



J. Safra Sarasin

Key Investor Information

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.

JSS Sustainable Equity – Real Estate Global, share class P EUR acc

a subfund of JSS Investmentfonds (ISIN: LU0288928376)

Management company: J. Safra Sarasin Fund Management (Luxembourg) S.A.

Objectives and investment policy

• JSS Sustainable Equity – Real Estate Global (the "Sub-Fund") promotes environmental and social characteristics according to SFDR Art. 8, but does not have a sustainable investment objective according to SFDR Art. 9.

The Sub-Fund integrates environmental, social and governance aspects (ESG) along the investment process with the aim to reduce controversial exposures, align the portfolio with international norms, mitigate sustainability risks, harness opportunities emanating from ESG trends as well as to get a better-informed perspective of portfolio holdings.

The Sub-Fund seeks to mitigate risks and harness opportunities that derive from megatrends in sustainability (such as resource scarcity, demographic transition, climate change, accountability etc.). To this effect, the Sub-Fund systematically excludes issuers exposed to controversial activities as detailed by the "JSS standard exclusions" as described in chapter 3.1 of the Sub-Fund's prospectus. More than 90% of the Sub-Fund's assets must have a JSS ESG Rating. A best-in-class or positive ESG screening approach is then used to build an investment universe with the stronger ESG performers. The expectation is that this process reduces the investment universe of all issuers for which data is available by at least 20%.

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

• The Sub-Fund invests in equities and equity securities of companies whose activity is concentrated mainly in the real estate sector and that take environmental and social sustainability aspects into account in their business activities. These include, among others, companies whose activities involve the acquisition, development and use of property, or companies that own property

and real estate for purposes of generating income. This also includes closed-end real estate investment Sub-Funds such as REITs (Real Estate Investment Trusts) or other comparable real estate management companies. Individual business activities that are particularly contrary to the environmental or social requirements of the Sub-Fund (e.g. military infrastructure) may be excluded.

- The holdings and their weightings in the Sub-Fund's portfolio will diverge from the weightings of the securities included in the Benchmark therefore the Sub-Fund's returns may deviate from the performance of the Benchmark. However the deviation from the benchmark is capped due to a tracking error limit which limits the potential outperformance.
- You may redeem or convert shares in the Sub-Fund on any business day.
- This share class of the Sub-Fund continually reinvests income.

Risk and reward profile



1	2	3	4	5	6	7
---	---	---	---	---	---	---

• 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 Sub-Fund.

• The Sub-Fund's classification may change over time and does not provide any guarantee.

• The lowest category is not a risk-free investment.

• This Sub-Fund was categorised in risk class 6 because, in accordance with the investment policy, the value of the investments may fluctuate considerably. Consequently, both the expected return and the potential risk of loss may be high.

• Sustainability risk is an environmental, social or governance event or condition that, if it occurs, could cause an actual or a potential material negative impact on the value of the investments made by the Sub-Fund.

• Further information on the risks can be found in the "Investment principles" section of the prospectus and in the annex to the relevant Sub-Fund.



Charges

The charges are used to pay the costs of running the Sub-Fund, including marketing and distribution of the shares. These charges limit the potential investment growth of the Sub-Fund.

One-off charges taken before or after you invest

Entry charge	3.00%
Exit charge	0.00%

This is the maximum that might be taken out of your money before it is invested / before the proceeds of your investment are paid out.

Charges taken from the Sub-Fund over a year

Ongoing charges	1.83%
-----------------	-------

Charges taken from the Sub-Fund under certain specific conditions

Performance fee	none
-----------------	------

The entry and exit charges indicated here are the maximum figures. In some cases they may be lower – please ask your financial advisor about this.

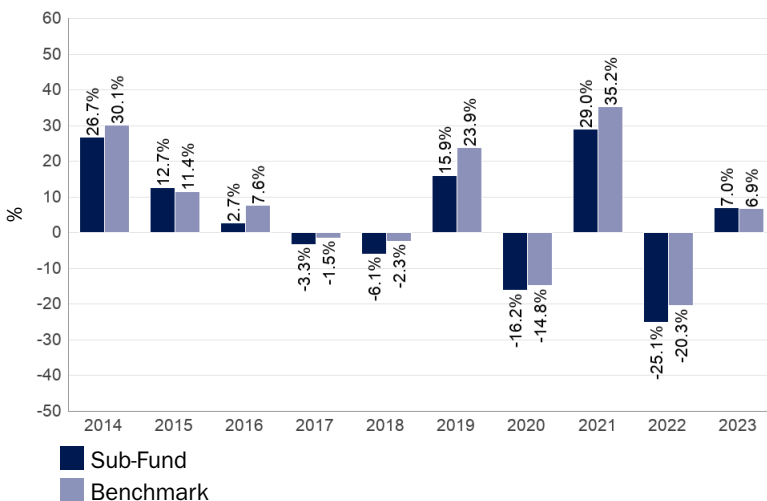
Ongoing charges are based on data for the 12-month period ended 12/2023 and may vary from year to year. Ongoing charges do not include:

- Portfolio transaction charges with the exception of entry and exit charges on acquisition or sale of other funds.

The conversion charges will amount to no more than 0.40% of the sale or redemption amount in favour of the Sub-Fund.

More information on charges can be found in the prospectus, in the chapter entitled "Fees, Expenses and Tax Considerations".

Past performance



- Past performance is not an indication of future performance.
- When calculating performance, any commissions or fees levied on subscription and redemption of shares are not taken into consideration.
- The Sub-Fund was launched in 2007, and this share class was launched in 2007.
- Past performance is calculated in EUR.
- As of 19 July 2019 JSS Equity – Real Estate Global has been merged into JSS Sustainable Equity – Real Estate Global.

Practical information

- Depositary: CACEIS Bank, Luxembourg Branch
- Further information about the Sub-Fund, the prospectus, the articles of association and the latest annual and any subsequent half-yearly report may be obtained in German and English free of charge from the management company J. Safra Sarasin Fund Management (Luxembourg) S.A., 17-21, Boulevard Joseph II, L-1840 Luxembourg, tel.: +352 262 1251, and from the company, JSS Investmentfonds, 17-21, Boulevard Joseph II, L-1840 Luxembourg.
- Further practical information about the Sub-Fund and current share prices are available at <https://product.jsafrasarasin.com/internet/product/en/index>.
- The tax regulations in your country of tax residence or domicile will determine how the investment impacts your tax situation. For information on tax implications of the investment, please contact your tax advisor.
- JSS Investmentfonds may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant sections of the prospectus of JSS Investmentfonds.
- The key investor information document describes a subfund of JSS Investmentfonds. The prospectus and the regular reports are prepared for JSS Investmentfonds as a whole.
- Each subfund of JSS Investmentfonds is liable towards third parties with its own assets, only in respect of its own liabilities. In addition, each subfund is treated as a separate entity with regard to relations between investors and the liabilities of each subfund are allocated to it when the net asset value is calculated.
- Investors in a given subfund of JSS Investmentfonds are entitled to convert some or all of their shares into shares in another subfund of JSS Investmentfonds on a valuation day valid for both subfunds. Further information on this can be found in the section "Conversion of shares" in the prospectus of JSS Investmentfonds.
- Further information about the distribution of additional share classes in any of the subfunds of JSS Investmentfonds may be obtained from your financial advisor.
- A summary of the remuneration policy, in its latest applicable version, is available on <http://fundmanagement-lu.jsafrasarasin.com/internet/fmlu>. The policy includes a description of how remuneration and benefits are calculated, the details of persons responsible for awarding the remuneration and benefits including the composition of the remuneration committee, in case such committee has been established. Investors may obtain, free of charge, a copy of the current remuneration policy at the registered office of the management company.