



J. Safra Sarasin

Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

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

a sub-fund of JSS Investmentfonds (ISIN: LU0288928376)

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

Website: <https://www.jsafrasarasin.com/content/jsafrasarasin/language-masters/en/company/locations/country-pages/Fund-Management-Luxembourg-SA.html>

Call +352 262 1251 for more information.

The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising J. Safra Sarasin Fund Management (Luxembourg) S.A. in relation to this Key Information Document (PRIIP KID).

This PRIIP is authorised in Luxembourg.

Date of Production of the KID: 01/10/2024

What is this product?

Type

SICAV

Term

The Fund is established for an indefinite period (open-ended fund) and can be terminated at any time as further stipulated in the articles of association of the SICAV. The amount the investor will receive upon early termination may be less than the amount invested.

Objectives

Investment Objective

JSS Sustainable Equity – Real Estate Global (the "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 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 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 Fund systematically excludes issuers exposed to controversial activities as detailed by the "JSS standard exclusions" as described in chapter 3.1 of the Fund's prospectus. More than 90% of the 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 Fund seeks to achieve long-term capital appreciation through global equity investments in the real estate sector.

Investment Policy

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

The 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 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 Fund (e.g. military infrastructure) may be excluded.

Generally, the majority of the positions within the Fund are constituents of the benchmark. In order to exploit specific investment opportunities the Investment Manager may discretionarily select securities not included in the benchmark. In addition, the Investment Manager integrates sustainability aspects which lead to an exclusion of investable benchmark components.

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.

Share Class Policy:

This share class of the Sub-Fund continually reinvests income.

Processing of subscription and redemption orders

You may redeem or convert shares in the Fund on any business day.

Intended retail Investor

The Sub-Fund is suitable for investors with a medium to long-term investment horizon who are aiming for asset growth. As a supplementary investment in the equities segment, the Sub-Fund is aimed for investors with a medium to high risk tolerance.

Depository

CACEIS Bank, Luxembourg Branch

Further Information

Please refer to the 'Other relevant information' section below.



What are the risks and what could I get in return?

Risk Indicator



The risk indicator assumes you keep the product for 8 years. The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions could impact the capacity to pay you.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

The product may be exposed to further risks such as operational, counterparty, political and legal risks. For further details please consult the prospectus.

This product does not include any protection from future market performance so you could lose some or all of your investment.

Performance Scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product over the last 13 years. Markets could develop very differently in the future.

Recommended holding period:		8 years	
Example Investment:		10,000 EUR	
		If you exit after 1 year	If you exit after 8 years
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	1,210 EUR	770 EUR
	Average return each year	-87.90%	-27.42%
Unfavourable	What you might get back after costs	7,130 EUR	7,740 EUR
	Average return each year	-28.70%	-3.15%
Moderate	What you might get back after costs	9,850 EUR	13,010 EUR
	Average return each year	-1.50%	3.34%
Favourable	What you might get back after costs	14,140 EUR	19,740 EUR
	Average return each year	41.40%	8.87%

The stress scenario shows what you might get back in extreme market circumstances.

Unfavourable scenario: This type of scenario occurred for an investment between April 2022 and December 2023.

Moderate scenario: This type of scenario occurred for an investment between May 2013 and May 2021.

Favourable scenario: This type of scenario occurred for an investment between September 2011 and September 2019.

What happens if J. Safra Sarasin Fund Management (Luxembourg) S.A. is unable to pay out?

The investor of this product will not face financial loss due to the default of J. Safra Sarasin Fund Management (Luxembourg) S.A., as the Fund is considered to be a separate and segregated pool of assets.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over Time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario
- EUR 10,000.00



J. Safra Sarasin

	If you exit after 1 year	If you exit after 8 years
Total costs	494 EUR	2,546 EUR
Annual cost impact (*)	4.9%	2.3% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 5.6 % before costs and 3.3 % after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

Composition of Costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	Up to 3.00% of the amount you pay in when entering this investment.	Up to 300 EUR
Exit costs	We do not charge an exit fee for this product.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.83% of the value of your investment per year. This is an estimate based on actual costs over the last year.	183 EUR
Transaction costs	0.11% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	11 EUR
Incidental costs taken under specific conditions		
Performance fees (and carried interest)	There is no performance fee for this product.	0 EUR

How long should I hold it and can I take money out early?

Recommended holding period: 8 years

You can sell your shares in the Fund on any Dealing Day as defined in the Prospectus. If you sell some or all of your investment before the recommended holding period the Fund will be less likely to achieve its objectives, however, you will not incur any additional costs by doing so.

How can I complain?

Any complaint regarding the person advising on, or selling the product can be submitted directly to that person or bank.

Any complaint regarding the product or this document can be submitted to the Distributor under the following address: J. Safra Sarasin Fund Management (Luxembourg) S.A., 17-21, Boulevard Joseph II, L-1840 Luxembourg. Investors shall note that a complaint can be also addressed by e-mail to jssfml_complaints@jsafrasarasin.com.

Other relevant information

This document might not contain all of the information you need to decide whether or not to invest in the Fund. You should also consider reading the Fund prospectus and the latest product information, which is available at <https://product.jsafrasarasin.com/internet/product/en/index>.

You can find information related to the product past performance up to the last 10 years and to previous performance scenario calculations at:

- https://docs.data2report.lu/documents/KID_PP/KID_annex_PP_Sarasin_LU0288928376_en.pdf.

- https://docs.data2report.lu/documents/KID_PS/KID_annex_PS_Sarasin_LU0288928376_en.pdf.



J. Safra Sarasin

Representative in Switzerland: J. Safra Sarasin Investmentfonds AG, Wallstrasse 9, CH-4002 Basel.

Paying agent in Switzerland: Bank J. Safra Sarasin AG, Elisabethenstrasse 62, CH-4051 Basel.

Place where relevant documents may be obtained by investors in Switzerland: The prospectus, articles of association and key information document, as well as the latest annual report and any subsequent half-yearly report, may be obtained free of charge from the representative and the paying agent in Switzerland.