

## Performance Commentary

July was another strong month for global real estate as the appetite for real assets increases. This was helped by continued declining yields and low real interest rates in many markets despite intensifying inflation pressure. Rent growth has historically outpaced inflation, while property values may benefit as higher costs for land, labour and materials raise the economic threshold for new supply. The market was also upbeat after many strong quarterly results within the real estate space, however the Delta variant of the coronavirus continued to be a headwind. The best performer in July was the Swedish logistics company Catena, which continued its strong performance from the second quarter, confirming that tenant and investor demand remains high in Scandinavia. The Belgian self-storage operator Shurgard performed well after a good report and the announcement that they would be opening yet more facilities. The German residential operator LEG benefited from the pending merger between Vonovia and Deutsche Wohnen. The largest detractor in the month was Brazilian logistics operator LOG. SKAGEN m2 continues to focus on investing in resilient companies in trend-driven subsegments, or companies that we consider mispriced and that will benefit from recovery in the economy or are well positioned for inflation.

The fund gives access to a normally inaccessible global real estate market. The fund selects low-priced, high-quality real estate companies from around the world. The objective is to provide the best possible risk adjusted return. The fund is suitable for those with at least a five year investment horizon.

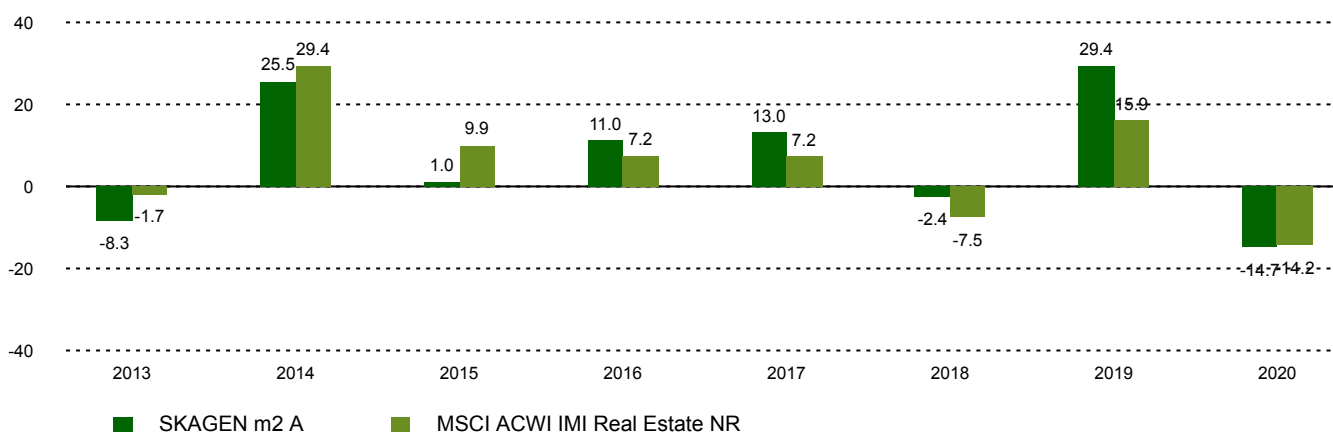
## Historical performance (net of fees)

Period	SKAGEN m2 A	Benchmark index
Last month	3.2%	2.1%
Year to date	19.8%	20.4%
Last year	29.0%	28.7%
Last 3 years	7.4%	3.3%
Last 5 years	8.4%	2.9%
Last 10 years	n/a	n/a
Since start	7.8%	7.2%

## Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	26.04 EUR
Fixed management fee	1.50%
Total expense ratio (2020)	1.37%
Benchmark index	MSCI ACWI IMI Real Estate NR
AUM (mill.)	184.74 EUR
Number of holdings	36
Portfolio manager	Michael Gobitschek

## Performance last ten years



In the period from 11 July 2017 to 30 September 2019, the benchmark was the MSCI ACWI Real Estate IMI ex REITS

## Contributors in the month



### Largest contributors

Holding	Weight (%)	Contribution (%)
Catena AB	4.74	0.67
Shurgard Self Storage SA	3.74	0.49
LEG Immobilien SE	3.75	0.45
Kojamo Oyj	3.87	0.39
Prologis Inc	3.99	0.38



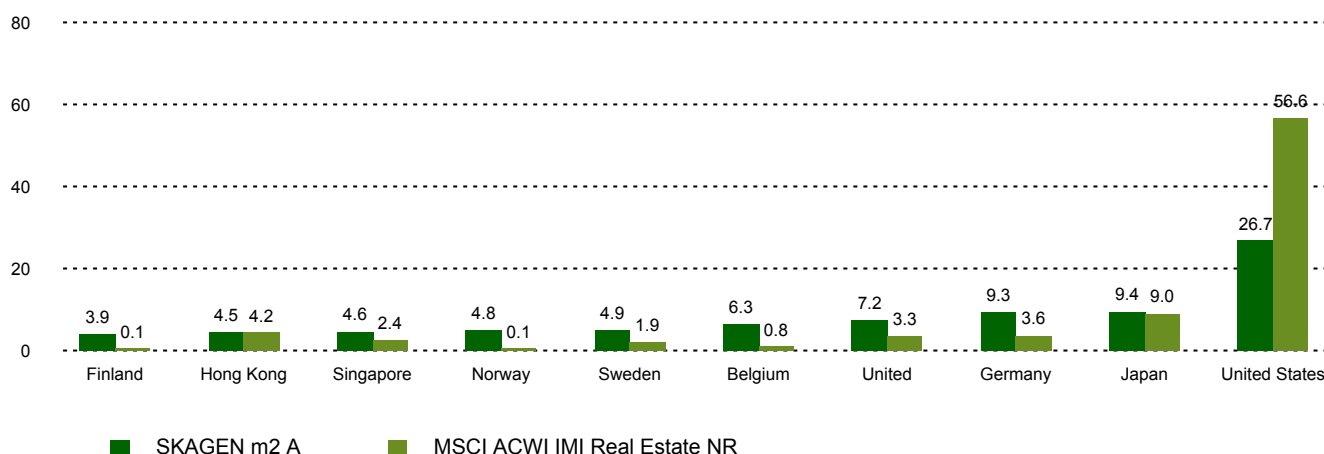
### Largest detractors

Holding	Weight (%)	Contribution (%)
LOG Commercial Properties	2.55	-0.25
China Resources Land Ltd	1.39	-0.21
Tokyu Fudosan Holdings Corp	2.19	-0.10
Heiwa Real Estate Co	1.89	-0.05
Columbia Property Trust	1.90	-0.03

## Top ten investments

Holding	Sector	Country	%
Catena AB	Real Estate	Sweden	4.9
Self Storage Group ASA	Industrials	Norway	4.8
UMH Properties Inc	Real Estate	United States	4.1
Prologis Inc	Real Estate	United States	4.0
KOJAMO OYJ	Real Estate	Finland	3.9
Shurgard Self Storage SA	Real Estate	Belgium	3.9
LEG Immobilien SE	Real Estate	Germany	3.8
Grainger PLC	Real Estate	United Kingdom	3.8
Americold Realty Trust	Real Estate	United States	3.7
CTP BV	Real Estate	Netherlands	3.6
Combined weight of top 10 holdings			40.5

## Country Exposure (top ten)



■ SKAGEN m2 A    ■ MSCI ACWI IMI Real Estate NR

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## Important information

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