

Performance Commentary

November was a positive month for global equities after some of the pandemic uncertainty was removed following the vaccine news. Real estate investors started to sell down some of the more pandemic resilient names. More broadly speaking, a rotation into value could be observed in November. It was a strong month for SKAGEN m2 both in absolute and relative terms. As a result of the increased interest in office space, we bought back Columbia Property Trust and initiated a position in Prologis. We sold out of Equity Residential after negative guidance as well as Immobiliaria Colonial. The fund's best performer was office company Entra following a bid situation at the end of the month. Aroundtown and CA Immobilien also performed well, as a result of growing optimism for all suffering subsegments after the vaccine news. The pandemic winners, namely growth stocks and stable earners, were on the losing side in November. SKAGEN m2 continues to focus on companies that we consider to be resilient in trend-driven subsegments, but also on opportunities that arise in mispriced names driven by the recovery. The long-term prospects are positive, however, real estate will not be immune to the challenges caused by the deteriorating macroeconomic environment.

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.

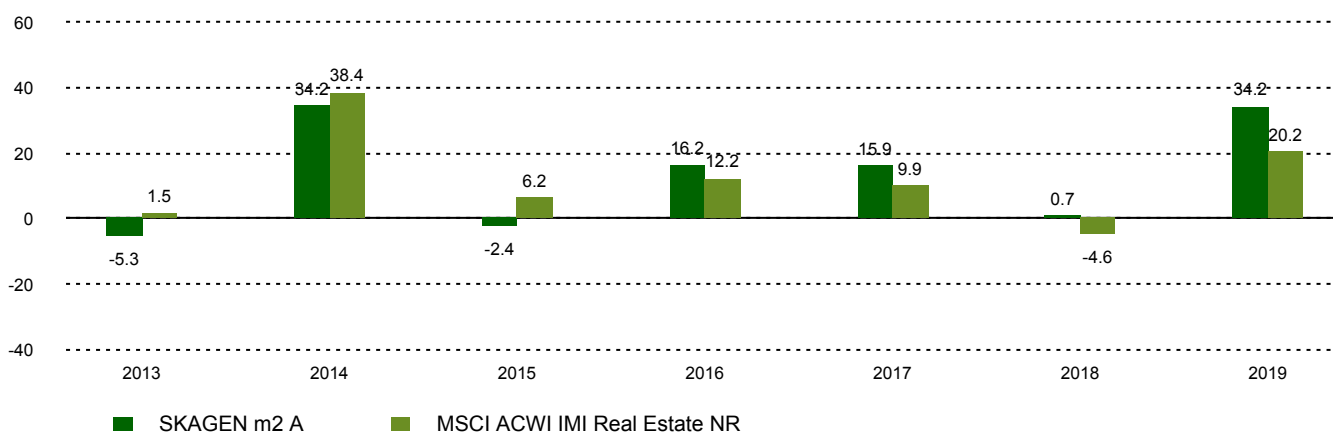
Historical performance (net of fees)

Period	SKAGEN m2 A	Benchmark index
Last month	7.0%	7.4%
Year to date	-19.1%	-17.1%
Last year	-16.8%	-17.3%
Last 3 years	3.7%	-1.3%
Last 5 years	7.5%	2.5%
Last 10 years	n/a	n/a
Since start	8.0%	7.6%

Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	216.65 SEK
Fixed management fee	1.50%
Total expense ratio (2019)	2.68%
Benchmark index	MSCI ACWI IMI Real Estate NR
AUM (mill.)	1527.74 SEK
Number of holdings	34
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 (%)
Entra ASA	2.51	1.00
Aroundtown SA	2.98	0.85
CA Immobilien Anlagen AG	4.67	0.72
Self Storage Group ASA	5.25	0.57
Allied Properties Real Estate	2.91	0.51



Largest detractors

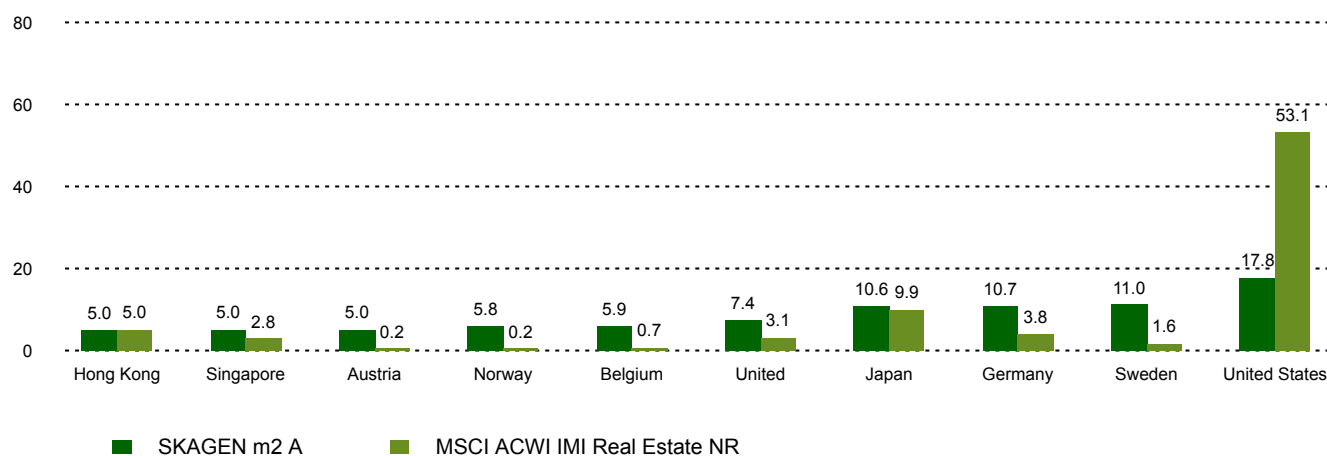
Holding	Weight (%)	Contribution (%)
Equinix Inc	4.34	-0.52
Shurgard Self Storage	4.18	-0.33
Keihanshin Building Co	5.59	-0.30
Kojamo Oyj	4.56	-0.28
Deutsche Wohnen SE	2.87	-0.23

Absolute contribution based on NOK returns at fund level

Top ten investments

Holding	Sector	Country	%
Self Storage Group ASA	Industrials	Norway	5.8
CA Immobilien Anlagen AG	Real Estate	Austria	5.0
Keihanshin Building Co Ltd	Real Estate	Japan	4.9
Catena AB	Real Estate	Sweden	4.9
LEG Immobilien AG	Real Estate	Germany	4.6
KOJAMO OYJ	Real Estate	Finland	4.3
Grainger PLC	Real Estate	United Kingdom	4.1
Mitsui Fudosan Co Ltd	Real Estate	Japan	3.9
Adapteo Oyj	Industrials	Sweden	3.9
Shurgard Self Storage SA	Real Estate	Belgium	3.9
Combined weight of top 10 holdings			45.3

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.