



Fund facts

ISIN: NO0010657356

Launch date, share class: 31.10.2012

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Domicile: NO

NAV: 23.22 EUR

AUM: 132 MEUR

Benchmark index: MSCI ACWI Real Estate IMI

Minimum purchase: 50 EUR

Fixed management fee: 1.50 %

Performance fee: 10 % (see prospectus for details)

Ongoing charge: 1.50 %

Number of holdings: 32

SFDR: Article 8



Michael Gobitschek
Managed fund since
31 October 2012



Anne Line Kristensen
Managed fund since
01 July 2022

Investment strategy

SKAGEN m2 provides exposure to a normally difficult to access global real estate market. The fund selects low-priced, high-quality real estate companies from around the world. 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 benchmark reflects the fund's investment mandate. Since the fund is actively managed, the portfolio will deviate from the composition of the benchmark.

SKAGEN m2 A

RISK PROFILE



6 of 7 (SRRI)

YTD RETURN

8.95 %

31.12.2023

ANNUAL RETURN

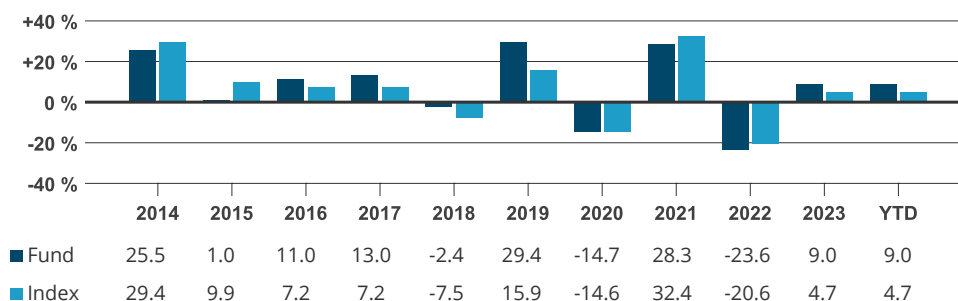
3.35 %

Average last 5 years

Monthly report for December as of 31.12.2023. All data in EUR unless otherwise stated.

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. The fund's Key Investor Information Document and prospectus are available on www.skagenfunds.com

Historical return in EUR (net of fees)



In the period from 11.07.2017 to 30.09.2019, the benchmark index was the MSCI ACWI Real Estate IMI ex REITS.

Period	Fund (%)	Index (%)
Last month	6.88	7.38
Year to date	8.95	4.70
Last 12 months	8.95	4.70
Last 3 years	2.24	3.27
Last 5 years	3.35	1.75
Last 10 years	6.24	5.12
Since inception	4.96	4.72

Returns over 12 months are annualised.

Key figures	1 year	2 years	3 years
Standard deviation	-	-	16.06
Standard deviation index	-	-	16.30
Tracking error	-	-	5.05
Information ratio	-	-	-0.17
Active share: 84 %			

Quarterly commentary, Q4 2023

SKAGEN m2 delivered a solid return to its unit holders in 2023, outperforming its global real estate benchmark. 2023 was a tough year for global real estate. Central banks across the globe continued their tightening regime, leading to a challenging funding environment, lower sales, and lower transaction volumes for commercial real estate globally. However, during the last quarter of 2023, we saw inflation easing and several central banks keeping their interest rates steady. The US ten-year treasury yield dropped significantly from its October peak, providing a more favourable interest rate environment and outlook for real estate companies going into 2024. The top performing global real estate markets in 2023 were Germany and Japan, while the bottom performers were China and Hong Kong, all measured in USD.

The fund's top performers for the quarter were the Swedish logistics operator and developer Catena, the US tower company American Tower and Swedish Castellum. Catena delivered a solid third quarter report at the end of October and continues to stand out in the Swedish real estate market with its good balance sheet, strong development pipeline and ability to drive rental growth and better yields. Its share price performance was further fuelled in December by the Fed's optimism around rate cuts in the coming year. American Tower, which owns and operates towers and communications sites in the US and across the globe with long-dated rental contracts, saw its share re-price during the year in the constantly changing interest rate environment, but the optimism around a more favourable rate environment in the last quarter contributed positively to its share price.

The fund's bottom performer during the fourth quarter was the US movie theatre and hotel operator Marcus Corporation for no company-specific reason. Another poor performer was the US digital infrastructure fund manager Digital Bridge which took a breather after seeing its share price increase


more than 60% in USD in 2023. During the fourth quarter the company announced that Thomas Mayrhofer would take over as CFO from Q2-2024. With his background from the Carlyle Group and alternative asset manager EJP Capital, we believe that Mayrhofer will be an asset to the company as it enters the final phase of its transformation story with the de-consolidation of the last datacentre operating company. This will meaningfully simplify the story towards a cleaner pure play alternative investment manager focusing on digital infrastructure. Despite the strong share price performance in 2023, we continue to see significant potential in Digital Bridge for 2024 as it still trades at a significant discount to its investment manager peers, with an attractive growth opportunity in the digital infrastructure space. The Hong Kong real estate company CK Asset Holdings was the fund's third worst performer. As mentioned, the Hong Kong property market was one of the worst performing markets in 2023. The residential property market continues to be weak and transaction volumes were significantly down in 2023. Sentiment within the sector is weak, and negative news such as land sales withdrawal and lower economic growth is likely to continue to put pressure on house prices. CK Asset is a defensive developer that is very cash rich and should be able to withstand the challenging environment, as well as being positioned to take advantage of any good opportunities that may arise in a tougher environment.

For the month of December, the top contributors were Catena, European self-storage company Shurgard and global logistics owner and operator Prologis. Both Shurgard and Prologis rallied after the Fed meeting in December, and Prologis also held a very well received investor day in mid-December, where they disclosed their potential and projections for double digit growth in the coming years. The fund's worst contributor in December was the global datacentre owner and operator Equinix for no company specific reason, Digital Bridge and Spanish office player Arima.

SKAGEN m2 continues to focus on resilient companies in trend driven subsegments that are mispriced, can perform in various market conditions, have solid balance sheets, and are well positioned for inflation. After underperforming the wider equity market for another year, we believe the outlook for global real estate is positive in 2024. The potentially more favourable interest rate environment should bring with it lots of exciting opportunities for long-term stock pickers like SKAGEN m2.

Contribution last month

 Largest contributors	Weight (%)	Contribution (%)
Catena AB	6.06	0.96
CBRE Group Inc	3.90	0.40
Prologis Inc	4.09	0.34
Shurgard Self Storage Ltd	4.62	0.32
Castellum	3.50	0.31

 Largest detractors	Weight (%)	Contribution (%)
EQUINIX INC	4.58	-0.32
DigitalBridge Group Inc	4.59	-0.19
LOG Commercial Properties e Participacoes SA	3.44	-0.18
Arima Real Estate SOCIMI SA	2.13	-0.15
Cellnex Telecom SA	3.21	-0.10

Absolute contribution based on NOK returns at fund level.

Portfolio information

Top 10 investments	Share (%)	Country exposure	Share (%)	Sector exposure	Share (%)
Catena AB	6.3	United States	39.3	Real estate	91.0
DigitalBridge Group Inc	5.2	Sweden	11.2	Communication Services	6.1
Shurgard Self Storage Ltd	4.8	Belgium	8.2	Consumer discretionary	0.5
American Tower Corp	4.8	United Kingdom	6.7	Total share	97.6 %
EQUINIX INC	4.6	Japan	6.7		
Grainger PLC	4.5	Spain	5.6		
Prologis Inc	4.5	Singapore	5.4		
CBRE Group Inc	4.1	Netherlands	4.1		
CTP NV	4.1	Brazil	3.8		
Independence Realty Trust Inc	3.9	China	3.0		
Total share	46.9 %	Total share	94.1 %		

Sustainability

SKAGEN's approach to sustainability

Our ESG approach is built on four pillars. In keeping with SKAGEN's active investment philosophy, our sustainability activities centre on active engagement with our holding companies, which is where we believe we can have the greatest impact. We recognise, however, that the full potential of a sustainable investment strategy is best realised when combining the following four pillars.

- ✓ Exclusion
- ✓ Enhanced due diligence
- ✓ ESG factsheet
- ✓ Active ownership

IMPORTANT INFORMATION

This is a marketing communication. Except otherwise stated, the source of all information is Storebrand Asset Management AS. Statements reflect the portfolio managers viewpoint at a given time, and this viewpoint may be changed without notice.

Future fund performance is subject to taxation which depends on the personal situation of each investor, and which may change in the future.

The tax treatment of the gains and losses made by the investor and distributions received by the investor depend on the individual circumstances of each investor and may imply the payment of additional taxes. Before any investment is made in the Fund, investors are urged to consult with their tax advisor for a complete understanding of the tax regime, which is applicable to their individual case.

Storebrand Asset Management AS is a management company authorised by the Norwegian supervisory authority, Finanstilsynet, for the management of UCITS under the Norwegian Act on Securities Funds and has its registered office at Professor Kohts vei 9, 1366 Lysaker, Norway. Storebrand Asset management AS is part of the Storebrand Group and owned 100% by Storebrand ASA. Storebrand Group consists of all companies owned directly or indirectly by Storebrand ASA.

Following the merger of Storebrand Asset Management AS and SKAGEN AS, SKAGEN's portfolio team will continue to manage the funds' portfolios from the new separate legal entity, SKAGEN AS, while Storebrand Asset Management AS carries out the role of the management company.

No offer to purchase units can be made or accepted prior to receipt by the offeree of the Fund's prospectus and PRIIPS KID (for UK: KIID) and the completion of all appropriate documentation. You can download more information including subscription/redemption forms, full prospectus, PRIIPs KID (for UK: KIID), General Commercial Terms, Annual Reports and Monthly Reports in English language from SKAGEN's webpages.

Investors rights to complain and certain information on redress mechanisms are made available to investors pursuant to our complaints handling policy and procedure. The summary of investor rights in English is available here: www.skagenfunds.com/contact/investor-rights/ The investor rights summary is available in all languages of the countries where the fund is registered with the national Financial Services Authority. Please refer to SKAGEN's webpages and choose your respective country for this information.

Storebrand Asset Management AS may terminate arrangements for marketing under the Cross-border Distribution Directive denotification process.

For further information about sustainability-related aspects of the Fund, including the sustainability disclosure summary in English, please refer to: www.skagenfunds.com/sustainability/sustainable-investing/ The sustainability disclosure summary is available in all languages of the countries where the fund is registered with the national Financial Services Authority. Please refer to SKAGEN's webpages and choose your respective country for this information.

The decision to invest in the Fund should take into account all the characteristics or objectives of the Fund as described in its prospectus.

Important information for UK Investors

Storebrand Asset Management AS has established a subsidiary in the UK. Storebrand Asset Management UK Ltd is located at 15 Stratton Street, London, W1J 8LQ. Storebrand Asset Management UK Ltd is an Appointed Representative of Robert Quinn Advisory LLP, which is authorised and regulated by the Financial Conduct Authority. Storebrand Asset Management UK Ltd is incorporated in England and the registered office is at 15 Stratton Street, London, England, W1J 8LQ. The investment products and services of Storebrand Asset Management UK Ltd are only available to professional clients and eligible counterparties. They are not available to retail clients. For more information, please contact Storebrand Asset management UK Ltd.'s team.

Important Information for Luxembourg Investors

For more information, please contact SKAGEN's Stavanger based International team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.

Important Information for Irish Investors

For more information, please contact SKAGEN's Stavanger based International team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.

Important Information for Dutch Investors

For more information, please contact SKAGEN's Stavanger based international team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.

Important Information for Icelandic Investors

For more information, please contact SKAGEN's Stavanger based international team: international@skagenfunds.com
For Facilities Services information please refer to our webpages.