

# 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

### SKAGEN m2 B

NO0010708712

This fund is managed by SKAGEN AS, which is a subsidiary of Storebrand Asset Management AS. The Fund and SKAGEN AS are registered in Norway and regulated by the Financial Supervisory Authority of Norway, which is the supervisory authority for this Key Information Document. More information can be found on [www.skagenfunds.com](http://www.skagenfunds.com), or by contacting customer service on +47 51 80 39 00.

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All data in this document are calculated in Euro (EUR).

## What is this product?

### Type

The Fund is a UCITS.

### Term

The fund has no termination date. However the Management Company may, at its discretion, decide to terminate or merge the fund or its unit series.

### Objectives

SKAGEN m2 is an actively managed, equity fund that invests in listed real estate companies. The fund has a global investment mandate. The Fund's objective is to provide unit holders with the best possible long-term risk adjusted return, through a concentrated portfolio of financial instruments issued by companies or issuers with business related to real estate.

The Fund's strategy is to invest in financial instruments, which take advantage of the underlying real estate risk and return in the relevant markets. In order to reduce risk, the Fund shall seek to maintain a reasonable balance between geographical regions and sub sectors within real estate. SKAGEN has normally a long investment horizon, and attach greater value to fundamentals than to short-term trends in the market.

The Fund deploys an ESG integration strategy to support the investment mandate. The product is therefore categorized as Article 8 as per the Sustainable Finance Disclosure Regulation.

For more information, please consult the annex to the fund prospectus or refer to the disclosures on our webpages: <https://www.skagenfunds.com/about-us/sustainableinvesting/sustainable-funds>.

Dividends that the fund receives are automatically reinvested in the fund and are thus part of the unit value.

The Fund does not hedge currency risk and is exposed to multiple foreign currencies.

SKAGEN m2 does not use derivatives.

The base currency is Norwegian Kroner (NOK).

The Fund's benchmark index is MSCI ACWI Real Estate IMI Net total return index USD in NOK.

Subscription and redemption in fund units can normally take place on all Norwegian business days with certain exceptions.

### Intended retail investor

The fund offers a diversified portfolio of securities for investors interested in wealth accumulation, pension savings or similar investment purposes.

The recommended holding period of the fund is at least 5 years. This is primarily based on the historical volatility of the underlying investments and is not directly applicable if used in a portfolio based on the investor's risk profile. The fund is not intended for short term speculation purposes.

The fund is intended for investors who accept and understand that the value of the fund is directly linked to the value of underlying investments, will fluctuate over time and that the invested amount can be lost entirely or partly. Investments in the fund require no specific knowledge of the financial market or instruments from the investor.

The fund's depositary is J.P. Morgan SE - Oslo Branch.

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

### Risk indicator

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.



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.

Other risks materially relevant to the PRIIP not included in the summary risk indicator: Event risk, liquidity risk, operational risk, counterparty risk, derivatives risk.

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.

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

### Performance scenarios

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 10 years. Markets could develop very differently in the future.

Recommended holding period Example investment		5 years 10 000 EUR	
Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	<b>What you might get back after costs</b> Average return each year	4 203 EUR -58.0 %	1 100 EUR -35.7 %
Unfavourable	<b>What you might get back after costs</b> Average return each year	8 351 EUR -16.5 %	7 080 EUR -6.7 %
Moderate	<b>What you might get back after costs</b> Average return each year	10 237 EUR 2.4 %	11 107 EUR 2.1 %
Favourable	<b>What you might get back after costs</b> Average return each year	12 562 EUR 25.6 %	17 956 EUR 12.4 %

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.

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

Unfavourable scenario: This type of scenario occurred for an investment in the calendar year 2020.

Moderate scenario: This type of scenario occurred for an investment in the calendar year 2015.

Favourable scenario: This type of scenario occurred for an investment in the calendar year 2021.

## What happens if SKAGEN m2 is unable to pay out?

The assets of the Fund are not kept by the management company. As required by law, the Fund's assets are held in safekeeping by its depository. In the event of the fund manager's insolvency, the management of the Fund may be transferred to another management company. There is no investor compensation or a guarantee scheme for mutual funds.

## 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 the product performs as shown in the moderate scenario.

EUR 10 000 is invested

	If you exit after 1 year	If you exit after 5 years
Total costs	149 EUR 1.5 %	827 EUR 8.3 %
Annual cost impact (*)	149 EUR 1.5 %	165 EUR 1.7 % 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 3.6 % before costs and 2.1 % 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		EUR 10 000
Entry costs	We do not charge an entry fee for this product, but the person selling you the product may do so.	0 EUR
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 EUR
Ongoing costs (taken each year)		EUR 10 000
Management fees and other administrative or operating costs	1.2 % of the value of your investment per year. This is an estimate based on actual costs over the last year, or on expected costs if the fund/share class was recently launched.	120 EUR
Transaction costs	0.09 % 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.	9 EUR
Incidental costs taken under specific conditions		EUR 10 000
Performance fees	0.19 % of the value of your investment per year.  10% of your investment's daily performance relative to the fund's benchmark accrues to the fund's performance fee account. A performance fee can only be charged by SKAGEN AS at the end of the calendar year if the conditions described in the fund's prospectus are met.  Performance fee shown is the annual average for the last five years (or since share class inception, if that is more recent), and may deviate depending on the performance of your investment going forward.	19 EUR

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

This fund has no required minimum holding period but is designed for long-term investment. Recommended holding period: 5 years. Subscription to and redemption of fund units can normally take place on all banking days with certain exceptions.

## How can I complain?

Complaints about the product should be submitted in writing to the distributor who has sold the product or addressed to the fund manager at [legal@skagenfondene.no](mailto:legal@skagenfondene.no), or SKAGEN AS, Product Management, Postboks 160, 4001 Stavanger, Norway. More information can be found on <https://www.skagenfunds.com/contact/complaints/>.

## Other relevant information

Please see the fund's prospectus for further information. The cost, performance and risk calculations included in this KID follow the methodology prescribed by EU regulation. Past performance for the previous 10 years (or since the fund's inception) is available at [www.skagenfunds.com](http://www.skagenfunds.com).