

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

February ended with a full-scale Russian invasion of Ukraine creating a serious geopolitical crisis with far-reaching consequences. Stock market volatility is likely to continue for some time given the increased risk of a slower economy and higher inflation pressure. Central banks are likely to ease their rhetoric around monetary tightening to preserve financial stability. The US market continued to calibrate upcoming interest rates and pressured stocks in February, most of which may well be priced in by now. Real estate in general is well positioned for this environment. SKAGEN m2 holds numerous positions in resilient segments like health care, self-storage and residential housing, also compensating inflation pressure with inflation-adjusted rents. The best performer during the month was US office player Paramount Group, which at the end of the month received a take-over bid from Monarch Alternative Capital at a 29% premium to its latest share price. The second best contributor was the Japanese data centre and office operator Keihanshin Building. The largest detractor was Norwegian Self-Storage Group. We sold out of Far East Consortium. SKAGEN m2 continues to focus on investing in resilient companies in trend-driven subsegments, which are mispriced, driven by the recovery in the economy or 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)

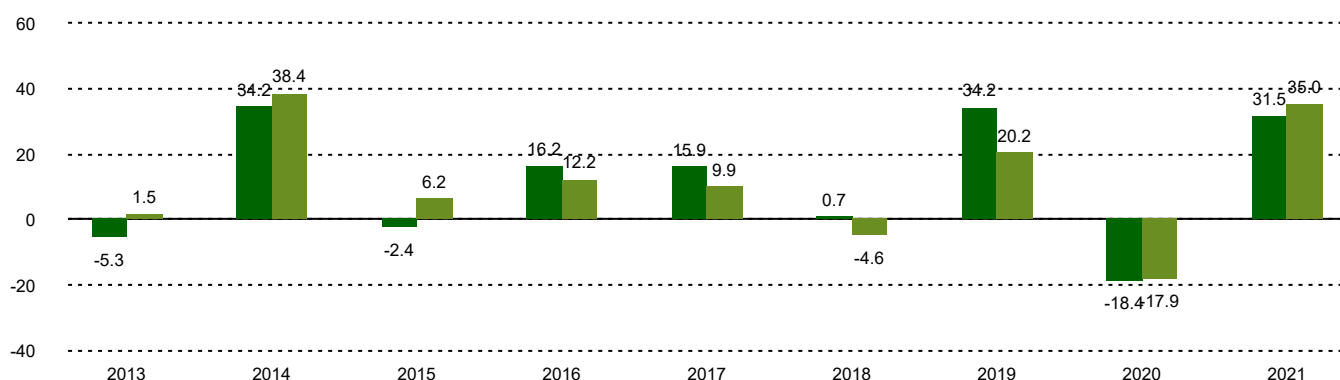
Period	SKAGEN m2 A	Benchmark index
Last month	-1.0%	-1.8%
Year to date	-3.0%	-4.8%
Last year	26.6%	22.3%
Last 3 years	7.4%	3.6%
Last 5 years	9.4%	5.0%
Last 10 years	n/a	n/a
Since start	9.8%	9.3%

Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	278.43 SEK
Fixed management fee	1.50% + performance fee*
Total expense ratio (2021)	1.19%
Benchmark index	MSCI ACWI IMI Real Estate NR
AUM (mill.)	1916.43 SEK
Number of holdings	35
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 (%)
Paramount Group Inc	3.21	0.81
Keihanshin Building Co	2.75	0.27
Marcus Corp/The	3.28	0.20
Hudson Pacific Properties	1.74	0.17
Capitaland Investment Ltd	3.09	0.15



Largest detractors

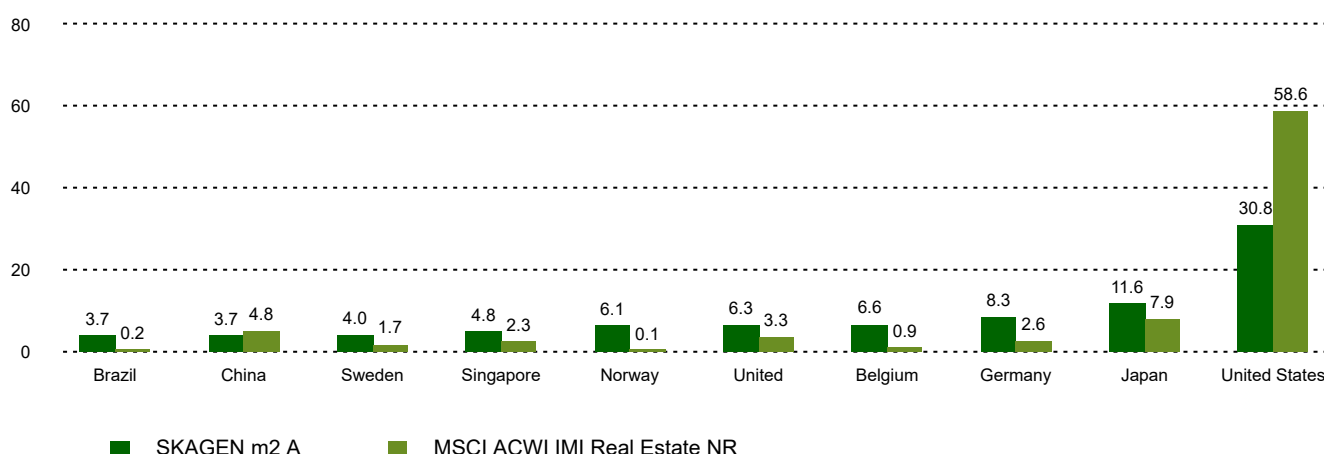
Holding	Weight (%)	Contribution (%)
Self Storage Group	6.37	-0.90
CTP NV	3.71	-0.67
Catena AB	4.29	-0.40
ESR Cayman Ltd	3.89	-0.38
Prologis Inc	4.15	-0.36

Absolute contribution based on NOK returns at fund level

Top ten investments

Holding	Sector	Country	%
Self Storage Group ASA	Industrials	Norway	6.1
UMH Properties Inc	Real Estate	United States	4.7
Switch Inc	Information Technology	United States	4.3
Shurgard Self Storage SA	Real Estate	Belgium	4.2
Prologis Inc	Real Estate	United States	4.2
Grainger PLC	Real Estate	United Kingdom	4.0
Catena AB	Real Estate	Sweden	4.0
Paramount Group Inc	Real Estate	United States	3.9
ESR Cayman Ltd	Real Estate	China	3.7
CTP NV	Real Estate	Netherlands	3.6
Combined weight of top 10 holdings			42.8

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

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.



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