

## Basic information

Fund category  
Equity funds

Morningstar category **★★★**  
Property - Indirect Europe

Share class  
OP-Property A (Acc.)

ISIN  
FI0008807573

Benchmark index  
GPR Europe Top 75 (Cap 8%)

Start date 1.11.2004  
Fund type UCITS  
Share value 205,05 EUR  
Fund size 56,3 MEUR  
Ongoing costs 1,86 %

### Fees

Subscription fee 1,00 %  
Redemption fee 1,00 %  
Management fee 1,80 %  
Performance fee no  
Owner-customer benefits for a private customer:  
- accumulates OP bonus  
- subscriptions and redemptions without fees

| Risk measures, 3y | Fund | Index |
|-------------------|------|-------|
| Alfa              | 0,0  |       |
| Beta              | 0,9  |       |
| Information ratio | -0,1 |       |
| Sharpe ratio      | 0,0  | 0,0   |
| Aktive risk       | 2,7  |       |
| Volatility        | 9,5  | 10,3  |
| Active Share      | 0,3  |       |

Risk level  
Higher risk

|   |
|---|
| 7 |
| 6 |
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

Lower risk

## Portfolio

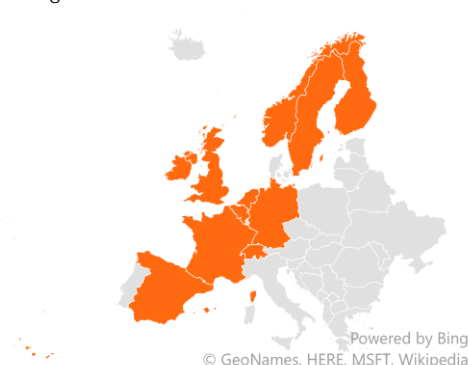
Share value



Historical returns after fees

|               | Fund    | Index   |
|---------------|---------|---------|
| 1 month       | 0,4 %   | 0,6 %   |
| 3 months      | -16,2 % | -18,2 % |
| 6 months      | -19,3 % | -20,6 % |
| Year-to-date  | -21,6 % | -23,0 % |
| 1 year        | -10,1 % | -10,7 % |
| 3 years p.a.  | -0,3 %  | 0,0 %   |
| 5 years p.a.  | -0,3 %  | 0,8 %   |
| 10 years p.a. | 6,9 %   | 9,0 %   |

Registered domiciles



Sectors

|                        |        |
|------------------------|--------|
| Communication Services |        |
| Consumer Discretionary |        |
| Consumer Staples       |        |
| Energy                 |        |
| Financials             | 3,4 %  |
| Health Care            |        |
| Industrials            | 2,1 %  |
| Information Technology |        |
| Materials              |        |
| Real Estate            | 94,5 % |
| Utilities              |        |

Largest regions

|                |        |
|----------------|--------|
| Germany        | 27,8 % |
| United Kingdom | 25,3 % |
| Sweden         | 11,4 % |
| France         | 9,2 %  |
| Finland        | 5,3 %  |
| Netherlands    | 5,3 %  |
| Belgium        | 4,7 %  |
| Switzerland    | 3,4 %  |
| Norway         | 2,5 %  |
| Spain          | 1,8 %  |
| Ireland        | 1,1 %  |

Largest holdings

|                                  |       |
|----------------------------------|-------|
| Deutsche Annington Immobilien SE | 7,9 % |
| Deutsche Wohnen SE               | 7,0 % |
| Segro Plc                        | 6,9 % |
| LEG Immobilien AG                | 5,3 % |
| Unibail-Rodamco SE               | 3,9 % |
| Fastighets AB Balder B           | 3,8 % |
| Gecina SA                        | 3,7 % |
| PSP Swiss Property AG            | 3,4 % |
| Kojamo Oyj                       | 3,3 % |
| Grainger Trust plc               | 2,9 % |



## Investment policy

OP-Property Fund is an equity fund investing its assets primarily in Western European equity markets in shares of real estate investment companies and companies serving the real estate business. The fund's investments are primarily made through direct equity investments. The fund may use derivatives instruments in its investment activities to hedge against market fluctuations, to replace direct investments and to otherwise promote efficient portfolio management. The Fund's equity exposure may vary so that a minimum of 75% and a maximum of 100% of the Fund's NAV is invested in the equity markets. Typically the equity weight ranges between 90–100 %. The fund's assets are diversified in the shares of many companies. Typically the fund invests its assets in the shares of about 30–50 companies, but this number may vary reflecting the views taken by the portfolio manager.



## Portfolio manager

Minna Laine



## Responsibility

### Responsible investing

The fund follows [OP Asset Management's principles for responsible investment](#). The consideration of responsibility in the investment analysis and decision making provides additional information in addition to the traditional financial and market information. The significant aspects of responsibility can in the long run affect the financial success of the investment objects and thus the return.

### Exclusion

The fund excludes from its active, direct investments manufacturers of controversial weapons, mining companies that produce coal, electricity companies that use charcoal and companies that have violated international standards, and which have not been susceptible to impact. [The list of excluded investment items](#) is public.

### Active ownership

OP's funds participate in domestic and foreign general meetings in accordance with [OP Fund Management Co's Ownership Policy](#), which takes responsibility into account. All in all, OP's funds participate annually in more than one thousand general meetings. OP Funds utilize the Annual General Meetings Institutional Shareholder Services Annual General Meeting analysis.

### Violation of international standards

International standards, such as the UN Global Compact, set the minimum level of responsible business operations. OP Asset Management affects through OP funds that make active, direct investments such companies that are considered to have violated international standards. The goal is to get companies that have violated the standards to change their business and start to comply with the international standards in their business. We use the company Sustainability as a service provider to identify violations of international standards.

### Thematic impact

OP Asset Management also affects companies through various themes of responsibility, such as issues related to climate change.

Read more about the OP Funds' practical ownership influence in [the overview of responsible investment](#) that is published twice a year.



## ESG analysis

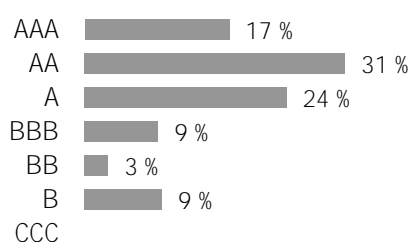
### ESG-rating

A

|                 |     |
|-----------------|-----|
| Total ESG score | 6,9 |
| Environment (E) | 5,7 |
| Social (S)      | 5,3 |
| Governance (G)  | 7,3 |

The ESG score indicates how well the portfolio's target companies take into account risks and opportunities related to the environment, social aspects and good governance in relation to their industry. The score scale is 0-10. After that, the score is divided into 7 classes. The higher the score, the better the portfolio companies have prepared for the risks and opportunities associated with ESG.

### Companies' ESG classification



AAA = excellent, AA = very good, A = good, BBB = average, BB = satisfied, B = weak, CCC = very weak

### Carbon intensity

61,2

greenhouse gas emissions in

tonnes / turnover (\$M)

### Coverage

88,2 %

The portfolio's carbon intensity is the weighted average of the portfolio companies' carbon dioxide intensity. The carbon footprint takes into account companies' greenhouse gas emissions in tonnes at level 1 and level 2 in relation to the company's turnover (million dollars).

### The portfolio's ESG analysis in relation to reference portfolios

|           | ESG | Carbon intensity | Positive environmental impact |
|-----------|-----|------------------|-------------------------------|
| Portfolio | 6,9 | 61,2             | 12,4                          |
| World     | 5,9 | 178,2            | 3,6                           |
| Europe    | 7,3 | 147,4            | 3,3                           |
| Finland   | 7,3 | 329,5            | 8,2                           |

### Positive environmental impact

12,4 %

### Renewable energy

0,2 %

### Energy efficiency

-

### Environmentally friendly construction

12,2 %

### Sustainable use of water resources

-

### Prevention of pollution

-

The portfolio's positive environmental impact examines how the portfolio companies' products and services have an impact on the environment. The number describes the proportion of products and services with a positive environmental impact on portfolio companies' turnover.

The purpose of the monthly report is to provide its readers with information on the funds and their performance. Information provided in the report is no investment advice and no investment decisions should be made based on such information. The Key Investor Information Document for investors and the fund prospectus as well as the fund's annual report and half-yearly report are the documents that investors should read before making any subscription for fund units. Information in this document is not complete and it is updated on a monthly basis. The information in the report is the latest information on the funds at the time of preparing the report. Copying and distributing the information in the report is prohibited. Changes in the report will not be informed separately. OP Fund Management Company Ltd has compiled and provided the information presented in the report. OP Fund Management Company Ltd does not guarantee that the information presented in the report is correct, perfect or up to date or is not liable for any direct or indirect costs, damage or losses that use of the information presented in this material may cause. The star rating in this report is produced by Morningstar and it is updated every month. The historical performance of the funds is no guarantee of future performance. The values of fund units may vary considerably due to the composition of their investments and the methods used in their management. The fund prospectus describes in greater detail the risks associated with the fund. Fund publications regarding the funds are available at [op.fi](http://op.fi) and OP's branches.