



Basic information

Fund category
Alternative funds

Morningstar category
Property - Direct Other

Share class
OP-Rental Yield B (Dist.)

ISIN
FI4000060934

Benchmark index
no benchmark

Start date 25.4.2013
SFDR Article 8
Share value 109,45 EUR
Fund size 930,2 MEUR
Ongoing costs 1,53 %

Fees

Subscription fee 1,50 %
Management fee 0,95 %
Performance fee no
Redemption fee according to the investment period:
- less than two years 5 %
- two to four years 3 %
- four years or more 1 %

Owner-customer benefits for a private customer:
- accumulates OP bonus

Risk measures, 3y Fund
Volatility 2,9
Sharpe ratio -2,9

Risk level
Higher risk

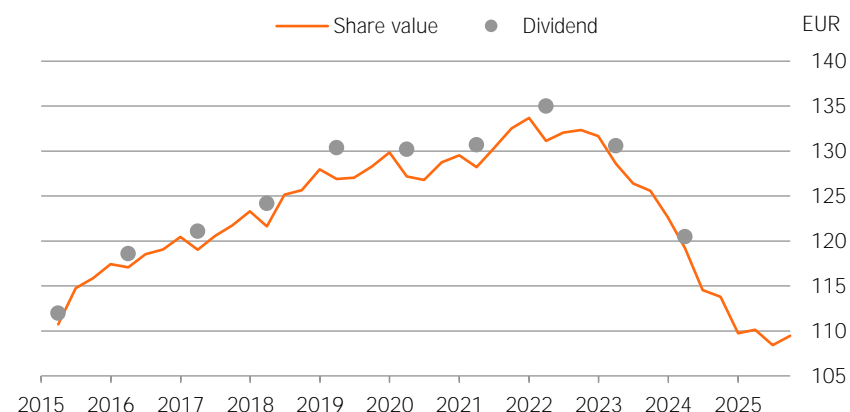
7
6
5
4
3
2
1

Lower risk



Portfolio

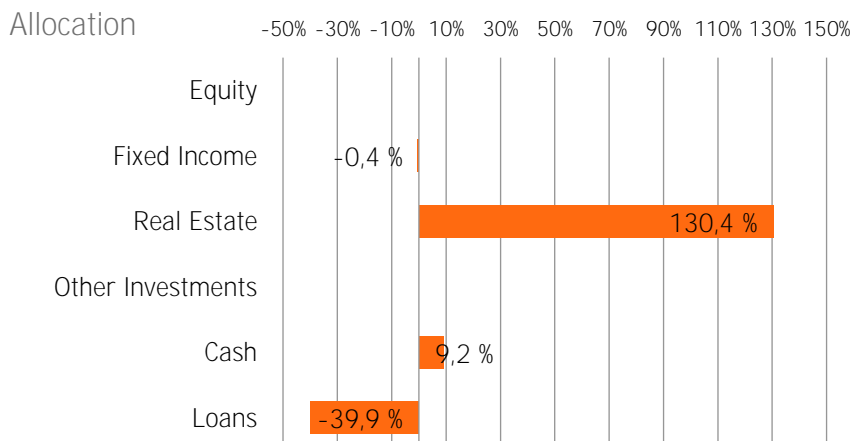
Share value



Historical returns after fees

	Fund	10 largest locations	
3 months	1,0 %	Helsinki	39,2 %
6 months	-0,6 %	Tampere	14,1 %
Year-to-date	-0,3 %	Espoo	13,6 %
1 year	-3,8 %	Vantaa	9,4 %
3 years p.a.	-5,3 %	Turku	8,2 %
5 years p.a.	-1,7 %	Kuopio	7,3 %
10 years p.a.	1,2 %	Oulu	6,1 %
The return calculation includes dividends.		Hämeenlinna	3,9 %
		Jyväskylä	3,9 %
		Vaasa	3,0 %

Allocation



Largest holdings

Asunto Oy Helsingin Trokarin...	4,4 %
Asunto Oy Helsingin Poudantuoja	3,9 %
Asunto Oy Helsingin Toukoranta	3,9 %
Kiinteistö Oy Vantaan Autoairport	3,4 %
Kiinteistö Oy Aitio Business...	3,3 %
OP Vuokrakoti Ky	3,1 %
As Oy Espoon Paraati	2,9 %
Asunto Oy Tampereen...	2,3 %
Kiinteistö Oy Kalasataman...	2,2 %
Asunto Oy Tampereen...	2,2 %



Investment policy

OP-Rental Yield fund mainly invests its assets in apartments, commercial premises and residential construction contracting. The fund is an AIF fund based on the Alternative Investment Fund Managers Directive. The fund's investments are mainly made in rental apartments which typically account for some half of the fund's portfolio. In addition, the fund invests a maximum of a fifth of its gross assets in residential construction contracting. These investments are made either directly to OP-Rental Yield's own construction contracting or indirectly in shares in limited partnerships engaged in building and renting homes. The fund also invests in commercial premises, such as business and office premises. Developments in prices and rental income in the Finnish property market contribute considerably to the fund's return and value. Fund investments typically focus on real property in growth poles and other regions considered the most attractive by the portfolio management.

The fund management company may, for the account of the fund and for the purpose of the fund's investment operations and asset management, borrow an amount that accounts for a maximum of half ($\frac{1}{2}$) of the fund's total assets. For a special reason, the fund management company may borrow an amount accounting for a maximum of one-third ($\frac{1}{3}$) of the fund's net assets for a temporary purpose. The fund may pledge its assets in security for its loans. All costs arising from maintaining, owning and trading buildings and expert services used in property trading, which may have a substantial effect on the fund's return, will be paid using the fund's assets.

The Fund promotes environmental and social characteristics by considering investments' ESG factors as part of the investment process and through the exclusion of certain investment options. For more information about the ESG methods used, see the fund prospectus. The principle of 'do no significant harm' is only applied to those investments included in the fund which integrate the EU's criteria for environmentally sustainable economic activities. The EU's criteria for environmentally sustainable economic activities are not integrated in terms of other investments included in this fund.



Portfolio manager

OP Real Estate Asset
Management Ltd



Responsibility

The fund promotes environmental and social sustainability by supporting sustainable urbanisation in the form of complementary development and by favouring energy efficient solutions. The minimum requirement for energy efficiency is 'C'. We always assess the potential for renewable energy and install production capacity if the criteria are met. When selecting investments, we place emphasis on properties situated in locations that enable access to services on foot or by bicycle or public transport. The fund enables the construction of new, healthy homes and a high-quality alternative to home ownership. By supervising the constructing, we ensure the quality of the construction and that the buildings are long-lived and safe for users.

The fund reports annually on the following factors: average energy efficiency of new constructions, use of renewable energy in properties, homes built in the invested properties, accessibility, and conformance to the criteria of environmental certificates regarding public transport.

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