



J. Safra Sarasin

JSS Sust. Equity - Real Estate Global C EUR acc



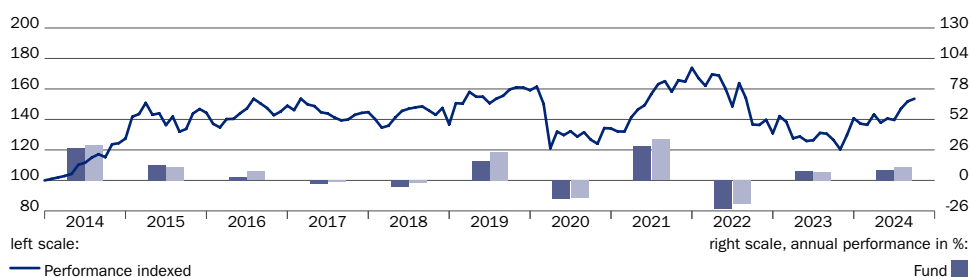
Data as of 30 September 2024 | Source: JSS Investmentfonds Ltd | Page 1 of 2

Fund Portrait

The JSS Sustainable Equity - Real Estate Global aims to deliver long-term capital growth. To achieve this, the sub-fund invests globally in equities and equity securities (e.g. REITs) of companies which are primarily active in the real estate sector and that contribute to a sustainable economy.

The Sub-Fund is actively managed without replicating any benchmark. However, the Sub-Fund is managed with reference to S&P Developed Property NR Index EUR (the "Benchmark").

Net Performance (in EUR) as of 30.09.2024



	1 Month	3 Months	YTD	1 year	3 years p.a.	5 years p.a.	10 years p.a.
Fund	1.13%	9.97%	9.08%	21.41%	-0.98%	-0.78%	2.91%
BM	2.10%	11.70%	11.35%	22.87%	1.89%	1.56%	5.75%

	2023	2022	2021	2020	2019	Since Inception
Fund	7.56%	-24.70%	29.67%	-15.77%	16.42%	50.01%
BM	6.89%	-20.29%	34.95%	-14.64%	24.12%	97.77%

Past performance does not guarantee future returns. The performance shown does not take account of any commissions and costs charged when subscribing and redeeming units.

Top Ten Holdings

Prologis Inc	8.50%	Healthpeak Properties Inc	4.38%
Vonovia SE	5.43%	Derwent London	3.82%
Mitsui Fudosan	4.77%	Nippon Prologis Reit	3.66%
Mitsubishi Estate	4.53%	CTP BR RG	3.57%
LEG Immobilien	4.43%	Link Real Estate Trust	3.56%

Top 10 positions: 46.65%

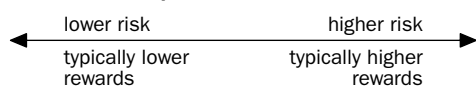
Country Allocation

USA	44.60%
Japan	14.20%
Germany	9.99%
United Kingdom	9.02%
Hong Kong	7.51%
The Netherlands	3.61%
Belgium	3.55%
Singapore	2.90%
France	2.34%
Other	2.28%

Sector Allocation

Special Situation	47.19%
Cash Harvest	28.49%
Defensive Franchise	20.09%
Strategic Holdings	4.23%

Risk and reward profile



1	2	3	4	5	6	7
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The risk and reward category shown is based on historical data and can not be used as a reliable indicator of the future risk profile of the fund. The classification of the fund may change over time and is not a guarantee.

Fund Overview

Net asset value per share	172.51
Fund size in millions	29.75
Investment company	J. Safra Sarasin Fund Management (Luxembourg) S.A.
Depository	CACEIS Investor Service Bank S.A., Luxembourg
Portfolio management	AM Property, Sarasin & Partners LLP, London
Portfolio manager	Raymond Lahaut
Domicile of fund	Luxembourg
ISIN code	LU0950592872
Swiss Sec.-No.	21 791 508
Bloomberg	SARRESLX
Launch date Share class	10 October 2013
Launch date Sub-Fund	2 April 2007
End of fiscal year	June
Ongoing charges*	1.33%
Management fee	1.00%
Reference currency	EUR
Dividend payment	none (reinvesting)
Sales fee	max. 3.00%
Exit charge	0.0%
Legal structure	SICAV
Benchmark (BM) as listed in the prospectus	S&P Developed Property Index in EUR
SFDR classification	Article 8

*The costs of managing the sub-fund are calculated quarterly in arrears and may vary. Detailed information on these costs and any additional costs can be found in the Sales Prospectus / KID.

Settlement Details

Subscriptions/Redemptions	daily
Notice Period subs/reds	n.a.
Settlement subs / reds	T+2 / T+2
Order cut-off (CET)	12:00
Swing Pricing	yes
Min. Initial Investment	n.a.

Statistical Ratios

	Fund	Benchmark
Volatility	17.70%	16.98%
Beta	1.02	n.a.
Sharpe Ratio	-0.19	-0.03
Information Ratio	-0.87	n.a.
Tracking Error	3.29%	n.a.

The statistical ratios are calculated on the basis of the previous months (36 months, basis EUR). Risk-free interest rate: 2.40%



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Review

Central banks started lowering interest rates as economic data indicated softening inflation in the US and Europe. As lower interest rates are beneficial for listed real estate companies, the sector had a solid quarter. Although the real estate investment trust (REIT) subsector still lags the general equity market, the subsector is now positive for the year for date. Solid first-half financial results and cuts to interest rates by central banks resulted in a strong quarter for listed real estate firms. The portfolio returned close to 10% during the period. However, although the absolute return was strong, the portfolio underperformed its benchmark. The underperformance was mainly due to our overweight to Japanese real estate companies. Japan's ruling party's leadership race was won by Shigeru Ishiba. The new prime minister is seen as an advocate for higher interest rates and his win led to a sharp fall in Japanese real estate stocks. On the positive side, our overweight on interest-rate-sensitive real estate companies was favourable, notably German residential companies and Tower REITs.

Outlook

The real estate sector appears to have turned a corner. Operationally, most real estate subsectors have performed relatively well during the last few years, but net asset values have been under pressure. It seems that this has now bottomed out and companies can start rebuilding NAVs in the coming years. A big help for firms would be lower interest rates. Although a lower rate environment has been delayed due to persistent high inflation so far this year, the outlook is improving. Most central banks are expected to have cut rates in the second half of this year, and then into 2025.

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