

Performance Commentary

Markets continued to regain confidence on the back of easing lockdown. The real estate sector was no exception although there was continued volatility due to mixed sentiment around the pandemic outcome, the future of the economy, new stimulus and rising US-China tensions. The best contributors in May are all in sectors less affected by the pandemic, in line with our defensive growth strategy. These were the Swedish logistics operator Catena, as well as the rental residential operators Kojamo and LEG Immobilien. The worst performers were Hong Kong companies Far East Consortium and Cheung Kong Asset Holding. They were both affected by the turmoil caused by the new security law imposed by Beijing. At the end of the month the Hong Kong real estate space recovered somewhat, despite trading at deep discounts. Following the correction, the long-term prospects for the real estate sector remain attractive. Active management and stock selection remain important due to the strong earnings polarisation between the different segments. Whatever the near-term path of the economy and listed real estate may be, longer term, the tailwinds of urbanisation and demographic shifts will prove beneficial for global real estate as an asset class. SKAGEN m2 remains well positioned thanks to its investment philosophy and disciplined stock selection.

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.

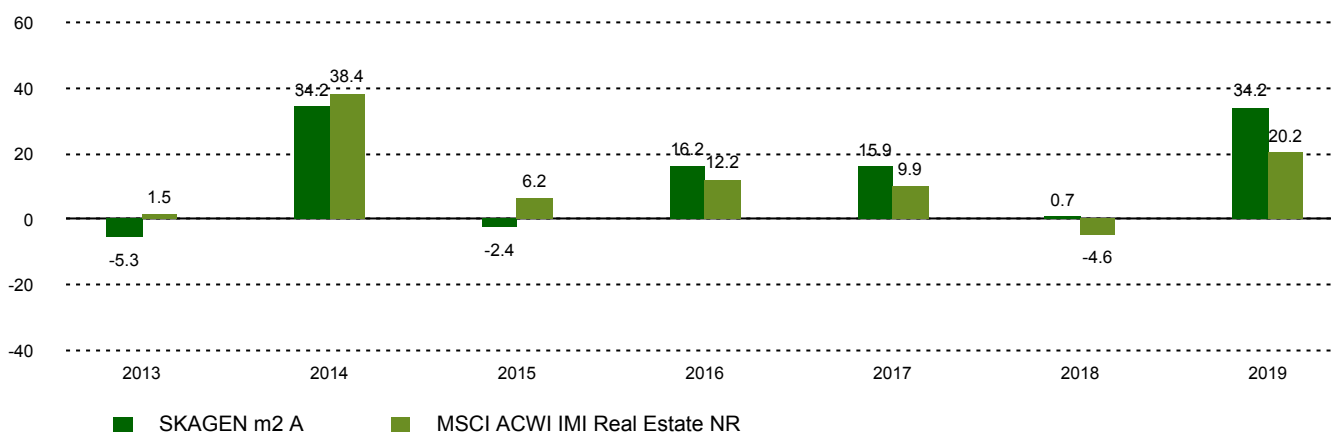
Historical performance (net of fees)

Period	SKAGEN m2 A	Benchmark index
Last month	-0.4%	-2.3%
Year to date	-19.9%	-18.9%
Last year	-8.5%	-16.7%
Last 3 years	5.6%	-0.1%
Last 5 years	5.3%	1.7%
Last 10 years	n/a	n/a
Since start	8.4%	7.8%

Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	214.51 SEK
Fixed management fee	1.50%
Total expense ratio (2019)	2.68%
Benchmark index	MSCI ACWI IMI Real Estate NR
AUM (mill.)	1824.11 SEK
Number of holdings	32
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	4.77	0.80
Kojamo Oyj	4.57	0.35
Deutsche Wohnen SE	3.00	0.15
LEG Immobilien AG	4.37	0.13
Adapteo Oyj	2.69	0.12



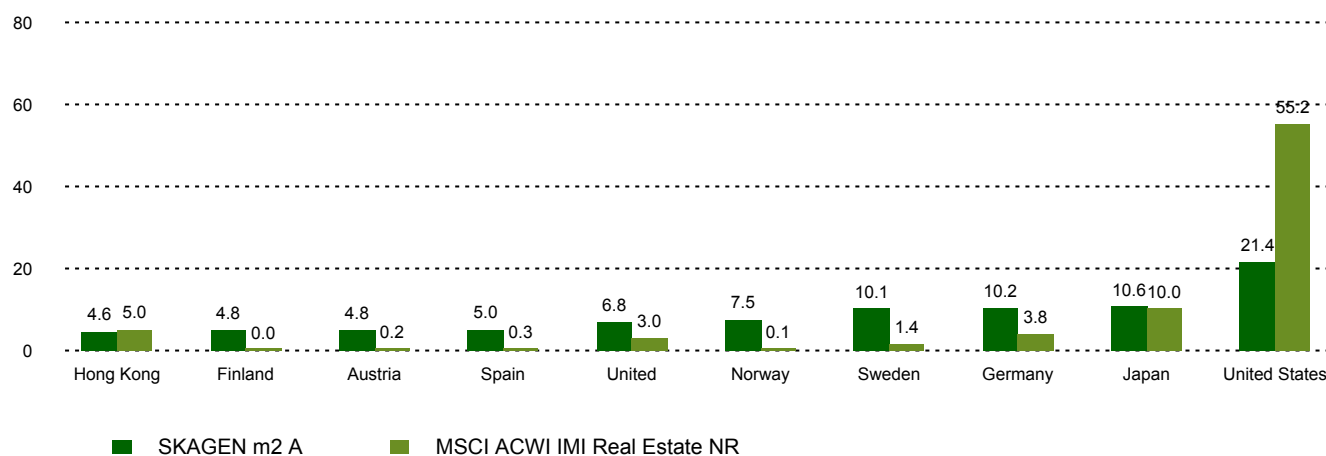
Largest detractors

Holding	Weight (%)	Contribution (%)
Far East Consortium International	2.27	-0.52
CK Asset Holdings Ltd	3.19	-0.51
Equity Residential	3.05	-0.38
SL Green Realty Corp	1.28	-0.38
Inmobiliaria Colonial Socimi SA	2.19	-0.26

Top ten investments

Holding	Sector	Country	%
EQUINIX INC	Real Estate	United States	7.7
Self Storage Group ASA	Industrials	Norway	5.2
Catena AB	Real Estate	Sweden	5.2
CA Immobilien Anlagen AG	Real Estate	Austria	4.8
KOJAMO OYJ	Real Estate	Finland	4.8
Mitsui Fudosan Co Ltd	Real Estate	Japan	4.6
LEG Immobilien AG	Real Estate	Germany	4.4
Keihanshin Building Co Ltd	Real Estate	Japan	4.3
Healthcare Trust of America Inc	Real Estate	United States	3.7
Grainger PLC	Real Estate	United Kingdom	3.6
Combined weight of top 10 holdings			48.4

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

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Important information

Unless otherwise stated, performance data relates to class A units and is net of fees. AUM data as of the end of the previous month. 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.