

Key Information Document



Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product

Name of Product: SKAGEN m2 Lux B EUR

PRIP Manufacturer: FundRock Management Company S.A.

Management Company: FundRock Management Company S.A

ISIN: LU1932723122

Website: <https://www.fundrock.com/>

Call +352 27 111 1 for more information.

The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising FundRock Management Company S.A. in relation to this Key Information Document.

FundRock Management Company S.A is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier (CSSF). This Key Information Document is accurate as at 31 May 2024.

What is this product?

Type

This product is a UCITS.

Term

The sub-fund has no termination date. However the Management Company may, at its discretion, decide to terminate or merge the sub-fund or its share classes.

Objectives

The sub-fund's objective is to provide its shareholders with the best possible long-term risk adjusted return, through an actively managed concentrated portfolio of financial instruments issued by companies or issuers with business related to real estate.

The sub-fund deploys an ESG integration strategy to support the investment mandate. The product is therefore categorized as Article 8 as per the Sustainable Finance Disclosure Regulation. For more information, please consult the annex to the Company's prospectus or refer to the disclosures on our webpages:

www.skagenfunds.com/sustainability/sustainable-investing

The sub-fund is an actively managed fund with a global investment mandate. The sub-fund's strategy is to invest in financial instruments, which take advantage of the underlying real estate risk and return in the relevant markets. In order to reduce risk, the sub-fund shall seek to maintain a reasonable balance between geographical regions and sub sectors within real estate. The sub-fund has normally a long investment horizon, and attach greater value to fundamentals than to short-term trends in the market.

The sub-fund may invest across a range of market capitalisations without notification. The sub-fund may invest up to 10 percent of its assets in other funds. The sub-fund does not invest in derivatives at present.

The sub-fund's benchmark index is the MSCI ACWI Real Estate IMI Net Total Return Index. The sub-fund is actively managed in reference to its benchmark, which is used for performance comparison purposes and for the purpose of calculating the performance fee payable to the Investment Manager.

The benchmark is chosen to represent the investable universe for the sub-fund. The weightings of securities held in the sub-fund will typically deviate significantly from benchmark weightings. In addition, the investment manager can take large positions in securities which are not in the benchmark if they identify a specific investment opportunity. This will result in the sub-fund having a high tracking error (typically over 4%).

Dividends that the sub-fund receives are automatically reinvested in the sub-fund and are thus part of the share value.

Investors may redeem their shares on demand.

Intended Retail Investor

Non-professional (retail) clients through intermediaries only, professional clients and eligible counterparties. Clients with basic capital markets knowledge or experience (about sub-funds' characteristics and risks). Suitable to Clients who can bear no capital guarantee.

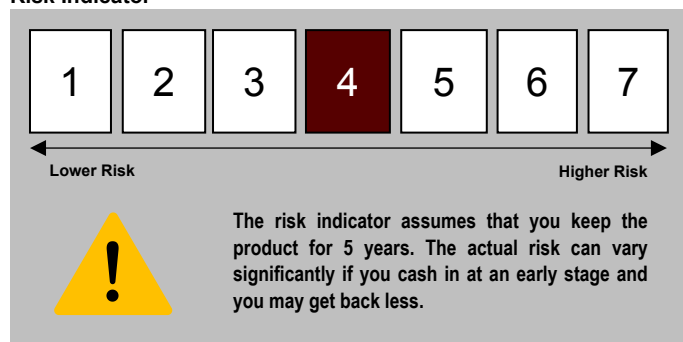
The risk the client should be willing to accept is defined in the SRI score in section "What are the risks and what could I get in return?". The sub-fund is suitable for clients who seek capital growth and have an investment horizon of at least 5 years.

This sub-fund is deemed incompatible for clients who cannot bear capital losses or cannot bear limited capital losses.

The Depositary of the Fund is J.P.Morgan SE, Luxembourg Branch.

What are the risks and what could I get in return?

Risk Indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not

able to pay you.

We have classified this product as 4 out of 7, which is a medium risk class.

This rates the potential losses from future performance at a medium level, and poor market conditions could impact our capacity to pay you.

Other risks materially relevant to the PRIIP not included in the summary risk indicator: Event risk, liquidity risk, operational risk, counterparty risk, derivatives risk. **Be aware of currency risk.** You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

Performance Scenarios

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the product and a suitable benchmark over the last 10 years. Markets could develop very differently in the future.

Recommended holding period: 5 years

Example Investment: EUR 10,000

Scenarios		If you exit after 1 year	If you exit after 5 years
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	What you might get back after costs	1,800 EUR	1,760 EUR
	Average return each year	-81.98 %	-29.38 %
Unfavourable	What you might get back after costs	7,550 EUR	7,860 EUR
	Average return each year	-24.54 %	-4.70 %
Moderate	What you might get back after costs	10,420 EUR	12,520 EUR
	Average return each year	4.17 %	4.59 %
Favourable	What you might get back after costs	13,880 EUR	16,740 EUR
	Average return each year	38.81 %	10.86 %

The stress scenario shows what you might get back in extreme market circumstances.

The unfavourable scenario occurred for an investment between December 2021 and April 2024.

The moderate scenario occurred for an investment in the product/its benchmark between June 2017 and June 2022.

The favourable scenario occurred for an investment in the benchmark between April 2014 and April 2019.

What happens if FundRock Management Company S.A. is unable to pay out?

The Management Company is responsible for administration and management of the Fund and does not typically hold assets of the Fund (assets that can be held by a depositary are, in line with applicable regulations, held with a depositary in its custody network). The Management Company, as the manufacturer of this product has no obligation to pay out since the product design does not contemplate any such payment being made. However, investors may suffer loss if the Fund or the depositary is unable to pay out. There is no compensation or guarantee scheme in place which may offset, all or any, of this loss.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year, you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.

- EUR 10,000 is invested.

	If you exit after 1 year	If you exit after 5 years
Total costs	91 EUR	580 EUR
Annual cost impact (*)	0.9%	1.0% each year

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 5.5% before costs and 4.6% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	We do not charge an entry fee, but the person selling you the product may do so.	0 EUR
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	0 EUR
Ongoing costs [taken each year]		
Management fees and other administrative or operating costs	0.85% of the value of your investment per year. This is an estimate based on actual costs over the last year, or on expected costs if the fund/share class was recently launched.	85 EUR
Transaction costs	0.06% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	6 EUR
Incidental costs taken under specific conditions		
Performance fees	Performance fee shown is the annual average for the last five years (or since share class inception, if more recent), and may deviate depending on the performance of your investment going forward. Details can be found in the fund's prospectus.	0 EUR

How long should I hold it and can I take money out early?

Recommended holding period: 5 years

This sub-fund has no required minimum holding period but is designed for long-term investment.

Subscription and redemption of units can be carried out on all Luxembourg banking days. Orders received by 1 p.m. (Luxembourg time) on these days will be processed the same day.

How can I complain?

Complaints about the behaviour of the person who advised you on the product or sold it to you, should be addressed directly to that person. Complaints about the product or the behaviour of the manufacturer of this product should be directed to the following address:

Postal address: FundRock Management Company S.A., 33 Rue de Gasperich, 5826 Hesperange, Luxembourg.

E-mail: FRMC_qualitycare@fundrock.com

Website: <https://www.fundrock.com/policies-and-compliance/frd-complaints-handling-policy>

In all cases, the complainant must clearly indicate his/her contact details (name, address, phone number or email address) and provide a brief explanation of the claim.

Other relevant information

PRIIPs KID/UCITS KIIDs for the sub-funds are available in local languages where marketed. More detailed information on the sub-fund, such as the prospectus, the articles of incorporation, the latest annual and semi-annual report as well as the latest NAVs per share/prices, can be obtained free of charge, in English at: www.skagenfunds.com and www.storebrand.com/sam/international/asset-management.

Past performance data is presented for a period of up to 10 years where available, and performance scenario data is presented monthly. Past performance for the past 1-10 years, depending how long the sub-fund shares has been operational, and previous performance scenarios are available at:

https://globalfiling.com/files/Storebrand/PERF/PASTPERF_SKAGEN_m2_Lux.pdf

https://globalfiling.com/files/Storebrand/PERF/PREVPERF_LU1932723122_EN.pdf