

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 127,19 EUR
Fund size 1 512,0 MEUR
Ongoing costs 2,27 %

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	1,2
Sharpe ratio	5,1

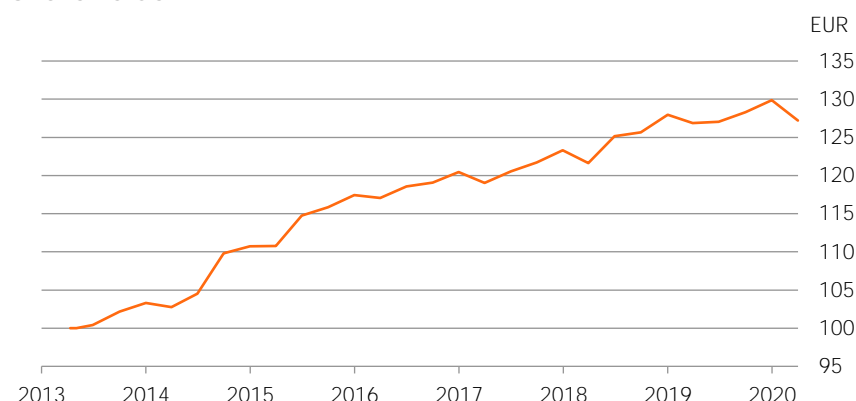
Risk level
Higher risk

7
6
5
4
3
2
1

Lower risk

Portfolio

Share value



Historical returns after fees

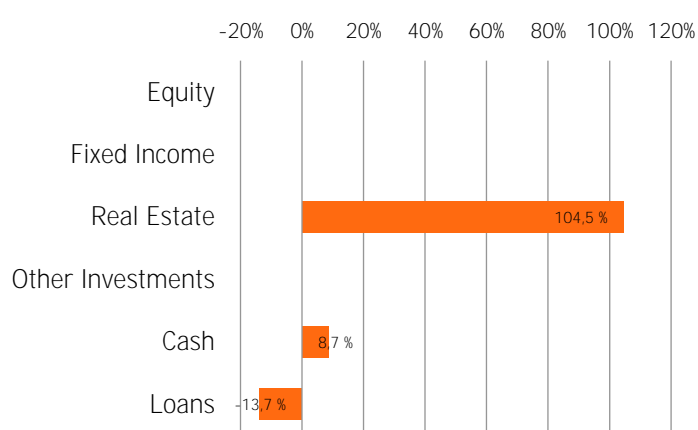
3 months	0,3 %
6 months	1,5 %
Year-to-date	0,3 %
1 year	2,6 %
3 years p.a.	4,7 %
5 years p.a.	4,9 %
10 years p.a.	-

The return calculation includes dividends.

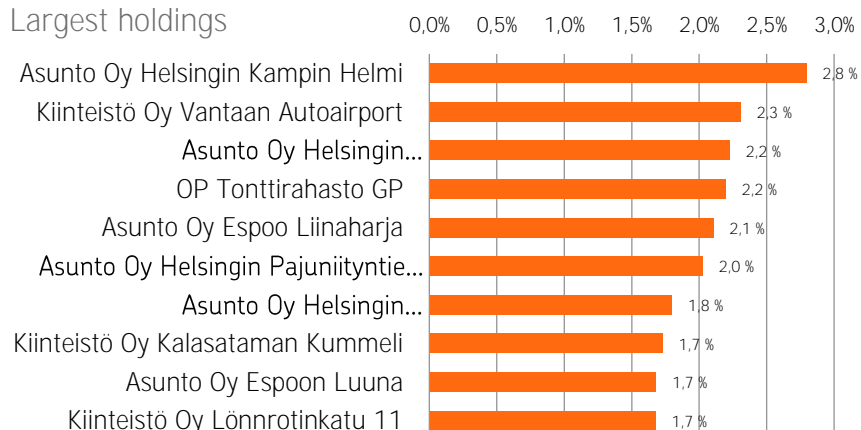
10 largest locations

Helsinki	37,0 %
Espoo	16,6 %
Vantaa	11,1 %
Tampere	8,1 %
Turku	5,6 %
Oulu	3,2 %
Jyväskylä	3,2 %
Kuopio	3,2 %
Lappeenranta	2,6 %
Hämeenlinna	2,1 %

Allocation



Largest holdings





Investment policy

OP-Rental Yield fund mainly invests its assets in apartments, commercial premises and residential construction contracting. The fund is a 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 (?) of the fund's net assets for a temporary purpose. The fund may pledge its assets in security for its loans.



Portfolio manager

OP Real Estate Asset
Management Ltd

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.