

Basic information

Fund category
Alternative funds

Morningstar category
Property - Direct Other

Share class
OP-Forest Owner B (Dist.)

ISIN
FI4000108436

Benchmark index
no benchmark

Start date 8.12.2014
Fund type AIFM
Share value 127,14 EUR
Fund size 258,8 MEUR
Ongoing costs 2,31 %

Fees

Subscription fee 4,00 %
Management fee 1,50 %
Performance fee no
Redemption fee according to the investment period:
- less than three years 5 %
- three to six years 3 %
- six years or more 1 %

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

Risk measures, 3y Fund
Volatility 2,0
Sharpe ratio 4,1

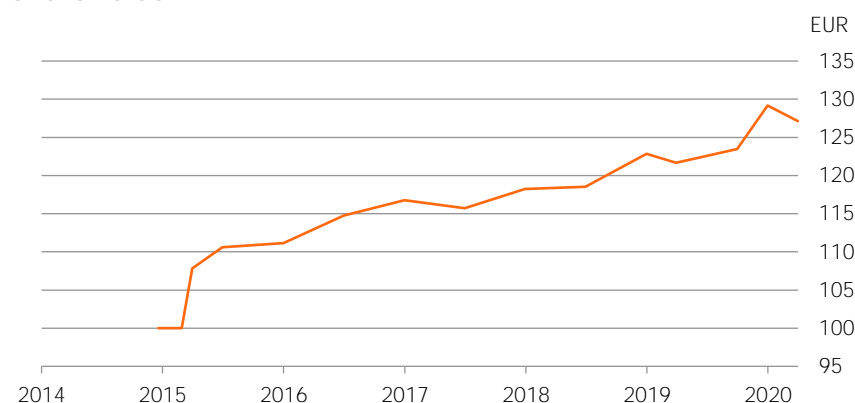
Risk level
Higher risk

7
6
5
4
3
2
1

Lower risk

Portfolio

Share value



Historical returns after fees

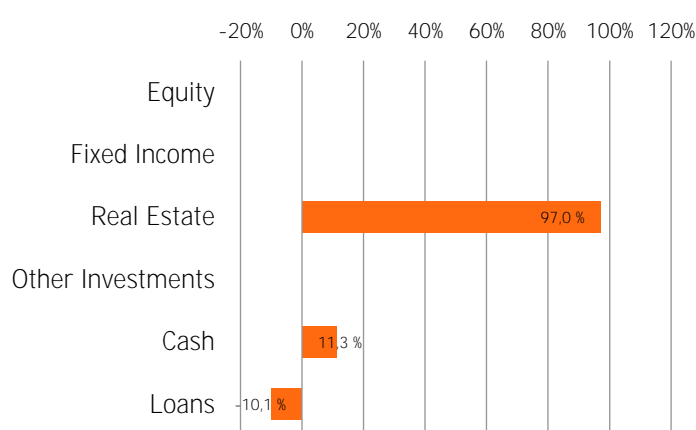
Period	Fund
3 months	0,2 %
6 months	4,8 %
Year-to-date	0,2 %
1 year	6,4 %
3 years p.a.	5,8 %
5 years p.a.	5,5 %
10 years p.a.	-

The return calculation includes dividends.

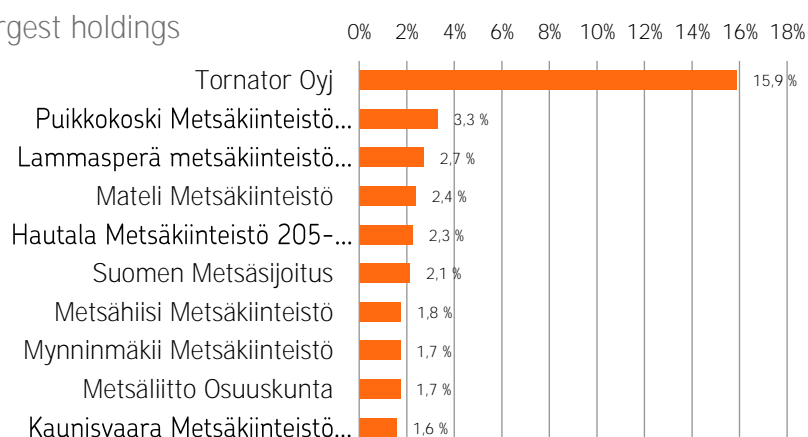
10 largest locations

Imatra	15,9 %
Kuhmo	11,2 %
Ristijärvi	6,5 %
Paltamo	6,5 %
Kajaani	6,0 %
Joensuu	3,7 %
Sotkamo	3,4 %
Helsinki	2,1 %
Sonkajärvi	2,1 %
Suomussalmi	2,0 %

Allocation



Largest holdings





Investment policy

OP-Forest Owner Fund is a non-UCITS fund with target of increasing its value in the long term by investing the funds directly into Finnish forest estate. The Fund may also invest in forest estates in the European Economic Area. It may also make indirect investments into forest estates. The Fund aims to make most of its earnings from the sale of timber growing on its forest estates. The Fund may also try to achieve earnings by developing, parcelling out or zoning the forest estates it owns or by utilising the soil or any leisure-time values. The Fund may also invest in fixed-income securities for the purpose of cash management and temporary asset investments. The Fund may invest its assets in derivative contracts and OTC derivatives in order to hedge against the risk of adverse market movements, to replace direct investments and to otherwise promote effective portfolio management. The Fund may invest in fixed income securities either directly or through mutual funds or special common funds, or by making deposits with credit institutions. 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. As a non-UCITS fund, the Fund may deviate from the provisions of the Act on Common Funds with respect to investment assets, their diversification, the Fund's NAV calculation, the Fund's opening hours and borrowing.



Portfolio manager

OP Real Estate Asset
Management Ltd

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