

SKAGEN m²

A Global Listed Real Estate Fund

SKAGEN m2 is an actively managed equity fund that seeks to generate long-term capital growth by investing in listed real estate companies from across the globe. The fund is managed by Michael Gobitschek.

Investment Strategy

The fund's strategy is to find high quality but undervalued property companies that capture the underlying returns of global real estate investment. SKAGEN m2 provides an attractive alternative to investing directly in property by offering comparable returns but with higher liquidity.

m2 is expected to generate long-term returns in the range between conventional equities and bonds through the application of a total return strategy to create value for unitholders. Alongside capital appreciation, the portfolio manager believe that the compounding effect of reinvesting retained earnings is a key driver of real estate's attractive returns over time. The fund also creates value by exploiting special situations, such as capital management initiatives, M&A activity, shareholder activist campaigns, macro distortions and restructuring or asset rotation opportunities.

SKAGEN m2 is benchmark agnostic; the portfolio manager have complete freedom to invest with conviction away from the index to find value and deliver attractive long-term risk-adjusted returns. Holdings typically have an embedded growth model (e.g. properties undergoing refurbishment, repositioning and / or development), combined with recurring cash flow-generating assets.

The portfolio manager supplement bottom-up research with top-down analysis to exploit the cyclical nature of real estate markets by positioning the portfolio where geographic and sub-sector tailwinds are strongest. The fund also seeks to exploit investment opportunities created by structural changes in demographics, consumption patterns and sustainability. The ideal investment for SKAGEN m2 is a company positioned to exploit the long-term mega trends driving property markets, such as urbanisation, growing middle-class affluence and the rise of e-commerce, combined with attractive fundamentals and valuation.

Portfolio Characteristics

The high conviction portfolio typically consists of 25 to 35 companies with the top 10 holdings representing 45-55 percent of assets. The fund's unconstrained global mandate is exploited to create a portfolio diversified by geography, category, value drivers and economic sensitivity. SKAGEN m2's investment horizon is typically two to four years but can be longer as the portfolio manager attach greater value to fundamentals than short-term trends.

** All information as at 31 December 2025*

¹ The fund's benchmark index is the MSCI ACWI Real Estate IMI Net total return index USD. In the period from 11 July 2017 to 30 September 2019, the benchmark was the MSCI ACWI Real Estate IMI ex REITS

² Percentage of stocks in the portfolio that differs from the benchmark index

³ Portfolio turnover is calculated by taking either the total amount of new securities purchased or the amount of securities sold (whichever is less) over the previous 12-month period, divided by the total net asset value (NAV) of the fund



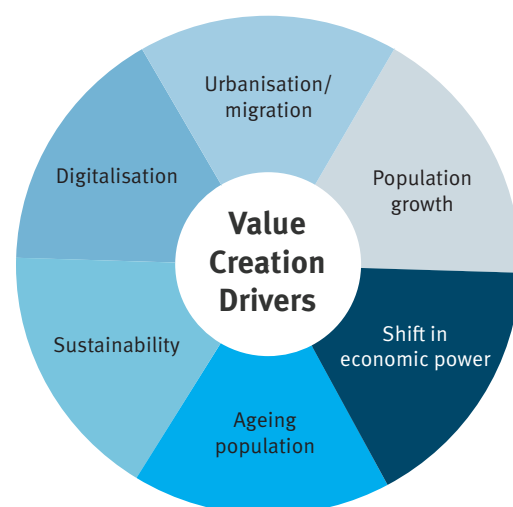
Fund Strategy

Portfolio manager	Michael Gobitschek
Equity strategy	Global Real Estate
Benchmark	MSCI ACWI Real Estate IMI ¹
No. of holdings	25-35
Active Share ²	85%
Market cap bias	None
Investment horizon	2-4 years
Portfolio turnover ratio ³	30%
Launch date	31 October 2012

Portfolio Manager



Michael Gobitschek



Painting reference: Johan Peter von Wildenradt, The architect Ulrik Plesner's first extension to Brøndum's Hotel, 1892. This painting is manipulated and belongs to The Art Museums of Skagen.



Investment Philosophy

SKAGEN's investment philosophy is centred on active, value-based fund management; a combination we believe ensures the best results for clients.

SKAGEN portfolio managers aim to outperform the broader stock market, enabled by unconstrained mandates and the freedom to invest with conviction in their best ideas. They are agile when selecting the companies with the greatest potential to create value and how it can be achieved. We also believe that engagement with companies is key to delivering sustainable risk-adjusted returns.



Value

SKAGEN fund managers invest bottom-up by selecting the companies they believe will deliver the most value for clients. Investment decisions are based on detailed analysis and deep knowledge of companies, irrespective of their inclusion or position in an index. We strive to beat the market and create portfolios that diverge from conventional benchmarks to achieve this.

- **Unconstrained:** Unconstrained mandates give us the freedom to search for the best opportunities from across the globe. They also enable us to create diversified portfolios by geography, sector and investment theme to control risks for clients.
- **Conviction:** We are high conviction investors who build concentrated portfolios of our best ideas. We act quickly and decisively when price targets are reached, or if an investment case deteriorates, and redeploy capital into more attractive ideas to optimise the funds' returns.



Active

We invest in companies whose assets or earnings potential isn't fully reflected in their share price and take a broad view of value creation. Portfolio managers typically identify businesses with clear catalysts to correct their mispricing and those with an underappreciated ability to compound value over time.

- **Agility:** We often look beyond traditional metrics to uncover value hidden on company balance sheets or within revaluation triggers. Agile thinking can also lead us to businesses whose intrinsic earnings capacity or growth potential is underestimated by the market.
- **Engagement:** Releasing value can require engagement and patience to maximise long-term results. We are active owners and engage with our portfolio companies on key business, financial, environmental, social and governance issues, using performance indicators to drive sustainable returns and revaluation over time.



History



SKAGEN's history dates back to 1993 when the original company was founded in Stavanger, Norway with the goal of generating long-term growth for its clients' assets. Starting from managing assets solely for friends and family, SKAGEN grew into a leading Scandinavian asset management boutique with a broad European footprint.

Storebrand Asset Management acquired SKAGEN in 2017 and it became fully integrated into SAM in November 2025. SKAGEN funds now comprise €6.8 billion of assets across a number of active global equity and combination strategies which follow the same principles as when the company was first launched.

The portfolio managers have significant co-investment in the SKAGEN funds. This serves to align interest with clients and maintain a culture of independent thinking and high performance among the SKAGEN fund managers.



www.skagenfunds.com

IMPORTANT INFORMATION

This is a marketing communication and should not be construed as investment advice.

This is a presentation about the SKAGEN UCITS funds, which are registered with the Norwegian Financial Services Authority, Finanstilsynet, for cross border sale. This communication is not intended for use by any person or entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.

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. 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.

Subscriptions are carried out in fund units and not directly in shares or other securities.

Storebrand Asset Management AS (organisation nr: 930 208 868) is a Norwegian domiciled management company authorised by the Norwegian supervisory authority (Finanstilsynet). Storebrand Asset Management AS 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 Asset Management AS is an authorised UCITS and AIF manager as well as an authorised Nominee in the Norwegian securities register <https://www.finanstilsynet.no/virksomhetsregisteret/detalj/?id=208059>

An overview over applicable fees is available on the respective fund pages: <https://www.skagenfunds.com/funds/>

No offer to purchase shares can be made or accepted prior to receipt by the offeree of the fund's prospectus and the pre-contractual Key Information Document, as well as the completion of all appropriate documentation.

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

The decision to invest in a fund must take into account all the characteristics of the fund.

Ireland

You can download more information including subscription/redemption forms, full prospectus, PRIIPs KID in English language, Annual Reports and Half Year Reports from Storebrand Asset Management AS' webpages: <https://www.storebrandam.com/en-IE/>

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 language is available here: <https://www.storebrandam.com/en-IE/investor-information/Facilities-Services-for-Investors-in-Storebrand-Asset-Management-AS/investor-rights>

Further information about sustainability-related aspects of the fund, including the sustainability disclosure summary in English language, can be found here: <https://www.storebrandam.com/en-IE/sustainability/>

Germany

You can download more information including subscription/redemption forms, full prospectus, PRIIPs KID in German language, Annual Reports and Half Year Reports from Storebrand Asset Management AS' webpages: <https://www.storebrandam.com/en-DE/>

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 German language is available here: <https://www.storebrandam.com/en-DE/investor-information/Facilities-Services-for-Investors-in-Storebrand-Asset-Management-AS/investor-rights/>

Further information about sustainability-related aspects of the fund, including the sustainability disclosure summary in German language, can be found here: <https://www.storebrandam.com/en-DE/sustainability/>

France

You can download more information including subscription/redemption forms, full prospectus, PRIIPs KID in French language, Annual Reports and Half Year Reports from Storebrand Asset Management AS' webpages: <https://www.storebrandam.com/en-FR/>

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 French language is available here: <https://www.storebrandam.com/en-FR/investor-information/facilities-services-for-investors-in-storebrand-sicav-luxembourg/investor-rights-storebrand-sicav/>

Further information about sustainability-related aspects of the fund, including the sustainability disclosure summary in French language, can be found here: <https://www.storebrandam.com/en-FR/sustainability/>

Belgium

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Further information about sustainability-related aspects of the fund, including the sustainability disclosure summary in French language, can be found here: <https://www.storebrandam.com/en-FR/sustainability/>

Iceland

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Further information about sustainability-related aspects of the fund, including the sustainability disclosure summary in Icelandic language, can be found here: <https://www.storebrandam.com/en-IS/sustainability/>

Belgium

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