

31.3.2020

Basic information

Fund category
Alternative funds

Morningstar category
Property - Direct Global

Share class
OP-Public Services Real Estate B (Dist.)

ISIN
FI4000281738

Benchmark index
no benchmark

Start date 1.11.2017
Fund type AIFM
Share value 107,36 EUR
Fund size 290,8 MEUR
Ongoing costs 2,39 %

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 2,2
Sharpe ratio 3,1

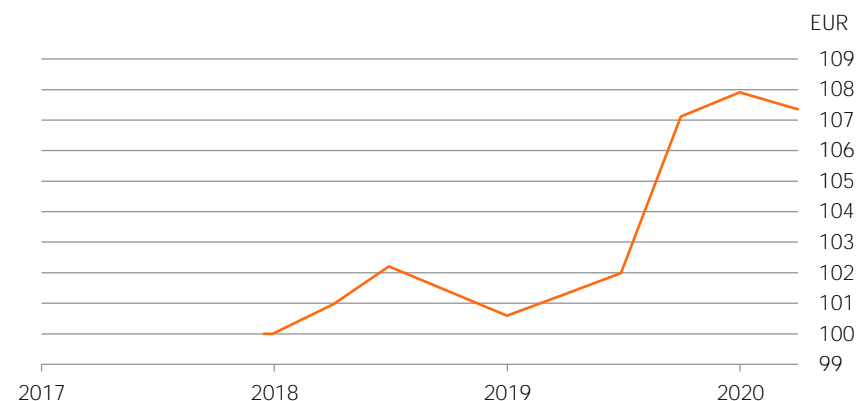
Risk level
Higher risk

7
6
5
4
3
2
1

Lower risk

Portfolio

Share value



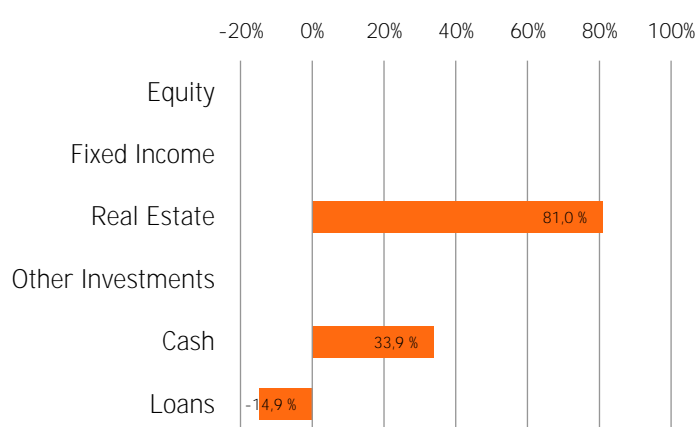
Historical returns after fees

Fund 10 largest locations
3 months 1,0 %
6 months 1,8 %
Year-to-date 1,0 %
1 year 7,7 %
3 years p.a. -
5 years p.a. -
10 years p.a. -
The return calculation includes dividends.

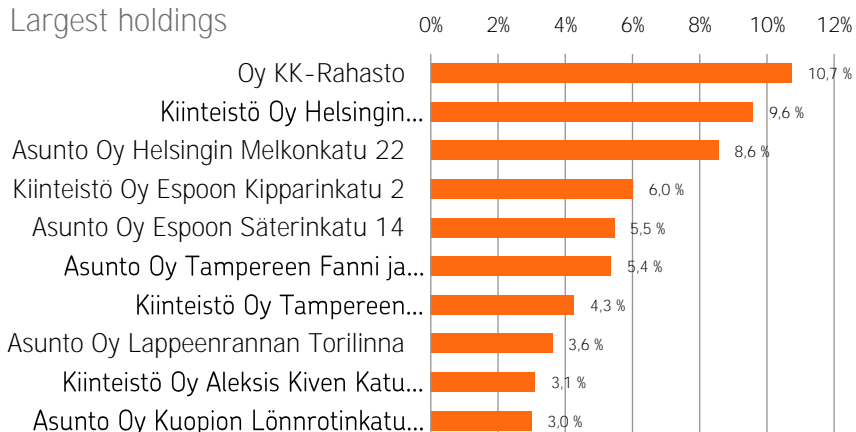
10 largest locations

Helsinki	21,5 %
Espoo	11,5 %
Tampere	10,9 %
Aura	10,7 %
Kuopio	4,9 %
Lappeenranta	4,6 %
Turku	2,0 %
Kirkkonummi	2,0 %
Hämeenlinna	1,5 %
Jyväskylä	1,5 %

Allocation



Largest holdings





Investment policy

OP-Public Services Real Estate Fund is a non-UCITS fund which invests its assets in the service infrastructure of social education, physical culture and sports, social welfare, and health care services, comprising care services, child day care, education, multipurpose arenas, as well as service and hotel living. The fund also acts as builder of the above-mentioned service infrastructure. The fund mainly invests directly in commercial property and securities entitling to such property, in shares in limited partnerships engaged in property investment and in shares in housing cooperatives and real estate companies. The fund acts as owner and lessor of the properties and principally does not take part in providing care services. Lessees are both private and public providers. The fund invests its assets in targets in areas for which long-term demand is expected. The fund employs financial leverage, as is customary in property investment. In the base case, leverage is 30 per cent on top of the net value and it can no more than 50 per cent in a normal situation. 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.



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.