

Performance Commentary

SKAGEN m2 increased its relative lead in November and preserved its solid absolute return year to date. The best contributor was the German company Dic Asset, driven by a positive trend in the German commercial sector. Shangri-La and Far East Consortium were also positive contributors. The Hong Kong listed names benefited from the rebounding hotel market in South East Asia, driven by an increasing number of Chinese travellers. The largest detractors were both Swedish, facing headwinds from potential tax reform and mis-perceived spillover effects from the elevated housing market.

A new holding is the Norwegian Self Storage Group, present in Scandinavia where there is untapped potential for this segment. The market is lagging in terms of storage space per capita and user behaviour. The segment is driven by life changing events, but also the trend towards smaller living space and urbanisation.

The reporting season has ended and the majority of reports were in line with or better than expectations. Valuation is very diffuse among sectors and countries; industrial real estate trades at high premiums while shopping malls, Hong Kong and UK names trade at good discounts.

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	-1.0%	-1.7%
Year to date	9.7%	4.9%
Last year	12.7%	7.6%
Last 3 years	7.2%	8.0%
Last 5 years	7.6%	10.0%
Last 10 years	n/a	n/a
Since start	7.6%	10.0%

Fund Facts

Type	Equity
Domicile	Norway
Launch date	31.10.2012
Morningstar category	Property - Indirect Global
ISIN	NO0010657356
NAV	19.57 EUR
Fixed management fee	1.50%
Total expense ratio (2016)	1.85%
Benchmark index	MSCI ACWI IMI/Real Estate NR
AUM (mill.)	120.95 EUR
Number of holdings	31
Lead manager	Michael Gobitschek

Performance last ten years



Contributors in the month



Largest contributors

Holding	Weight (%)	Contribution (%)
DIC Asset AG	3.69	0.36
Shangri-La Asia Ltd	2.28	0.35
FE Consortium	1.16	0.29
Deutsche Wohnen SE	5.91	0.28
SL Green Realty Corp	3.01	0.25

Absolute contribution based on NOK returns at fund level



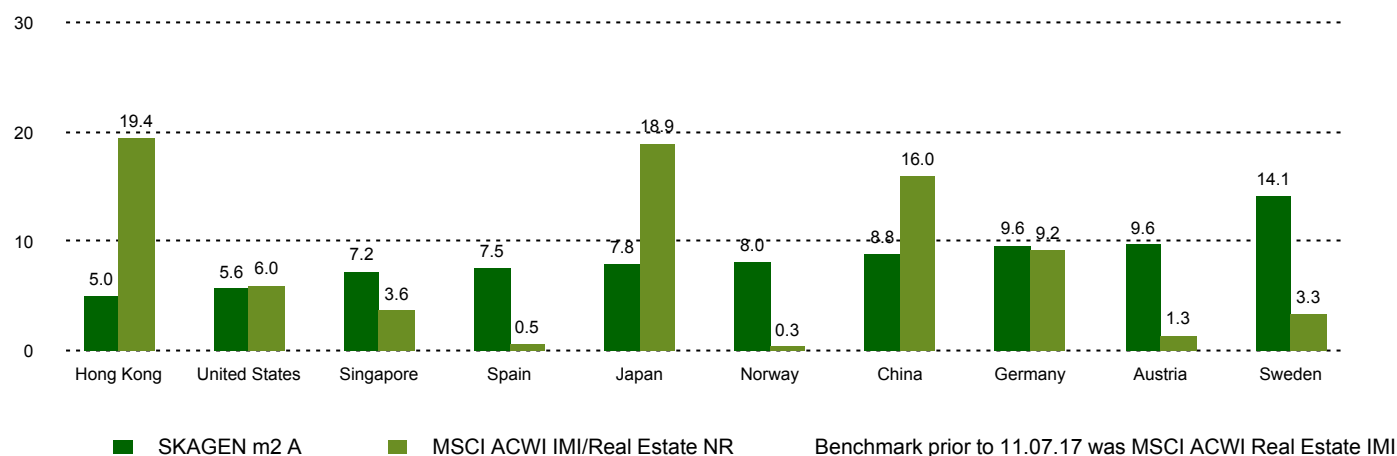
Largest detractors

Holding	Weight (%)	Contribution (%)
Atrium Ljungberg AB	2.73	-0.17
D Carnegie & Co	5.78	-0.14
Immofinanz AG	2.79	-0.13
Olav Thon	4.24	-0.10
Catena AB	5.76	-0.09

Top ten investments

Holding	Sector	Country	%
Deutsche Wohnen	Real Estate	Germany	5.9
Catena	Real Estate	Sweden	5.8
D Carnegie & Co	Real Estate	Sweden	5.6
Mitsui Fudosan Co	Real Estate	Japan	5.6
Inmobiliaria Colonial	Real Estate	Spain	5.0
Olav Thon Eiendomsselskap	Real Estate	Norway	4.0
Global Logistic Properties	Real Estate	Singapore	3.9
IRSA	Real Estate	Argentina	3.9
CK Asset Holdings	Real Estate	Hong Kong	3.8
CA Immobilien Anlagen	Real Estate	Austria	3.8
Combined weight of top 10 holdings			47.3

Country Exposure (top ten)



Contact



+47 51 80 37 09



contact@skagenfunds.com



SKAGEN AS, Post Box 160, 4001, Stavanger, Norway

Important information

This report is intended for investment professionals only. The content is not to be viewed by or used with retail investors. 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.