

Performance Commentary

February was another positive month for real estate and the fund ended the month in line with the market. The fund's best performer was Swedish logistics operator Catena, which again hit an all-time high after announcing a new contract and development at the end of the month. Our Hong Kong based hotel operator Shangri-La rebounded somewhat and came in as second best contributor.

Deutsche Wohnen was the largest detractor in February, reflecting an overall weaker month for the German real estate sector. January's best performer MRV Engenharia was second worst performer on the back of political uncertainties in the affordable housing segment.

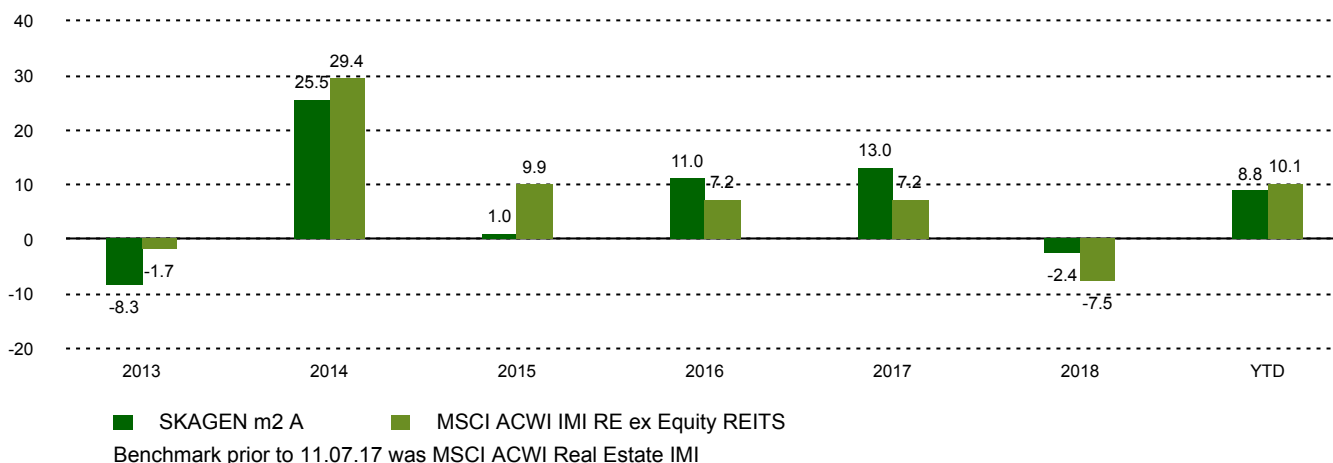
SKAGEN m2 entered two new positions, both of which are Japanese. The first company mainly operates commercial facilities. The second has real estate as a major part of its earnings but also provides transportation services. Both companies have low valuations.

The sector has been priced higher since the start of 2019 along with the stock market in general, however there are still interesting cases to be found at good valuations and with specific triggers. In general, the underlying fundamentals are still strong in the sector especially within certain cities and sub segments.

Historical performance (net of fees)

Period	SKAGEN m2 A	Benchmark index
Last month	0.1%	0.3%
Year to date	8.8%	10.1%
Last year	8.9%	3.6%
Last 3 years	12.7%	6.8%
Last 5 years	10.5%	10.2%
Last 10 years	n/a	n/a
Since start	7.5%	8.6%

Performance last ten years



Contributors in the month



Largest contributors

Holding	Weight (%)	Contribution (%)
Catena AB	6.38	0.29
Shangri-La Asia Ltd	2.43	0.27
FE CONSORT INTL	2.40	0.24
Kojamo Oyj	3.41	0.20
Keck Seng Investments	0.82	0.19



Largest detractors

Holding	Weight (%)	Contribution (%)
Deutsche Wohnen SE	5.20	-0.27
MRV Engenharia e Participacoes	2.16	-0.24
CA Immobilien Anlagen AG	4.47	-0.18
Aroundtown SA	4.55	-0.16
IMMOFINANZ AG	2.26	-0.10

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.

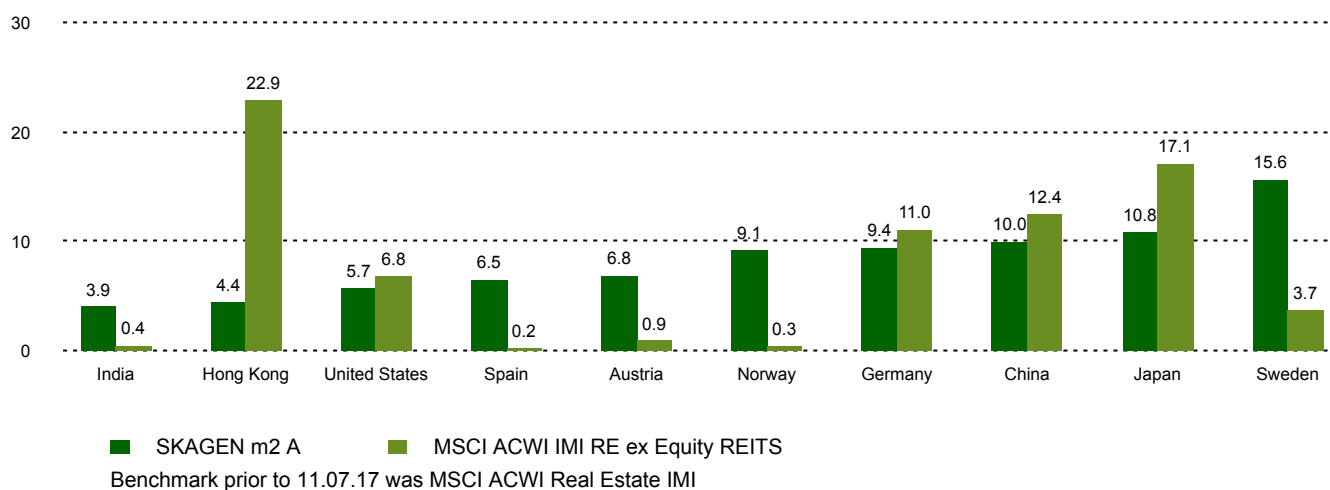
Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	21.42 EUR
Fixed management fee	1.50%
Total expense ratio (2018)	2.06%
Benchmark index	MSCI ACWI IMI RE ex Equity REITS
AUM (mill.)	140.77 EUR
Number of holdings	35
Portfolio manager	Michael Gobitschek

Top ten investments

Holding	Sector	Country	%
Hembla AB	Real Estate	Sweden	7.3
Catena	Real Estate	Sweden	6.6
Mitsui Fudosan Co	Real Estate	Japan	5.1
Deutsche Wohnen	Real Estate	Germany	5.0
CA Immobilien Anlagen	Real Estate	Austria	4.7
Aroundtown SA	Real Estate	Germany	4.4
CapitaLand	Real Estate	Singapore	3.7
CK Asset Holdings	Real Estate	Hong Kong	3.5
Kojamo Oyj	Real Estate	Finland	3.4
Shurgard Self Storage Europe	Real Estate	Belgium	3.3
Combined weight of top 10 holdings			46.9

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. AUM data as of the end of the previous month. 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 find 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 branch office. 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.

