SKAGEN
Part of Storebrand

SKAGEN m2 A

RISK PROFILE	YTD RETURN	ANNUAL RETURN
4 of 7	1.66 %	3.00 %
	30.09.2025	Average last 5 years

Monthly report for September as of 30.09.2025. All data in EUR unless otherwise stated.

Historical returns are no guarantee for future returns. Future returns will depend, inter alia, on market developments, the fund manager's skills, the fund's risk profile and subscription and management fees. The return may become negative as a result of negative price developments. The fund's Key Investor Information Document and prospectus are available on www.skagenfunds.com

Fund facts

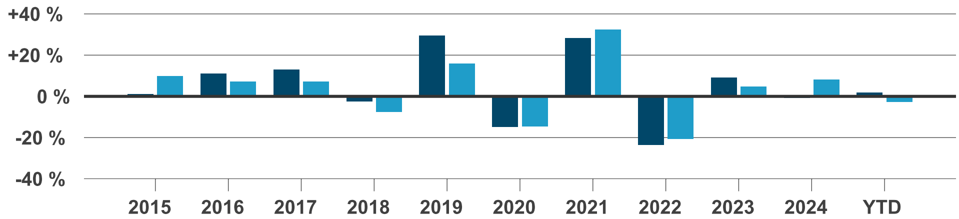
ISIN: NO0010657356
Launch date, share class: 31.10.2012
Launch date, fund: 31.10.2012
Domicile: NO
NAV: 23.44 EUR
AUM: 110 MEUR
Benchmark index: MSCI ACWI Real Estate IMI
Minimum purchase: 50 EUR
Fixed management fee: 1.50 %
Performance fee: 10.00 % (see prospectus for details)
Ongoing cost: 1.50 %
Number of holdings: 35
SFDR: Article 8

Michael Gobitschek
Managed fund since
31 October 2012

Investment strategy

SKAGEN m2 provides exposure to a normally difficult to access global real estate market. The fund selects low-priced, high-quality real estate companies from around the world. 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 benchmark reflects the fund's investment mandate. Since the fund is actively managed, the portfolio will deviate from the composition of the benchmark.

Historical return in EUR (net of fees)



	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	YTD
Fund	1.0	11.0	13.0	-2.4	29.4	-14.7	28.3	-23.6	9.0	-0.7	1.7
Index	9.9	7.2	7.2	-7.5	15.9	-14.6	32.4	-20.6	4.7	8.1	-2.6

In the period from 11.07.2017 to 30.09.2019, the benchmark index was the MSCI ACWI Real Estate IMI ex REITS.

Period	Fund (%)	Index (%)
Last month	0.04	0.01
Year to date	1.66	-2.58
Last 12 months	-5.70	-5.01
Last 3 years	1.98	2.48
Last 5 years	3.00	3.84
Last 10 years	4.48	2.66
Since inception	4.35	4.40

Returns over 12 months are annualised.

Key figures	1 year	3 years	5 years
Standard deviation	9.36	11.85	14.42
Standard deviation index	11.37	13.13	14.79
Tracking error	6.32	5.28	5.26
Information ratio	-0.11	-0.09	-0.16

Active share: 87 %

Q3 commentary, September 2025

Beyond the macro backdrop, real estate fundamentals remain supportive and valuations attractive. SKAGEN m2 continues to perform well compared to its global real estate benchmark, which has struggled to reach positive territory so far this year.

After a strong second quarter, the real estate sector has traded lower over the summer, as long-duration bonds have repriced negatively amid rising geopolitical risks and widening budget deficits. European yields are now expected to trend lower from current levels, mirroring recent developments in the US, where disinflation and modest growth continue to shape the outlook. This would be a positive development for the sector. Several central banks cut policy rates during the quarter. The Federal Reserve lowered its rate by 25 basis points, as expected, with further cuts anticipated before year-end. These expectations are increasing the pressure to rotate out of cash, driving equity markets higher despite elevated valuations in benchmarks such as the S&P 500. This could benefit the US real estate sector, which is currently trading at attractive multiples, especially on a relative basis. Sweden's central bank also cut rates but has signalled a pause for now. Despite multiple cuts, the Swedish real estate market has underperformed year to date, which may be partly explained by rising 10-year bond yields. Nevertheless, gravity is likely to pull interest rates lower across many markets over time. In the interim, most real estate companies continue to benefit from a reduced cost of capital, albeit with a lag due to earlier high-rate levels. Beyond the macro backdrop, company fundamentals across sub-sectors remain broadly supportive. A clearer picture is emerging: several real estate segments are starting to benefit from constrained supply, as higher interest rates and economic uncertainty have curtailed new construction. This scarcity supports existing assets, particularly as the market enters a recovery phase. Despite lacklustre performance and rising yields, current valuations appear attractive. Large transactions are gradually returning, indicating improving liquidity across the sector, which should ultimately support higher valuations. IPO activity is also picking up, which is typically a sign of increasing investor demand. SKAGEN m2 will participate in one of the first Nordic real estate IPOs in some time, investing in the Finnish self-storage company Citivarasto. The company shares many characteristics with our successful investment in the Norwegian peer, Self Storage Group, which was recently acquired at a substantial premium.

During the quarter, the fund's top performer was UK-listed tower operator Helios Towers, which owns assets primarily across African countries. The strong performance followed a solid earnings report in late July, highlighting continued robust growth and steady deleveraging. As cash flow improves, expectations are building for more shareholder-friendly capital allocation, including potential share buybacks and a maiden dividend. The stock experienced a positive re-rating, further supported by the Bank of England's rate cut during the quarter. Helios continues to benefit from powerful long-term structural trends, including rapid population growth in Africa, increasing mobile penetration, rising data usage, and the expansion of mobile networks. A further tailwind is the ongoing shift in tower ownership from telecom operators (Telcos) to independent tower companies (TowerCos). Despite its strong fundamentals, Helios still trades at a significant discount to peers, making its valuation highly attractive. The second-best contributor was US-based digital infrastructure investment manager DigitalBridge, which reported strong quarterly results. Performance was also buoyed by acquisition speculation involving some of its portfolio companies, most notably after Vantage Data Centers raised USD 1.6 billion from sovereign wealth funds. The broader surge in AI-driven data centre demand, along with corresponding increases in committed capital expenditures, is translating into higher activity across DigitalBridge's portfolio. This positions the company well to potentially unlock further value by spinning out assets such as Switch in the future. On the downside, the biggest detractor was Swedish warehousing company Catena, despite delivering a strong quarterly report. The decline was not driven by company-specific issues but rather by continued negative sentiment towards the broader Swedish real estate sector year to date. The second-largest detractor was cold storage operator Americold, which has encountered some short-term challenges due to excess capacity. This has led to near-term financial headwinds and put pressure on the stock, further exacerbated by concerns over tariffs. Nonetheless, Americold owns a unique and difficult-to-replicate cold storage network, strategically located in key markets. These assets are well-positioned to benefit from long-term structural growth in food logistics and supply chains. We believe the company remains significantly undervalued.

During the quarter, we exited our position in Vietnamese residential developer Vinhomes following a very strong year-to-date performance. As of mid-September, it was the best-performing real estate stock globally in 2025. Proceeds from the sale were reinvested into other South Asian real estate opportunities, particularly in the Philippines. We also fully divested our holding in Japanese data center and office operator Keihanshin Building.

Listed real estate continues to benefit from strong cash flows, with signs indicating that the real estate cycle is moving in the right direction. Overall, the sector now trades more cheaply than the long-term average discount of NAV as well as the long-term average dividend yield. At current levels, there is valuation support, and some re-rating is due, particularly in the context of low economic growth. Moreover, sentiment is slowly improving, and the rate environment remains favourable in many countries, indicating that the sector could continue to trend higher. Historically, listed real estate tends to turn around first in such cycles, suggesting that the current downturn may be a good time to enter the sector. We remain focused on resilient companies operating in trend-driven subsegments that are undervalued but have the potential to thrive in various market conditions. These companies typically have solid balance sheets, an increasingly important factor as financials improve across the sector. The portfolio remains strategically overweight in high-growth real estate segments, including digital real estate, social infrastructure, housing, and warehouses – sectors poised to benefit from structural demand trends and a shifting yield curve as interest rates decline. Given that real estate is the world's largest asset class, it deserves your attention – don't overlook the opportunities it presents!

Contribution last month

Largest contributors	Weight (%)	Contribution (%)
Helios Towers PLC	4.41	0.50
Nexity SA	1.43	0.35
LOG Commercial Properties e Participacoes SA	2.20	0.26
CTP NV	6.08	0.25
Brookdale Senior Living Inc	2.04	0.19

Largest detractors	Weight (%)	Contribution (%)
Independence Realty Trust Inc	2.97	-0.29
Americold Realty Trust Inc	1.83	-0.29
Shurgard Self Storage Ltd	4.13	-0.19
UMH Properties Inc	2.77	-0.17
Prisma Properties AB	2.82	-0.17

Absolute contribution based on NOK returns at fund level.

Portfolio information

Top 10 investments	Share (%)
DigitalBridge Group Inc	**5.8**
CTP NV	**5.8**
Catena AB	**4.9**
EQUINIX INC	**4.6**
Public Property Invest AS	**4.4**
CBRE Group Inc	**4.3**
Helios Towers PLC	**4.2**
Shurgard Self Storage Ltd	**4.0**
Cellnex Telecom SA	**3.8**
CareTrust REIT Inc	**3.6**
Total share	**45.5 %**

Country exposure	Share (%)
United States	**39.6**
Sweden	**12.1**
Belgium	**7.6**
United Kingdom	**6.1**
Netherlands	**5.8**
Singapore	**5.0**
Norway	**4.4**
Tanzania	**4.2**
Spain	**3.8**
Brazil	**2.3**
Total share	**90.8 %**

Sector exposure	Share (%)
Real estate	**79.6**
Communication Services	**8.0**
Financials	**5.8**
Health care	**2.2**
Consumer discretionary	**1.6**
Total share	**97.3 %**

Sustainability

SKAGEN's approach to sustainability
Our ESG approach is built on four pillars. In keeping with SKAGEN's active investment philosophy, our sustainability activities centre on active engagement with our holding companies, which is where we believe we can have the greatest impact. We recognise, however, that the full potential of a sustainable investment strategy is best realised when combining the following four pillars.

- ✓ Exclusion
- ✓ Enhanced due diligence
- ✓ ESG factsheet
- ✓ Active ownership

No offer to purchase units can be made or accepted prior to receipt by the offeree of the Fund's prospectus and PRIIPS KID (for UK: KIID) and the completion of all appropriate documentation. You can download more information including subscription/redemption forms, full prospectus, PRIIPs KID (for UK: KIID), General Commercial Terms, Annual Reports and Monthly Reports in English language from SKAGEN's webpages.

Investors rights to complain and certain information on redress mechanisms are made available to investors pursuant to our complaints handling policy and procedure. The summary of investor rights in English is available here: www.skagenfunds.com/contact/investor-rights/ The investor rights summary is available in all languages of the countries where the fund is registered with the national Financial Services Authority. Please refer to SKAGEN's webpages and choose your respective country for this information.

Storebrand Asset Management AS may terminate arrangements for marketing under the Cross-border Distribution Directive denotification process.

For further information about sustainability-related aspects of the Fund, including the sustainability disclosure summary in English, please refer to: www.skagenfunds.com/sustainability/sustainable-investing/ The sustainability disclosure summary is available in all languages of the countries where the fund is registered with the national Financial Services Authority. Please refer to SKAGEN's webpages and choose your respective country for this information.

The decision to invest in the Fund should take into account all the characteristics or objectives of the Fund as described in its prospectus.

Important information for UK Investors
Storebrand Asset Management AS has established a subsidiary in the UK. Storebrand Asset Management UK Ltd.is located at 15 Stratton Street, London, W1J 8LQ. Storebrand Asset Management UK Ltd is an Appointed Representative of Robert Quinn Advisory LLP, which is authorised and regulated by the Financial Conduct Authority. Storebrand Asset Management UK Ltd is incorporated in England and the registered office is at 15 Stratton Street, London, England, W1J 8LQ. The investment products and services of Storebrand Asset Management UK Ltd are only available to professional clients and eligible counterparties. They are not available to retail clients. For more information, please contact Storebrand Asset management UK Ltd.'s team.

Important Information for Luxembourg Investors
For more information, please contact SKAGEN's Stavanger based International team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.

Important Information for Irish Investors
For more information, please contact SKAGEN's Stavanger based International team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.

Important Information for Dutch Investors
For more information, please contact SKAGEN's Stavanger based international team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.

Important Information for Icelandic Investors
For more information, please contact SKAGEN's Stavanger based international team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.