



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
Fund type AIFM
Share value 131.68 EUR
Fund size 1 504.8 MEUR
Ongoing costs 1.98 %

Fees

Subscription fee 2.00 %
Management fee 1.90 %
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 1.4
Sharpe ratio 2.2

Risk level
Higher risk

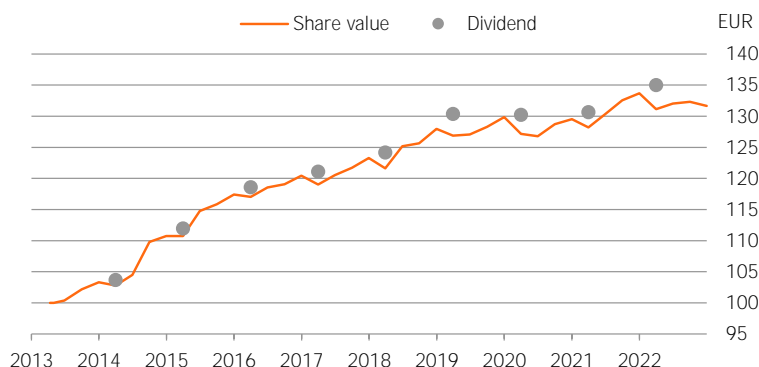
7
6
5
4
3
2
1

Lower risk



Portfolio

Share value



Historical returns after fees

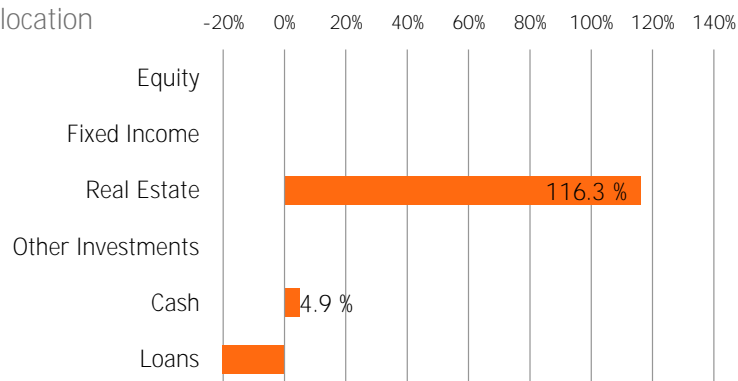
	Fund
3 months	-0.5 %
6 months	-0.3 %
Year-to-date	1.4 %
1 year	1.4 %
3 years p.a.	2.9 %
5 years p.a.	3.8 %
10 years p.a.	-

The return calculation includes dividends.

10 largest locations

Helsinki	36.7 %
Espoo	15.8 %
Tampere	14.1 %
Vantaa	11.2 %
Turku	6.5 %
Oulu	4.1 %
Kuopio	4.0 %
Jyväskylä	3.1 %
Lappeenranta	2.6 %
Hämeenlinna	2.0 %

Allocation



Largest holdings

Asunto Oy Helsingin...	3.1 %
Asunto Oy Helsingin...	2.4 %
Asunto Oy Helsingin...	2.3 %
OP Vuokrakoti Ky	2.3 %
Asunto Oy Espoo Liinaharja	2.2 %
Asunto Oy Helsingin Toukoranta	2.2 %
Kiinteistö Oy Vantaan...	2.1 %
Kiinteistö Oy Tuusulan...	1.9 %
Asunto Oy Helsingin...	1.8 %
Asunto Oy Espoon Luuna	1.8 %



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 and, to ensure it, uses environmental, social and governance (ESG) analysis and excludes certain investments. For more information about the ESG methods used, see the fund prospectus. The "do no significant harm" principle applies only to those investments underlying the fund that take into account the EU criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this fund do not take into account the EU criteria for environmentally sustainable economic activities.



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.

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 and OP's branches.