

Performance Commentary

After a strong 2017, real estate faced headwinds in January. The sector came under pressure mainly in the US and Europe with surging yield curves, reflecting a rotation away from perceived 'bond proxies' as investors anticipate quicker rate rises. Conversely, Asian real estate markets had a very strong start to the year with China, Japan and Hong Kong leading the way. SKAGEN m2 took advantage of this through its global presence. The best contributor in January was Japanese Mitsui Fudosan after strong performance of the Japanese real estate sector. The Spanish office operator Colonial held firm despite headwinds for the European real estate sector. Singapore-based CapitaLand also performed well after selling Chinese assets at a premium but also benefiting from the Asian real estate momentum. The largest detractor was Argentina-based IRSA due to a postponed decision around project development. Looking ahead, rising government bond yields may hurt the real estate sector further. SKAGEN m2 continues to focus on fundamentals in companies' ability to increase rents and grow cash flows independent of the direction of yields. After the latest rotation, real estate stocks looks more attractive on valuation in some parts of the world.

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.

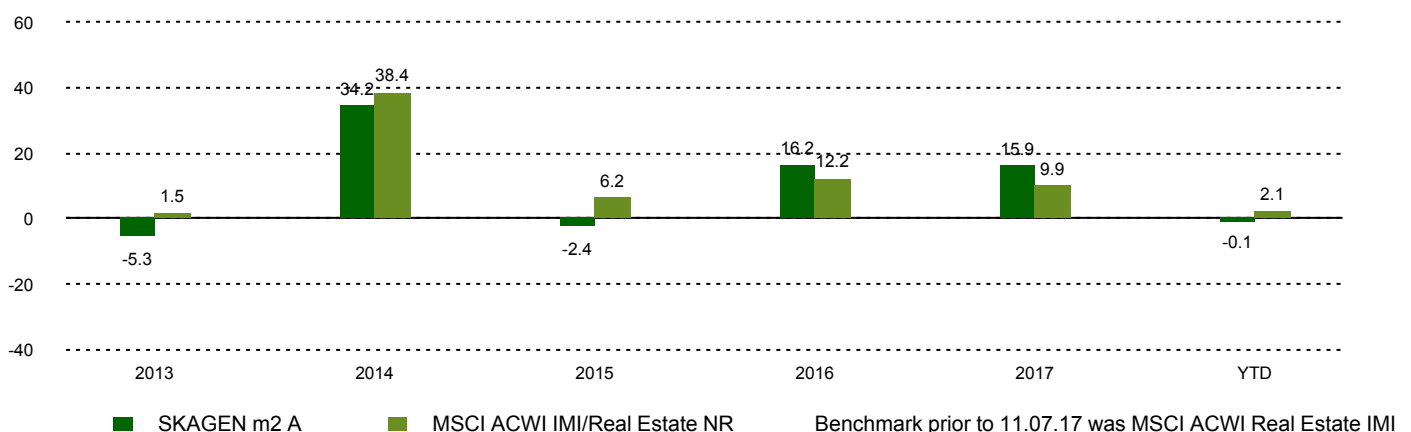
Historical performance (net of fees)

Period	SKAGEN m2 A	Benchmark index
Last month	-0.1%	2.1%
Year to date	-0.1%	2.1%
Last year	17.1%	14.9%
Last 3 years	6.0%	6.6%
Last 5 years	10.2%	13.1%
Last 10 years	n/a	n/a
Since start	10.7%	13.4%

Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	198.09 SEK
Fixed management fee	1.50%
Total expense ratio (2017)	2.05%
Benchmark index	MSCI ACWI IMI/Real Estate NR
AUM (mill.)	1260.55 SEK
Number of holdings	30
Lead manager	Michael Gobitschek

Performance last ten years



Contributors in the month

Largest contributors

Holding	Weight (%)	Contribution (%)
Mitsui Fudosan	5.92	0.51
Inmobiliaria Colonial	5.07	0.24
CapitaLand Ltd	3.27	0.13
Shangri-La Asia	2.05	0.11
CK Asset Holdings	3.83	0.09

Largest detractors

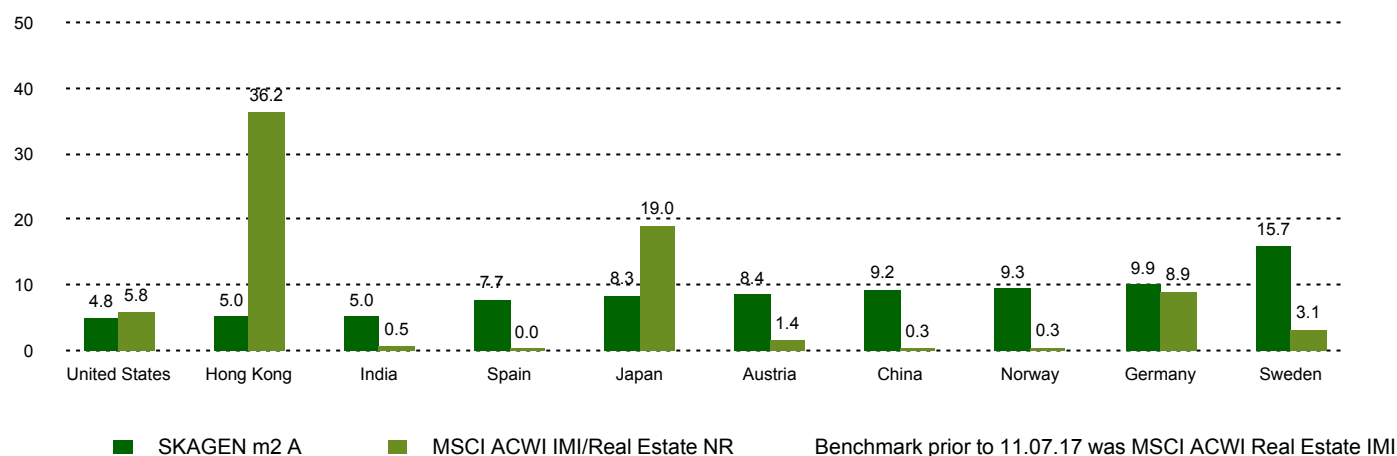
Holding	Weight (%)	Contribution (%)
IRSA	3.67	-0.36
Columbia Property Trust	2.45	-0.27
CA Immobilien Anlagen	3.81	-0.26
FE CONSORT INTL	2.32	-0.23
Deutsche Wohnen	6.02	-0.20

Absolute contribution based on NOK returns at fund level

Top ten investments

Holding	Sector	Country	%
Catena	Real Estate	Sweden	7.1
Deutsche Wohnen	Real Estate	Germany	6.5
Mitsui Fudosan Co	Real Estate	Japan	6.1
D Carnegie & Co	Real Estate	Sweden	5.9
Inmobiliaria Colonial	Real Estate	Spain	5.1
CA Immobilien Anlagen	Real Estate	Austria	3.9
CK Asset Holdings	Real Estate	Hong Kong	3.9
Olav Thon Eiendomsselskap	Real Estate	Norway	3.9
Sun Hung Kai Properties	Real Estate	China	3.5
IRSA	Real Estate	Argentina	3.5
Combined weight of top 10 holdings			49.4

Country Exposure (top ten)



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Important information

Unless otherwise stated, performance data relates to class A units and is net of fees. Except otherwise stated, the source of all information is SKAGEN AS. 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. You can download more information including subscription/redemption forms, full prospectus, Key Investor Information Documents (KIID), General Commercial Terms, Annual Reports and Monthly Reports from our local websites or our local representatives. Statements reflect the portfolio managers' viewpoint at a given time, and this viewpoint may be changed without notice. This report should not be perceived as an offer or recommendation to buy or sell financial instruments. 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.