

Media Release

Basel, 14 July 2009

Sarasin issuing the first sustainable real estate equities fund

Sarasin is issuing the world's first fund to specialise in the shares of sustainable property companies, the *Sarasin Sustainable Equity – Real Estate Global Fund*. The companies included in the portfolio are pioneers in the sustainable construction and management of properties. This innovative product has been developed by an experienced team of real estate and sustainability specialists at the Sarasin Group.

The new sustainable real estate fund, *Sarasin Sustainable Equity – Real Estate Global*, is available from 10 July 2009. The fund is the consequence of the repositioning of the former Sarasin Real Estate Equity - IIID (EUR). Taking into consideration environmental and social criteria, the fund invests worldwide in a broad spread of listed companies active in real estate and in **Real Estate Investment Trusts (REITS)**.

Sustainability aspects of real estate

The biggest challenges facing the real estate sector are soaring energy costs and greenhouse gas emissions. There is now growing political pressure for more emphasis to be placed on sustainability in construction projects and building design. In addition to energy consumption and the use of renewable energies, there are a number of other aspects that need to be taken into account when planning, building and maintaining properties. These include smooth integration into the city landscape, avoiding the use of hazardous building materials, good public transport connections, and compliance with applicable building regulations.

Property sector has a key role to play

“Of all the sectors, real estate has the biggest potential for reducing energy consumption and preventing greenhouse gas emissions. The property sector therefore has a key role to play in combating climate change,” explains Klaus Kaempf, Sustainability Research.

Jakes Ferguson, the Fund Manager who conceived the new fund comments: “We have looked at sustainability in global real estate for over 12 months, and find this issue right at the top of the agenda for many Western REITs and property companies. We are sure that sustainability will continue to grow in importance in Asia.”

Benefits and risks of the new fund

The companies selected for the *Sarasin Sustainable Equity – Real Estate Global Fund* already face up to the future challenges of this sector and therefore play a pioneering role in combating climate change. The fund concept allows investors to participate in a forward-looking theme which has not yet been taken up by the wider investment community. The product gives investors convenient access to an investment segment that requires intensive research and specialist market knowledge.

Sustainability makes a positive contribution to the fund's performance. In this way tenants recognise the advantages of sustainable building methods, as reflected in fewer unoccupied buildings and wider acceptance of higher rents in return for lower running costs. On the property market, sustainable buildings fetch higher prices.

The risks associated with the fund involve price fluctuations mainly in response to company-specific developments as well as changes in the economic and interest rate environment. There is also an exchange-rate risk if the investor's subscription currency is not the same as the fund's investment currency (or currencies).



Innovative combination based on a 20-year track record in sustainability and in-house real estate experts

Sarasin recognised the importance of sustainable investments as long as 20 years ago. What started off with the inclusion of environmental criteria in certain asset management mandates back in 1989 has now developed into one of the bank's most important pillars of business. Over the past ten years the volume of assets that Sarasin manages according to sustainable principles has soared from CHF 626 million to CHF 6.5 billion by the end of 2008. This makes Sarasin once again clear market leader among Switzerland's sustainable asset managers, with a market share of 21%.

Sarasin Sustainable Equity – Real Estate Global Fund is an innovative product that combines the skills of the Sustainable Research team at Sarasin Sustainable Investment in Basel with the know-how of property experts at Sarasin & Partners in London. This Sarasin & Partners team has been managing global real estate funds since 2004, and as of 10 July 2009 is responsible for CHF 364 million of global real estate investments. The fund manager of *Sarasin Sustainable Equity – Real Estate Global Fund* is Jakes Ferguson of Sarasin & Partners, London.

Fund name	Sarasin Sustainable Equity – Real Estate Global
Swiss security no.	2 950 143
ISIN	LU 0288928376
Category	Equity funds
Domicile	Luxembourg
Portfolio Management	Sarasin & Partners LLP, London
Accounting currency	EUR
Issue/redemption	Daily
Dividend	None (retaining profits)

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The Sarasin Group has its roots as a leading Swiss private bank. As an international financial service provider committed to sustainability, the Group is now represented in more than 20 locations in Europe, the Middle East, and Asia. By end of December 2008 it managed total client assets of CHF 69.7 billion and employed around 1,500 staff. Its majority shareholder is the AAA-rated Dutch Rabobank.



Bank Sarasin & Co. Ltd – www.sarasin.ch

Bank Sarasin is a leading Swiss private bank whose many years of banking experience has made it consciously opt for sustainability as a key component of its corporate philosophy. It provides a high level of service and expertise when acting as investment advisor and asset manager for private and institutional clients. Within Switzerland, Sarasin has offices in Basel (head office), Berne, Geneva, Lugano, and Zurich. Bank Sarasin & Co. Ltd is listed on the SIX Swiss Exchange.

Disclaimer

The (sales) prospectus, the simplified prospectuses as well as the annual and semi-annual reports of Sarasin Investmentfonds SICAV, a Luxembourg umbrella fund, are available free of charge from the paying agent and the representative in Switzerland (Bank Sarasin & Co. Ltd, Elisabethenstrasse 62, P.O. Box, CH-4002 Basel).