on the future value of your investment. Any offering is made only pursuant to the relevant offering document, together with the current financial statements of the relevant fund, and the relevant subscription/application forms, all of which must be read in their entirety together with the Sanlam Universal Funds plc prospectus, the Fund supplement, the MDD and the KIID. The fund documents are available free of charge from the Manager or at [www.sanlam.ie](http://www.sanlam.ie). No offer to purchase securities will be made or accepted prior to receipt by the offeree of these documents, and the completion of all appropriate documentation. Use or rely on this information at your own risk. Independent professional financial advice should always be sought before making an investment decision as not all investments are suitable for all investors.

The fund price is calculated on a net asset value basis, which is the total

value of all assets in the portfolio including any income and expense accruals. Trail commission and incentives may be paid and are for the account of the manager. Performance figures quoted are from Sanlam Investments and are shown net of fees. Performance figures for periods longer than 12 months are annualized. NAV to NAV figures are used. Calculations are based on a lump sum investment.

**Regulatory Information**

This is a Section 65 approved fund under the Collective Investment Schemes Control Act 45, 2002 (CISCA). Sanlam Collective Investments (RF) (Pty) Ltd is the South African Representative Office for this fund.

The Fund is a sub-fund of the Sanlam Universal Funds plc, a company incorporated with limited liability as an open-ended umbrella investment company with variable capital and segregated liability between sub-funds under the laws of Ireland and authorised by the Central Bank. The Fund is managed by Sanlam Asset Management (Ireland) Limited, Beech House, Beech Hill Road, Dublin 4, Ireland, Tel + 353 1 205 3510, Fax + 353 1 205 3521 which is authorised by the Central Bank of Ireland, as a UCITS Management Company and Alternative Investment Fund Manager, and is licensed as a Financial Service Provider in terms of Section 8 of the South African FAIS Act of 2002. Sanlam Asset Management is a registered business name of Sanlam Asset Management (Ireland) Limited. Sanlam Asset Management has appointed Catalyst Fund Managers as Investment Manager to this fund.

**Benchmark**

The Fund measures its performance relative to the FTSE EPRA/NAREIT Developed Index for reference or investor communication purposes, including in the Company's annual and half-yearly reports. As the Investment Manager seeks to produce compound total returns in excess of the benchmark over the medium to long-term, the Fund is managed in reference to the benchmark. In normal market conditions the Fund can be expected to closely match the performance of the Benchmark Index, however, since the Fund does not seek to fully replicate the Index, the Investment Manager will aim to maintain a tracking error of between 1% to 5% against the Benchmark Index. The Benchmark Index is a free-float adjusted, market capitalization-weighted index designed to track the performance of listed real estate companies in developed countries worldwide. Constituents of the Benchmark Index are screened on liquidity, size and revenue.

**Performance Fee**

This Fund does not charge a performance fee.

**Distribution dates and value distributed per participatory interest**

Please refer to the dividend calendar on the following website:  
<https://www.sanlam.co.uk/legal-and-regulatory>

**The net asset value (NAV) of the portfolio is published daily by SAMI**

<https://www.sanlam.com/ireland/pricesandperformance/Pages/fund-prices.aspx>

**Effective Annual Disclosure**

The Effective Annual Cost (EAC) is a measure which has been introduced to allow you to compare the cost you incur when you invest in different financial products. It is expressed as a percentage of your investment amount. The EAC is made up of three charges, which are added together, as shown in the table on page 1. Some of the charges may vary, depending on your investment period.

The EAC calculation assumes that an investor terminates his or her investment in the financial product at the end of the relevant periods shown in the table.

The EAC is calculated as the total of TER and TC and Initial Fee:

- The Total Expense Ratio (TER) of the financial product are incurred as expenses relating to the administration of the product. A higher TER does not necessarily imply a poor return, nor does a low TER imply a good return. The current TER cannot be regarded as an indication of future TER's.
- Transaction Costs (TC) of the financial product are incurred as costs relating to the buying and selling of the assets underlying the product. TC's are a necessary cost in administering the product and

impacts the product's returns. It should not be considered in isolation as returns may be impacted by many other factors over time including market returns, type of financial product, investment decisions of the investment manager and the TER.

- Any advice fee (Initial Fee) is negotiable between the client and their financial advisor. An annual advice fee negotiated is paid via a repurchase of units from the investor.

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