

IMPORTANT INFORMATION: This is marketing communication. The report should not be perceived as a recommendation to buy or sell fund units. Prior to subscription, we encourage you to read the fund's prospectus and key investor information document which are available at www.skagenfunds.com, from our local representatives and from our distributors.

Performance Commentary

November ended on a positive note for most global real estate markets. The US 10-year government bond dropped from its October peak during the month as the latest US inflation report came in lower than expected and the probability of a smaller December hike increased. Chinese real estate rallied on the back of new property market rescue measures and hopes of an easing of covid policies. The third quarter reporting season drew to an end in November, with varying results depending on market and sector. Overall, there are still signs of decent demand and topline growth, however, the higher cost of debt is starting to impact the profitability of highly leveraged companies with floating debt. The majority of SKAGEN m2's companies have a fixed capital structure. Volatility in the markets remains high, and there are very few market transactions taking place. The fund's top contributors in November include some of the previous month's detractors. ESR was the main contributor followed by another Asian company, Capitaland Investment Management. On the negative side, Brazilian logistics operator LOG performed most poorly. SKAGEN m2 continues to focus on resilient companies in trend driven subsegments that are mispriced, can perform in various market conditions, have solid balance sheets, and 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. Subscriptions are made in fund units and not directly in stocks or other securities. The fund has risk profile 6. The benchmark reflects the fund's investment mandate. Since the fund is actively managed, the portfolio will deviate from the composition of the benchmark.

Historical performance (net of fees)

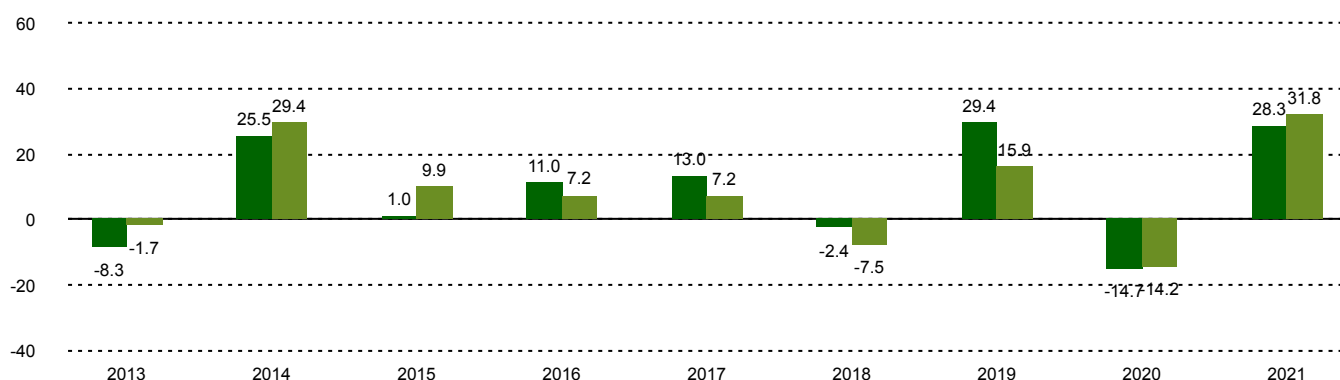
Period	SKAGEN m2 A	Benchmark index
Last month	1.2%	4.3%
Year to date	-19.0%	-15.1%
Last 12 months	-15.4%	-10.3%
Last 3 years	-3.1%	-1.4%
Last 5 years	2.9%	1.0%
Last 10 years	5.2%	5.4%
Since start	5.2%	5.5%

Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	22.58 EUR
Fixed management fee	1.50% + performance fee*
Total expense ratio (2021)	1.19%
Benchmark index	MSCI ACWI IMI Real Estate NR
AUM (mill.)	148.32 EUR
Number of holdings	32
Portfolio manager	Michael Gobitschek

*10.00% performance fee calculated daily and charged annually if the fund's value development is better than the benchmark. The total management fee charged represents a maximum of 3.00% p.a. and a minimum of 0.75% p.a. The performance fee may be charged even if the fund's units have depreciated in value if the value development is better than the benchmark.

Performance last ten years



■ SKAGEN m2 A ■ MSCI ACWI IMI Real Estate NR In the period from 11 July 2017 to 30 September 2019, the benchmark was the MSCI ACWI Real Estate IMI ex REITS

Historical returns are no guarantee for future returns. Future returns will depend, inter alia, on market developments, the fund manager's skill, the fund's risk profile and management fees. The return may become negative as a result of negative price developments. There is a risk associated with investing in the fund due to market movements, currency developments, interest rate levels, economic, sector and company-specific conditions.

Contributors in the month



Largest contributors

Holding	Weight (%)	Contribution (%)
ESR Group Ltd	3.56	0.85
Capitaland Investment	3.71	0.68
Americold Realty Trust	3.71	0.62
CBRE Group Inc	3.69	0.27
Grainger PLC	4.00	0.23



Largest detractors

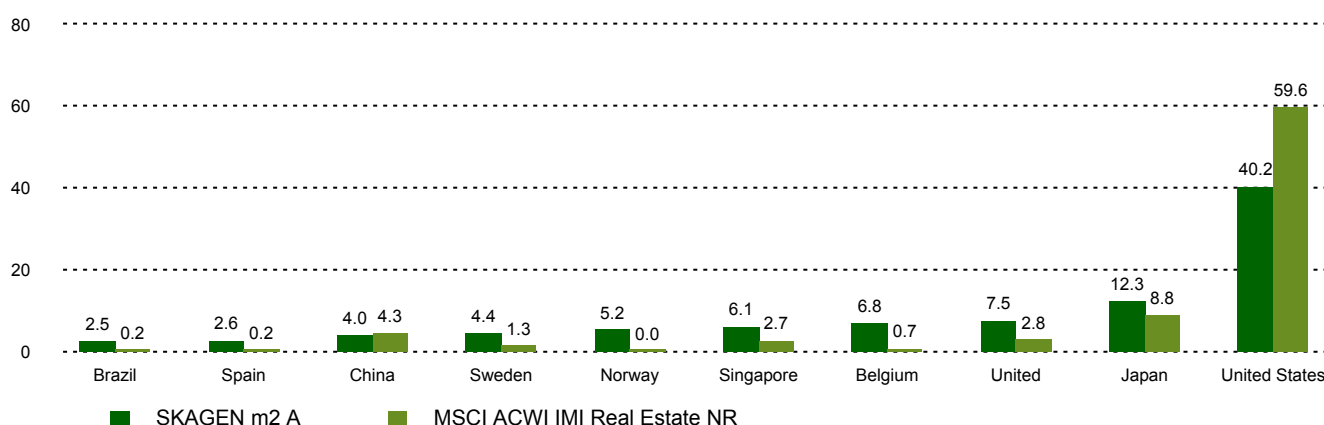
Holding	Weight (%)	Contribution (%)
LOG Commercial Properties	2.91	-0.90
Self Storage Group ASA	5.40	-0.74
Shurgard Self Storage	4.46	-0.24
UMH Properties Inc	4.70	-0.14
Arima Real Estate SOCIMI	2.79	-0.13

Weights shown are the average for the period. Absolute contribution based on NOK returns at fund level.

Top ten investments

Holding	Sector	Country	%
Prologis Inc	Real Estate	United States	5.4
Self Storage Group ASA	Industrials	Norway	5.2
UMH Properties Inc	Real Estate	United States	4.5
Catena AB	Real Estate	Sweden	4.4
Tokyu Fudosan Holdings Corp	Real Estate	Japan	4.3
Shurgard Self Storage SA	Real Estate	Belgium	4.2
Sun Communities Inc	Real Estate	United States	4.1
Grainger PLC	Real Estate	United Kingdom	4.1
Independence Realty Trust Inc	Real Estate	United States	4.0
ESR Group Ltd	Real Estate	China	4.0
Combined weight of top 10 holdings			44.2

Country Exposure (top ten)



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

Important information

This report is intended for investment professionals only. All information is based on the most up-to-date data available. Unless otherwise stated, performance data relates to class A units and is net of fees. AUM data as per the end of the previous month. Except otherwise stated, the source of all information is SKAGEN AS. SKAGEN AS does not assume responsibility for direct or indirect loss or expenses incurred through use or understanding of this report. Employees of SKAGEN AS may be owners of securities issued by companies that are either referred to in this report or are part of a fund's portfolio. CACEIS Ireland Limited, One Custom House Plaza, International Financial Services Centre, Dublin is the Paying Agent in Ireland.



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