

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this fund. You are advised to read it so you can make an informed decision about whether to invest.

Sanlam Global Property Fund – Class E (GBP)

A sub-fund of Sanlam Universal Funds plc (the “Company”)
Managed by Sanlam Asset Management (Ireland) Limited

ISIN: IE00BYDD6482

Objectives and Investment Policy

Objectives

The investment objective of the Sanlam Global Property Fund (the Fund) is to increase the value of your shares over the long-term.

Investment policy

The Fund is actively managed and will invest in shares and stocks of companies from all over the world.

The Fund may invest globally in securities of real estate companies, real estate related companies, companies which own significant real estate assets and real estate investment trusts (REITS). The Fund may also invest in instruments which have a similar effect as investing in securities of such companies or REITS. The Fund may also invest indirectly in such securities through investment in collective investment schemes which invest in the securities as described above.

The Fund may use financial derivative instruments (FDI) for efficient portfolio management purposes only. FDI are financial instruments the value of which is linked to the expected future

price movements of underlying assets.

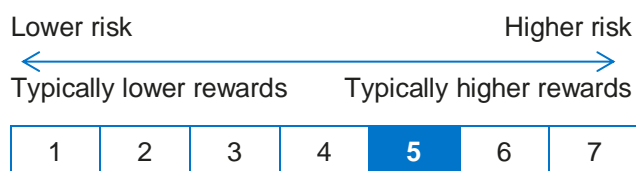
The Fund measures its performance relative to a benchmark index (the FTSE / EPRA NAREIT Developed NTR USD) for reference or investor communication purposes, including in the Company’s annual and half-yearly reports. As the Investment Manager seeks to produce compound total returns in excess of the benchmark over the medium to long-term, the Fund is managed in reference to the benchmark.

You can buy or sell your shares in the Fund any day (except Saturday or Sunday) that banks are open in Dublin.

It is not the intention of the Company to declare a dividend and therefore your shares do not pay you an income.

Recommendation: The Fund is suitable for investors with a time horizon of 5 years.

Risk and Reward Profile



Why is this Fund in category 5?

The Fund is rated 5 due to its exposure to shares and stocks, and the nature of its investments which include the risks listed below. These factors may impact the value of the Fund’s investments or expose the Fund to losses.

The value of the Fund will be affected by the strength of the real estate markets. The ability to trade REITS may be more limited than other stocks.

The Fund may invest in companies based in emerging markets which may involve additional risks not typically associated with other more established markets such as increased risk of social, economic and political uncertainty.

Investing in international companies means that currency exchange rate fluctuations will have an impact on the Fund.

The Fund uses FDI’s for efficient portfolio management. It may be that the use of FDI’s causes losses to the Fund.

The price of shares and the income from them may fall as well as rise and investors may not get back the amount they have invested.

What do these numbers mean?

They rate how a fund might behave and how much risk there is to your capital. Generally, the chance to make large gains means a risk of suffering large losses.

A **Category 1** fund is not a risk-free investment - the risk of losing your money is small, but the chance of making gains is also limited. With a **Category 7** fund, the risk of losing your money is high but there is also a chance of making higher gains. The seven-category scale is complex (for example, 2 is not twice as risky as 1).

More about this rating:

This rating system is based on the average fluctuations of the prices of funds over the past 5 years - that is, by how much the value of their assets taken together has moved up and down. Historical data, such as is used in calculating the synthetic risk indicator, may not be a reliable indication of the future risk profile of the Fund.

For a more detailed explanation of risks, please refer to the “Risk Factors” section of the prospectus.

Charges

These charges are used to pay the costs of running the Fund, including the costs of marketing and selling. Overall, they reduce the growth of your investment.

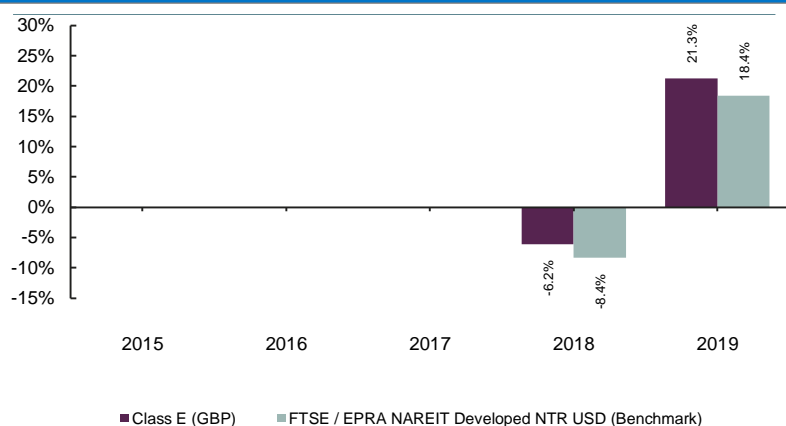
One-off charges taken before or after you invest	
Entry charge	None
Exit charge	3.00%
Switching charge	2.00%
This is the maximum that might be taken out of your money before it is invested and before the proceeds of your investment are paid out.	
Charges taken from the Fund over a year	
Ongoing charge	0.21%
Charges taken from the Fund under certain specific conditions	
Performance fee	None

The entry and exit charges shown are the maximum figures. In some cases you might pay less - you can find this out from your financial adviser.

The ongoing charge is based on the expenses for the previous 12 month period ending December 2019. This figure, which excludes portfolio transaction costs, may vary from year to year.

You can find out more details about the charges by looking at the "Charges and Expenses" section of the prospectus.

Past Performance



Past performance is not a reliable indicator of future performance.

The past performance takes account of all charges and costs, excluding entry and exit charges.

The performance of this class is calculated in British Pounds.

The Fund launched on 14 December 2011. This class started to issue shares on 7 April 2017.

Practical Information

Fund Depository: Brown Brothers Harriman Trustee Services (Ireland) Limited.

About the Fund

- Sanlam Global Property Fund is a sub-fund of Sanlam Universal Funds plc. The assets of this Fund are segregated from other sub-funds in the UCITS.
- You may switch your shares to another share class of the Fund, subject to conditions. For more details on how to switch between share classes please refer to the section "Conversion of Shares" in the prospectus. A switching charge may be applied as indicated above in "Charges".
- This Fund is subject to tax laws and regulations of Ireland. Depending on your home country of residence, this might have an impact on your personal tax position. For further details, please consult your adviser.
- Sanlam Asset Management (Ireland) Limited may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate, or inconsistent with the relevant parts of the prospectus for the UCITS.
- The currency of the class is British Pounds.

Find out more

- Further information about the Fund, copies of the prospectus, annual and half-yearly reports may be obtained free of charge in English. Write to the Manager, at Sanlam Asset Management (Ireland) Limited, Beech House, Beech Hill Road, Dublin 4, Ireland or visit the website www.sanlam.ie.
- Details of the Manager remuneration policy is available at www.sanlam.ie and a paper copy will also be available free of charge upon request.
- Other practical information including the latest share prices are available at the registered office of the Manager and the Registrar and Transfer Agent, Brown Brothers Harriman Fund Administration Services (Ireland) Limited, 30 Herbert Street, Dublin 2, Ireland, during normal business hours and will be published on the Sanlam Asset Management (Ireland) Limited website, www.sanlam.ie.

This Fund is authorised in Ireland and regulated by the Central Bank of Ireland.

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Sanlam Asset Management (Ireland) is licensed as a Financial Service Provider in terms of Section 8 of the South African FAIS Act of 2002.

This Key Investor Information is accurate as at 19 February 2020.