SEB Global Property Fund

Annual Report as of 31 December 2015

savills investment management

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Table of Contents

Notice

SEB Global Property Fund has not amended its Fund Rules in line with the *Kapitalanlagegesetzbuch* (German Investment Code), which has been in force since 2014, due to the suspension of the issuance and redemption of units and the subsequent dissolution of the Fund. This Annual Report has been prepared in accordance with the provisions of the *Investmentgesetz* (InvG – German Investment Act), and in this case especially section 44 InvG, and of the *Investment-Rechnungslegungs- und Bewertungsverordnung* (InvRBV – German Investment Fund Accounting and Valuation Regulation). For this reason, we will continue to use the relevant InvG terminology in this annual report.

Terms used in the *Kapitalanlagegesetzbuch* (KAGB – German Investment Code)	Terms used in the *Investmentgesetz* (InvG – German Investment Act)
General Fund Rules (AAB)	General Fund Rules (AVB)
Special Fund Rules (BAB)	Special Fund Rules (BVB)
External valuers	Experts, Expert Committee
Investment company (KVG)	Investment company (KAG)
Overview of assets	Condensed statement of assets
Depositary	Custodian Bank

SEB Global Property Fund at a Glance as of 31 December 2015

Poland – Warsaw, Grójecka 5

Fund assets	EUR	140.9 million
Total property assets (market values)	EUR	134.5 million
thereof held directly	EUR	64.8 million
thereof held via real estate companies	EUR	69.7 million
Total Fund properties		5
thereof held via real estate companies		3
Changes during the period under review		
Sales / disposals		1
Letting rate (estimated gross rental) [1]		75.6%
Letting rate (estimated net rental)		77.2%
Total property return [2] **for the period 1 January 2015 – 31 December 2015***		– 9.4%
Liquidity return [3] **for the period 1 January 2015 – 31 December 2015***		0.1%
Investment performance [4] **for the period 1 January 2015 – 31 December 2015***		– 6.3%
Investment performance [4] **since Fund launch***		– 11.3%
Unit value / redemption price	EUR	496.63
Issuing price	EUR	511.53
Total expense ratio [5]		0.80%

[1] The estimated gross rental corresponds to the estimated net rental plus incidental expenses.
[2] Based on the Fund's average directly and indirectly held property assets financed by equity
[3] Based on the Fund's average liquid assets
[4] Calculated according to the BVI standard for funds in dissolution; no reinvestment of distributions in fund units since termination of the management mandate.
[5] Total costs as a percentage of average Fund assets within a financial year, calculated as of 31 December 2015

* The return figures were not included in the audit for which the Auditors' Report was issued.

German Securities Code Number: SEB1A9 ISIN: DE000SEB1A96 Fund launch date: 19 October 2006

Editorial

Siegfried A. Cofalka
and Axel Kraus

Dear investor,

The two milestones in the ongoing dissolution of SEB Global Property Fund in the 2015 financial year are the sale of the largest property in the portfolio, measured in terms of market value, and the payment of the highest distribution to date to the unit-holders.

In April, the Valentinskamp 88–90 property in Hamburg was transferred to its new owner as part of the sale of a pan-European office portfolio. It changed hands for slightly less than the current market value of EUR 49.5 million.

April 2015 also saw unit-holders receive a distribution of EUR 170.00 per unit, or an aggregate of EUR 48.2 million. This third payout brings the total redeemed per unit to EUR 267.00 and the total overall distribution to EUR 75.8 million. This corresponds to 29% of the Fund assets since the Fund's dissolution was announced on 5 December 2013.

SEB Global Property Fund's annual performance for the 2015 financial year was negative, at –6.3%. In the second half of the year, the routine revaluations of the two properties in Poland had a particular impact. At 25.3%, the debt ratio as of 31 December 2015 has almost halved since the dissolution of the Fund was announced.

Effective 1 September 2015, SEB AG sold its subsidiary SEB Asset Management AG, including its equity interest in SEB Investment GmbH, to Savills Investment Ltd, a Savills Investment Management Group company. Once the transaction has been successfully completed, the combined company will be one of the largest investment and asset managers in Europe and Asia, with approximately EUR 17 billion in assets under management. The dissolution process will continue in the interests of investors with the assistance of the (15) regional Savills Investment Management offices and the real estate expertise offered by the Savills Group, which has a presence in 60 countries worldwide.

The companies were rebranded as part of the above-mentioned transaction. SEB Asset Management AG was renamed Savills Fund Management Holding AG and SEB Investment GmbH was renamed Savills Fund Management GmbH. The combined company operates under the Savills Investment Management brand. The name SEB Global Property Fund remains unchanged.

Barbara Knoflach left the Company during the course of the transaction. She ceased to be a member of the management team at the former SEB Investment GmbH and of the Managing Board of the former SEB Asset Management AG in May 2015. In addition, Choy-Soon Chua stepped down from Savills Fund Management GmbH's management team in October 2015.

Information on the Dissolution of the Fund

Notice of termination of the management mandate for SEB Global Property Fund initiated the Fund's dissolution and the payout of the disposal proceeds at regular intervals as part of an orderly process. At the same time, the suspension of the issuance and redemption of units became permanent. The notice of termination of the management mandate was published in the *Bundesanzeiger* and on the Company's website, http://am.savillsim.de (formerly www.sebassetmanagement.de), and information about this was made available to the custodians so that these could pass it on to investors.

The Fund management company, Savills Fund Management GmbH (formerly SEB Investment GmbH), will remain responsible for SEB Global Property Fund's ongoing management and for providing support to investors and sales partners until the termination takes effect on 5 December 2016. The Fund management will continue with the sales until the end of the notice period. If possible, the period until 5 December 2016 will be used to sell all properties and equity interests in real estate companies on reasonable terms. The Fund management has two goals during this process: to generate liquidity as quickly as possible so that it can be used to pay out investors and to exploit market opportunities to achieve the best possible sales results under the circumstances. The Fund management aims to complete the property sales by the end of the notice period.

Sales proceeds are to be paid out to investors in SEB Global Property Fund at half-yearly intervals. The size of the payouts will depend on the property sales, less the funds needed to ensure the orderly ongoing management of the Fund and other costs and liabilities incurred in the course of its dissolution.

Savills Fund Management GmbH will continue to provide information in the normal way as of the reporting dates for the semi-annual and annual reports in the period between announcement of the notice of termination and its taking effect. A separate dissolution report will be prepared as of 5 December 2016.

Once termination takes effect, the Fund (i.e. any remaining assets belonging to SEB Global Property Fund) will be transferred to the Custodian Bank. If not all properties and equity interests in real estate companies have been sold by this point, the Custodian Bank will continue dissolving SEB Global Property Fund and paying out the proceeds. However, if all properties and equity interests in real estate companies have been sold at the end of the notice period, the Custodian Bank will finally wind up the Fund after settling any other liabilities and will pay out the remaining proceeds to the investors.

Poland – Warsaw, Grójecka 5

Risk Management

Risk management is a continuous, integral process that covers all areas of the business, comprising all of the measures applied to systematically deal with risk. One of the key aims of this process is identifying and mitigating any potential risks at an early stage. The early identification of risk creates room for manoeuvre that can be used to help safeguard existing potential for success over the long term and create new opportunities. Savills Fund Management GmbH (formerly SEB Investment GmbH) established a risk management process for this consisting of a risk strategy and the identification, analysis and assessment, management and monitoring, and communication and documentation of risks. The risks will continue to be covered by the risk management process until the management mandate expires, in line with statutory and contractual requirements in particular.

In keeping with the relevant legal provisions, a distinction is made between the following main risk types:

Counterparty risk

Default by a securities issuer, tenant or counterparty could lead to losses for the Fund. Issuer risk describes the effect of specific developments at an individual issuer that impact the price of a security in addition to general capital market trends. Default by tenants is countered through active portfolio management and regular monitoring. Other measures include credit rating checks and the avoidance to a large extent of cluster risk in the rental segment.

Even when securities and tenants are carefully selected, losses due to the financial collapse of issuers or tenants cannot be ruled out. Counterparty risk comprises the risk that the other party to an agreement will partially or fully default on its obligation. This applies to all contracts signed for the account of a fund, but particularly in connection with derivative transactions that are entered into, for example, to hedge currency risk.

Interest rate risk

The liquidity portfolio is exposed to interest rate risk and influences the Fund return. If market interest rates change in relation to the rate applicable when the investment was made, this will affect the price and yield of the investment and lead to fluctuations. However, these price movements vary depending on the investment duration. Fixed-interest securities with shorter maturities entail lower price risks than fixed-interest securities with longer maturities. By contrast, fixed-interest securities with shorter maturities generally have lower returns than fixed-interest securities with longer maturities. Liquidity was held in current account balances at banks during the reporting period.

Loans are also exposed to interest rate risk. In order to minimise negative leverage effects as far as possible, fixed interest rate periods and the final maturity of loans are aligned carefully with the planned holding period of the properties, letting rate trends and expected interest rate developments. If loans are terminated early, there is a risk of early repayment penalties.

The Fund management company may employ derivatives to reduce exchange rate and interest rate risks. Derivatives are used exclusively for hedging purposes to mitigate risk.

Currency risk

If the assets belonging to a fund are invested in currencies other than the fund currency, the fund receives the income, repayments and proceeds from such investments in the relevant currency. If the value of this currency falls against the fund currency, the value of the fund declines. In principle, foreign currency items are largely hedged as part of a low-risk currency strategy. Thus, in addition to taking out loans in the relevant currencies, foreign currency items are hedged using forward exchange transactions.

Real estate risk

The properties owned by an open-ended real estate fund are the basis for its returns. Such real estate investments are subject to risks that may have an effect on the unit value of the fund. For this reason, a large number of factors can cause property values and income from properties to fluctuate:

- In any investment decision, political, economic and legal risks – including those posed by tax law – should be considered, along with how transparent and well developed the real estate market in question is.
- In decisions to invest outside the eurozone, the volatility of the national currency should be taken into consideration as well. Exchange rate fluctuations and the costs of currency hedging have an impact on the property return.
- Any change in the quality of the location may have a direct effect on the lettability and current letting situation. If the location increases in attractiveness, lease contracts can be signed for higher rents; however, in the worst possible case a decrease could mean lasting vacancies.
- Building quality and condition also have a direct impact on the capacity of a property to generate income. The condition of the building may require expenditures for maintenance that exceed budgeted maintenance costs. Additional investment costs may impact the return over the short term, but may also be necessary to achieve long-term positive development.
- Risks posed by fire and storm damage as well as natural forces (such as flooding and earthquakes) are covered internationally by insurance if this is possible, reasonable from a financial point of view and objectively necessary.
- Vacancies and expiring leases can mean either earnings potential or risk. Properties with vacancies can deliberately be purchased countercyclically to realise later value increases. Regular observation of the markets invested in, and the

Netherlands – Diemen, Wisselwerking 58

implementation of measures based on this knowledge with a view to reacting in good time to market movements, are crucial parts of the process. At the same time, vacancies result in income shortfalls and increased costs to enhance the attractiveness of the property for rental.

- The creditworthiness of tenants is also a significant risk component. Poor creditworthiness can lead to high outstandings and insolvencies can lead to a total loss of income. One of the tasks of portfolio management is to aim to reduce dependencies on individual tenants or sectors.

- Equity interests in real estate companies, i.e. indirect real estate investments, may be exposed to the risk of changes to company or tax law, particularly abroad.

Market risks specific to real estate, such as letting rates, lease expiries and the performance of the real estate portfolio, are regularly monitored. Appropriate departments are responsible for monitoring performance and the major performance components, and for financial control of the latter (e.g. returns on real estate, returns on the liquidity portfolio, other income and fees). A reporting system has been set up for the relevant performance indicators.

Operational risk

The investment company is responsible for ensuring the orderly management of the Fund. It has made the appropriate arrangements for this and implemented risk minimisation measures for all operational risks identified. The Fund's operational risks include legal and tax risks, for example.

Liquidity risk

Unlike exchange-traded securities, for example, real estate cannot always be sold quickly. Depending on internal cash flows, the Fund therefore holds liquidity over and above the minimum required by law.

Risks existing during the reporting period are addressed in the individual chapters.

Real Estate Markets – An Overview

Economic environment

The global economy saw moderate growth in 2015 despite a turbulent environment. The industrialised nations recorded a stable upward trend driven by consumer spending, although their economies showed signs of weakness towards the end of the year. Emerging market economies cooled on the back of the slowdown in China and the slump in raw materials prices. The latter also kept inflation around the world at a historically low level. This led to a further easing of monetary policy, particularly in Europe and Asia. By contrast, the US Federal Reserve initiated its long-awaited turnaround in December 2015, raising key interest rates for the first time in 12 years. In the run-up to the decision, this and fears of a slump in China led to massive capital flight from the emerging markets, which triggered a slide in prices on the equity and bond markets as well as currency devaluations. Global growth is expected to pick up somewhat in 2016. A further slowdown in China will be offset by slightly higher growth in the industrialised nations and the stabilisation or recovery of the remaining emerging markets.

Global real estate markets

The situation on the rental markets around the world continued to improve in 2015. Led by the Asia-Pacific region and Europe, rental activity picked up noticeably and average vacancy rates declined slightly in all regions. Overall, this resulted in a moderate increase in prime rents. In keeping with the macroeconomic indicators, the largely positive trend is expected to continue in 2016, although individual markets show evidence of diverging developments, mostly due to supply side factors.

The global investment market remained robust in 2015 despite isolated signs of cooling. However, the picture was significantly distorted by currency effects. For example, the market grew on a euro basis in 2015 but recorded a decline in US dollars. Independently of this, investor focus shifted away from Asia and towards North America and Europe. There was a further rise in the share of cross-border investments in all regions. As previously, the keenest demand was for core assets in countries with strong economies such as the USA, the UK and Germany. However, investors' risk appetite is growing and they are increasingly seeking out opportunities in markets offering cyclical recovery potential such as Spain, Italy or Australia. Initial yields continued to decline on many markets due to the high investment take-up. Investing in real estate remains attractive worldwide given the continued investment pressure being experienced by institutional investors as a result of the current low interest rate environment and financial market volatility. Transaction volumes are therefore expected to remain robust in 2016. Investors are likely to continue their focus on Europe and North America given the ongoing moderate upturn in these regions. By contrast, the trend in the Asia-Pacific region will remain mixed. There is still downside potential for selected initial yields, even though in some cases they have already reached the record lows of 2007. Any rise in capital market interest rates following an increase in key interest rates in the USA or the UK will only lead to a trend reversal in initial yields after a certain delay.

Germany

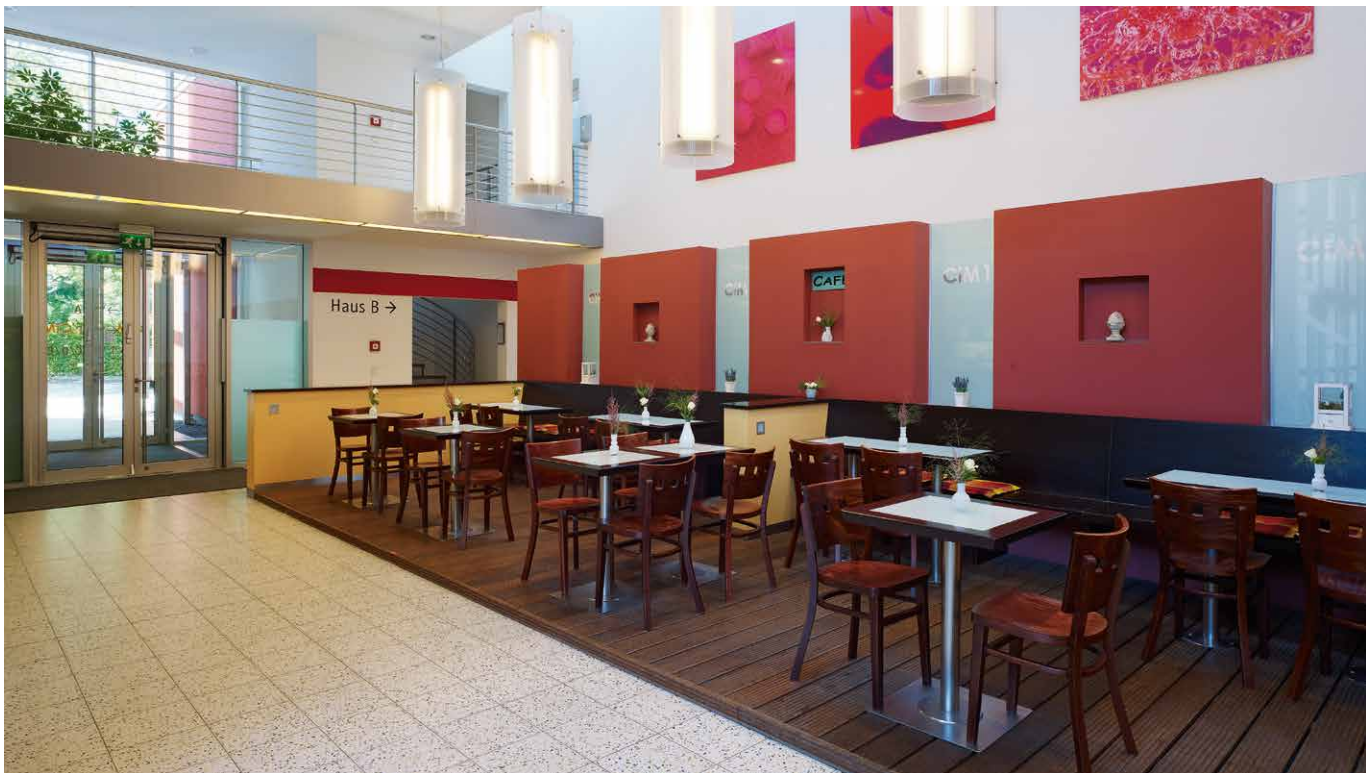
The German economy proved robust in the period up to the end of 2015, despite weaker exports. This is also reflected in growing demand for office space. Combined with moderate construction activity, this meant that vacancies again declined. As a result, prime rents continued to increase, led by Berlin, Hamburg and Stuttgart. Rental price growth is expected to pick up slightly in 2016, from 1.7% to 1.8%. The positive trend in office rents is therefore likely to continue provided there is no change in the constellation of a limited number of new completions and a moderate increase in demand. German investment market activity reached a new record high in 2015. Foreigners are now the most significant investor group. Investors focused primarily on the retail and residential sectors. Office and logistics real estate cooled but were still popular. Against this background, prime yields for office properties declined once again and in many cases are now down on their cyclical lows from 2007. Since German markets are seen as an attractive "safe haven" and are fundamentally in good shape, there is room for a further decline in yields.

United Kingdom

Economic growth in the UK lost momentum to a certain extent in 2015. However, GDP growth in the current year is expected to remain unchanged, at 2.3%. As a result, demand for office space is robust, leading to declining vacancy rates and higher prime rents. This positive trend should initially continue. The regional markets, where rents have been depressed by high vacancy rates, are also expected to see positive development. The fact that the construction cycle is starting to pick up will only curb the uptrend in office rents in the medium term. Transaction volumes in the UK reached a record level despite a slowdown in the second half of 2015. Foreigners remain the dominant investor group. The spotlight was again increasingly on London – largely at the expense of smaller regional cities. Prime yields for office properties continued to decline overall. Central areas of London dipped below 2007 levels, while regional locations are still above them. Prime yields will remain under pressure due to the appeal of this core market and its positive outlook. Investments from the Middle East could decline due to the lower oil price.

France

The French economy has made only a slow recovery to date. Growth is expected to pick up from 1.1% to 1.4% in 2016. While uncertainty has increased following the terrorist attacks in November, reforms have also been introduced to stimulate growth. Rental activity levels declined slightly in 2015 due to a lack of major transactions. Rental trends were mixed but remained subdued overall. Prime rents declined slightly in some Parisian submarkets. The regional markets saw little change. Rents are expected to see a delayed recovery compared with other core markets for economic reasons. Despite the subdued outlook, the French investment market recorded increased activity in the retail and office sectors in 2015. At the same time, prime yields continued to retreat year-on-year on all commercial markets. This trend is likely to continue at a moderate pace.



Germany – Hamburg, Falkenried 88

Netherlands

The Dutch economy has gained momentum slightly since the beginning of 2014. Growth expectations for 2016 remain unchanged, at just under 2%. The situation on the office markets is improving slowly, but remains mixed. Although more positive trends are emerging in established locations in major cities, many regional and peripheral locations are still waiting for a recovery due to their high vacancy rates. However, the favourable trends will continue to take hold as the moderate economic upturn progresses. Transaction volumes rose again in 2015, with foreign investors dominating activities. Downward pressure on initial yields is expected to continue given increased demand, a limited supply of investment-quality properties and historically low financing costs.

Southern Europe

Led by Spain, the economy in Southern Europe picked up overall. Italy in particular is now also seeing an upturn. Growth in Spain is expected to cool slightly in 2016, while the remaining countries will remain on their positive trajectory. The differences in the cycles are reflected in the performance of the office markets. Prime rents in Spain are recovering faster than the other Southern European countries. This trend will probably not change in 2016 and Italy is likely only to potentially catch up more significantly in 2017. Southern Europe also recorded an increase in investment volumes in 2015. After previously focusing on Spain, investors favoured Italy last year. Prime yields in central locations on established office markets are already significantly below their most recent highs, although Italy is lagging behind somewhat in the cycle.

Northern Europe

Economic trends in Northern Europe have been mixed. Sweden is currently seeing extremely strong growth of over 3%, which is expected to ease slightly in 2016. Norway is being negatively impacted by the low oil price but economic growth should remain stable at 1.5% in 2016. After a long period of recession and stagnation, Finland's GDP growth will recover slightly from 0.1% to 0.8%. The disparate trends are also reflected in the region's office markets. A further moderate rise in prime rents is expected in Sweden, while rents in Norway are coming under pressure from the addition of large volumes of new office space. In Helsinki, prime rents are likely to stabilise in central locations in an otherwise relatively weak market. With the exception of Sweden, investment activity in Northern Europe increased in 2015. This positive trend put pressure on initial yields, especially in the office sector. There is still scope for a slight decline in yields in Northern Europe as well.

Central / Eastern Europe

Central and Eastern Europe has now regained its position as one of Europe's fastest growing regions, expanding by 3.5%. Despite a partial slowdown, the economic upturn here will remain strong in 2016. Letting activities on the office markets picked up, while rental trends were mixed. Office rents continued to decline in Warsaw in particular due to the high vacancy rate and substantial construction activity, whereas prime rents in the other cities were stable. This situation will continue in 2016. Volumes on the transaction markets in Central and Eastern Europe were flat in 2015. Growth was recorded in Hungary and the Czech Republic, while Poland declined. Initial yields in the prime segment were stable in Budapest but otherwise declined slightly. Yields are expected to ease further on the back of renewed investor interest.

USA

The US economy posted moderate growth of 2.4% in 2015 but lost momentum over the course of the year. Growth is forecast to remain more or less stable in 2016. The labour market is also expected to see further improvement. It is expected that monetary policy will only be tightened gradually since inflation is low. Against this background, the recovery of the office markets is likely to continue in 2016. Despite increasing construction activity, the decline in vacancy rates is expected to continue and office rents are forecast to increase. Markets closely linked to crude oil such as Houston are exceptions. The upturn on the retail markets lagged behind the office sector. This is due both to structural reasons and to growth in e-commerce. However, the positive trends are expected to firm up given the favourable consumer environment. Transaction volumes in the USA continued to increase in 2015, reaching the highest level in six years. Activity attributable to foreign investors more than doubled. The logistics sector led the trend, driven by large portfolio deals. Only retail properties saw hesitant investor sentiment. However, a further decline in initial yields was observed in all sectors. This trend is likely to continue, although downside potential is likely to be limited in those markets which have been particularly in demand to date.

Asia-Pacific

The Asia-Pacific region is expected to see relatively stable growth in 2016 despite recent forecast downgrades. The forecast rate of around 5.7% is down on the long-term average but still above the level in Europe or North America. The situation on the office markets in the region improved for the most part. Rental growth – in some cases strong – was recorded in Japan, Hong Kong, parts of Australia and China's Tier 1 cities. By contrast, office rents declined in the oversupplied markets of Singapore and some Tier 2 locations in China, as well as in Australian locations connected to the raw materials sector. The situation on the rental markets in the Asia-Pacific region will improve further in light of ongoing but moderate growth. As a result, the existing trends will largely continue unchanged in 2016. Rents are expected to continue to rise in Japan and Hong Kong, while they will remain under pressure in Singapore and parts of China. A mixed trend is again forecast for Australia. Transaction volumes on the Asia-Pacific investment market fell for the third year in a row, although figures were significantly distorted by currency effects, depending on the base currency. This was largely due to a significant reduction in land deals and development projects, led by China. Take-up of existing properties was more stable. In local currency, both China and Singapore posted an increase in investments. Volumes were stable in Australia but declined in Japan and Hong Kong. Demand was high in the more defensive retail and hotel sectors, although investment volumes in office and industrial properties rose in China. Initial yields for high-quality properties remained stable or continued to decline. Given domestic investors' keen investment appetite and the limited supply of suitable investments, yields are likely to continue to decline overall. However, corrections are expected in markets in which levels are extremely low, such as Singapore or Hong Kong, as well as in a number of regional markets in China.

Results of the Fund in Detail

Development of SEB Global Property Fund

	Reporting date 31 Dec. 2012 EUR thousand	Reporting date 31 Dec. 2013 EUR thousand	Reporting date 31 Dec. 2014 EUR thousand	Reporting date 31 Dec. 2015 EUR thousand
Properties	197,060	184,500	122,900	64,800
Equity interests in real estate companies	123,766	119,426	51,323	46,619
Liquidity portfolio	17,780	26,781	50,460	26,143
Other assets	18,907	19,574	35,565	19,179
Less: liabilities and provisions	–84,233	–90,030	–58,475	–15,818
Fund assets	**273,280**	**260,251**	**201,773**	**140,923**
Number of units in circulation	283,755	283,755	283,755	283,755
Unit value (EUR)	963.08	917.16	711.08	496.63
Interim distribution per unit (EUR)	**–**	**–**	**82.00**	**–**
Date of interim distribution	–	–	1 October 2014	–
Final distribution per unit (EUR) [1]	**20.00**	**15.00**	**170.00**	**–**
Date of final distribution	2 April 2013	1 April 2014	15 April 2015	–

[1] Payable after the end of the financial year

Structure of Fund assets

SEB Global Property Fund's assets decreased by EUR 60.9 million in the reporting period from 1 January to 31 December 2015, largely due to the distribution on 15 April 2015, and amounted to EUR 140.9 million as of the reporting date. The number of units in circulation remained unchanged at 283,755.

Liquidity

SEB Global Property Fund's gross liquidity amounted to approximately EUR 26 million on the reporting date; the liquidity ratio was 18.6%. The liquid assets were held as demand deposits. The average liquidity ratio in the last 12 months, including the investment vehicles' liquid assets, amounted to 27.8% of Fund assets.

Loss carryforward

No distribution will be made for SEB Global Property Fund for the 2015 financial year. Since no further property transactions have taken place since April 2015, the existing liquidity is being retained to service outstanding liabilities, risk provisions, further loan redemptions and preparations for new transactions. The net loss for the financial year is being carried forward.

Further information on this and on the taxable results can be found on page 43ff.

Poland – Gdansk, Ulica Arkonska 6

Investment performance*

The Fund generated a performance of –6.3% over the reporting period, or EUR –44.45 per unit. Its cumulative performance since its launch on 19 October 2006 amounts to –11.3%.

Unit value as of 31 December 2015	EUR	496.63
Plus distribution on 15 April 2015	EUR	170.00
Minus unit value on 1 January 2015	EUR	–711.08
Investment performance	**EUR**	**–44.45**

Return according to the BVI method*

	Return in %	Return in % p.a.
1 year	–6.3	–6.3
3 years	–19.0	–6.8
5 years	–23.9	–5.3
Since launch	–11.3	–1.3

Note: Calculated according to the BVI standard for funds in dissolution; no reinvestment of distributions in fund units since termination of the management mandate. Historical performance data are no indication of future performance.

* The tables and the explanatory text were not included in the audit for which the Auditors' Report was issued.

Overview of loans as of 31 December 2015

Currency	Loan volume (direct) in EUR	in % of property assets	Fixed interest rate term	Loan volume (equity interests) in EUR [1]	in % of property assets	Fixed interest rate term	Loan volume (total) in EUR	in % of property assets
EUR loans (properties abroad)	–	–	0.0 years [2]	34,100,000	25.3	0.0 years [2]	34,100,000	25.3
Total	**0**	**0.0**	**0.0 years**	**34,100,000**	**25.3**	**0.0 years**	**34,100,000**	**25.3**

Breakdown of loan volumes per currency by fixed interest rate period as of 31 December 2015

Fixed interest rate term	EUR loans Loan volume in EUR	Total loans Loan volume in EUR
under 1 year	34,100,000	34,100,000
1–2 years	–	–
2–5 years	–	–
5–10 years	–	–
over 10 years	–	–
Total	**34,100,000**	**34,100,000**

Overview of exchange rate risks as of 31 December 2015

Currency			Open currency items as of reporting date		in % of Fund assets (incl. loans) per currency zone	in % of Fund assets per currency zone
PLN (Poland)	PLN	–17,105	EUR	–4,010	–0.4	–0.4 [3]
USD (USA)	USD	4,069	EUR	3,736	0.1	0.1
Total			**EUR**	**–274**	**0.0**	**0.0** [4]

[1] Based on the equity interest held
[2] The fixed interest rate period ends in January 2016.
[3] Overhedged as of the reporting date
[4] Hedges of Fund assets held in foreign currency amounted to 100.0% of Fund assets at the reporting date of 31 December 2015.

Income components*

Fund income comprises the return on the properties and on the liquidity portfolio. The return figures for the twelve-month reporting period are as follows:

The portfolio properties generated a gross return of 7.2%. After deducting 5.1% in management costs, the net return was 2.1%.

At –10.3% of average property assets, capital growth was negative. This was due primarily to the reduction in value of the Polish properties resulting from the appraisals.

Overall, the negative changes in value reduced income before borrowing costs to –6.6%. As the interest expenses are higher than this, income after borrowing costs was –9.4%.

Fund income was not affected by exchange rate differences. The hedging ratio as of the reporting date was 100.0%.

Total income from properties in Fund currency was –9.4%. Due to market factors, investments in the liquidity portfolio generated an average return of 0.1%, resulting in Fund income before Fund costs of –5.7%.

Income components of Fund return in % from 1 January 2015 to 31 December 2015*

		Total direct investments (D, E, PL) [1]	Equity interests (HU, NL, PL, USA) [1]	Total
I.	**Properties**			
	Gross income [2]	7.0	7.3	7.2
	Management costs [2]	–8.8	–1.5	–5.1
	Net income [2]	–1.8	5.8	2.1
	Changes in value [2]	–10.2	–10.4	–10.3
	Foreign income taxes [2]	0.5	1.7	1.1
	Foreign deferred taxes [2]	0.8	0.2	0.5
	Income before borrowing costs [2]	–10.7	–2.7	–6.6
	Income after borrowing costs [3]	–11.8	–5.6	–9.4
	Exchange rate differences [3] [4]	–0.1	0.1	0.0
	Total income in Fund currency [3] [5]	**–11.9**	**–5.5**	**–9.4**
II.	**Liquidity [6] [7]**			**0.1**
III.	**Total Fund income before Fund costs [8]**			**–5.7**
Total Fund income after Fund costs (BVI method)				**–6.3**

[1] Countries which continue to contribute to total income after the properties are recorded as disposals are also included in the calculation.
[2] Based on the Fund's average property assets in the period under review
[3] Based on the Fund's average property assets financed by equity in the period under review
[4] Exchange rate differences include both changes in exchange rates and currency hedging costs for the period under review.
[5] The total income in Fund currency was generated with an average share of Fund assets invested in property and financed by equity for the period of 72.15%.
[6] Based on the Fund's average liquid assets in the period under review
[7] The average share of Fund assets invested in the liquidity portfolio for the period was 27.85%.
[8] Based on the average Fund assets in the period under review

* The tables and the explanatory text were not included in the audit for which the Auditors' Report was issued.

Portfolio Structure

One sale was made in financial year 2015. As of 31 December 2015, the portfolio comprised two directly held properties and three equity interests in real estate companies. The portfolio is diversified across three countries.

Based on their market values, 29.7% of property assets were invested in Germany and 70.3% were invested abroad as of the reporting date. At 42.5%, the greatest share was in Poland.

42.5% of property assets were invested in properties with an economic age of no more than ten years. In terms of types of use (based on the estimated net rental for the year), the portfolio was dominated by offices (75.7%).

Letting

The Fund's management signed 32 new leases for a total of 2,306 m² in the period from 1 January to 31 December 2015. In addition, 10 existing leases for 7,352 m² were extended, corresponding in total to 17.2% of the Fund's estimated net rental for the year.

Top tenants
Tele2 Nederland B.V., Diemen, Wisselwerking 58
ING Bank N.V., Arnhem, Kroonpark 6
Carlson Wagonlit Nederland B.V., Diemen, Wisselwerking 58
ICON plc (S.A.) Oddzial w Polsce, Warsaw, Grójecka 5
Fitness First Germany GmbH, Hamburg, Falkenried 88

Basis: estimated net rental for the year (incl. properties held via equity interests)

Top properties
Hamburg, Falkenried 88
Warsaw, Grójecka 5
Diemen, Wisselwerking 58
Gdansk, Ulica Arkonska 6
Arnhem, Kroonpark 6

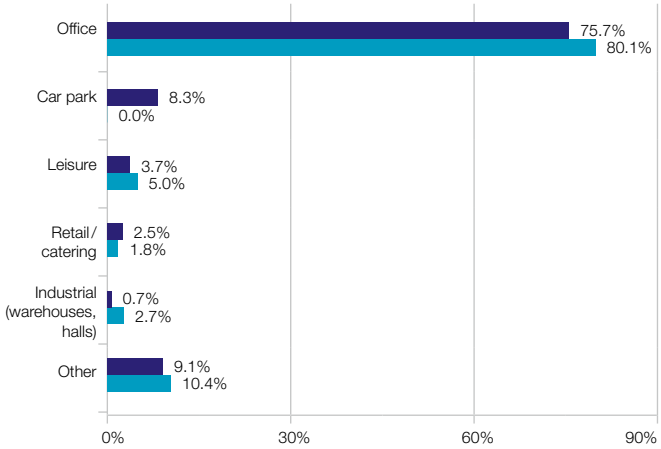
Basis: market values (incl. properties held via equity interests)

Geographical distribution of Fund properties

- Netherlands: 27.8% (2 properties)
- Poland: 42.5% (2 properties)
- Germany: 29.7% (1 property)

Basis: market values (incl. properties held via equity interests)

Types of use of Fund properties



Basis: By estimated net rental for the year
By rental space
(incl. properties held via equity interests)

Existing tenants of the Falkenried 88 property in Hamburg extended their leases for a total of approximately 1,400 m² of space until the third quarter of 2020.

In the Netherlands, an existing tenant will continue to occupy around 944 m² of space at Wisselwerking 58, Diemen until 31 August 2021. In addition, a lease for roughly 7,870 m² of space in the same building with an existing tenant from the telecommunications sector was extended. The lease has a term of around ten years, beginning on 1 January 2016. SEB Global Property Fund has a 51% stake in this property.

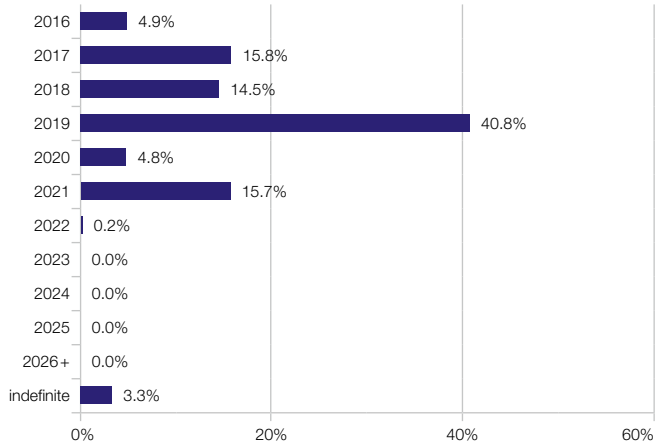
Furthermore, a financial services company signed a lease extension for the Kroonpark 6 property in Arnhem. It covers approximately 3,772 m² of space and runs until 31 July 2017.

The letting rate for SEB Global Property Fund at the reporting date was 77.2% of the estimated net rental (–3.6 percentage points as against the 31 December 2014 reporting date), or 75.6% of the estimated gross rental –4.4 percentage points). The average letting rate during the period under review was 81.2% of the estimated net rental (+1.0 percentage points) or 80.2% of the estimated gross rental (+0.7 percentage points).

At present, 19.2% of the leases have a duration of more than five years.

For further information on the portfolio structure, please also refer to the section entitled “Overview: Returns, Valuation and Letting” on pages 20 and 21.

Remaining lease terms



Basis: estimated net rental for the year (incl. properties held via equity interests)

Allocation of Fund properties by value class

- up to EUR 10 million: 5.1% (1 property)
- EUR 25<50 million: 76.5% (3 properties)
- EUR 10<25 million: 18.4% (1 property)

Basis: market values (incl. properties held via equity interests)

Economic age distribution of Fund properties

- 5 to 10 years: 42.5% (2 properties)
- 15 to 20 years: 29.7 % (1 property)
- 10 to 15 years: 27.8% (2 properties)

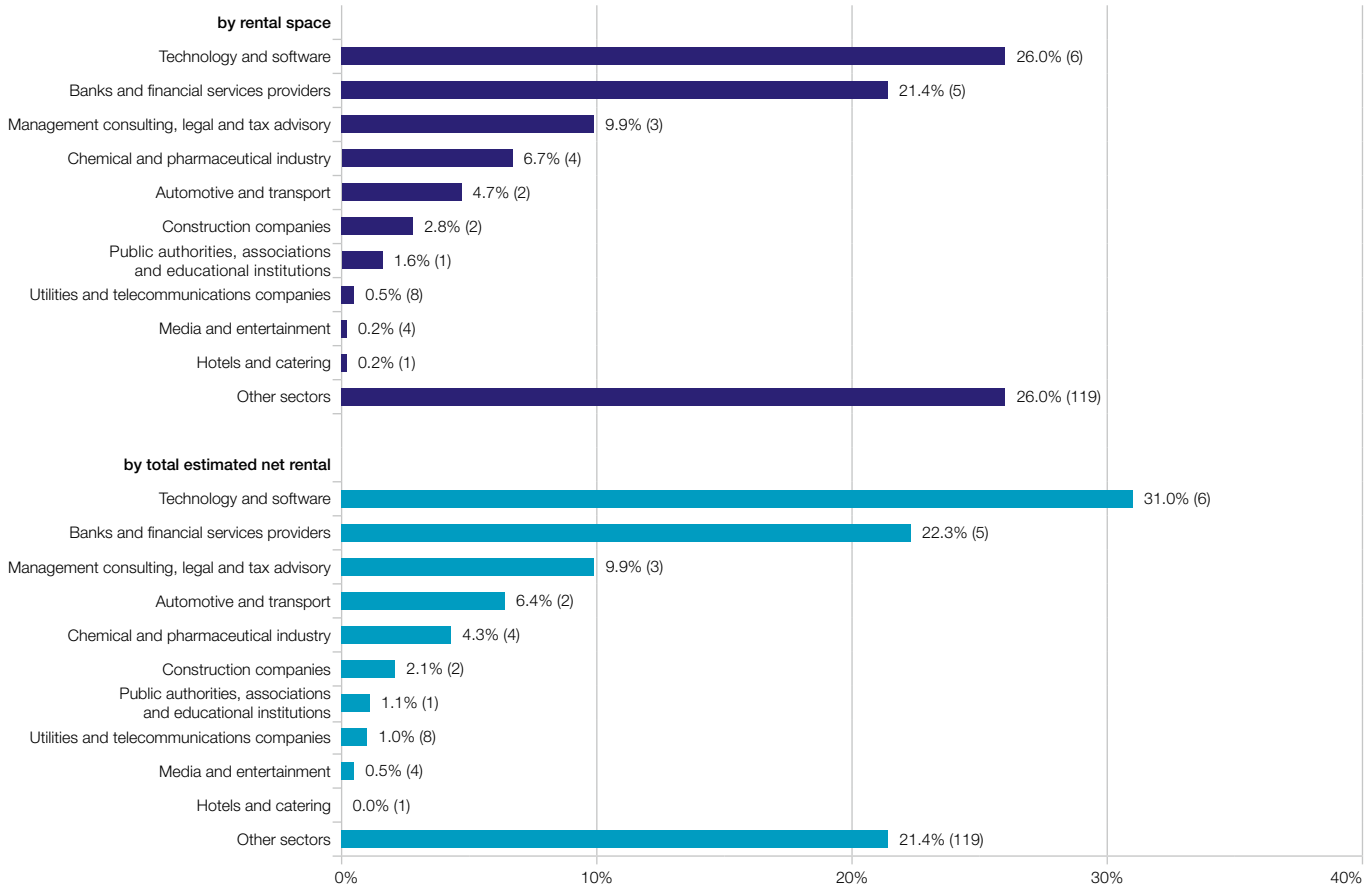
Basis: market values (incl. properties held via equity interests)

Letting situation of individual properties

The following part of the report on the letting situation provides a detailed overview of properties with a vacancy rate of over 33% of the estimated (gross) rental for the property as of the reporting date, 31 December 2015.

Property	Vacancy rate at property level in %	Vacancy rate at Fund level in %
Gdansk, Arkonska Business Park, Ulica Arkonska 6 The main tenant moved out of the building in 2015. Although viewings and negotiations with potential tenants have taken place, leasing the property is difficult.	**61.9**	**11.0**
Warsaw, Salzburg Center, Grójecka 5 Two existing tenants extended their leases for a total of approximately 380 m². A large number of new builds in the vicinity of the property are making letting difficult.	**35.3**	**7.9**

Tenant structure by sector



Number of tenants in brackets (incl. properties held via equity interests)

Changes to the Portfolio

Sales and disposals

At the end of 2014, the Fund management signed a preliminary agreement for the sale of a European commercial property portfolio with a transaction volume of around EUR 1.1 billion. This package also included the following Hamburg office building, which belonged to SEB Global Property Fund's portfolio.

Germany – Hamburg, Valentinskamp 88–90
The building is located in downtown Hamburg and has 14,873 m² of office space. Its most recent letting rate was approximately 56% and it was undergoing repositioning. The selling price was slightly below the current market value of approximately EUR 49.5 million. The surroundings are largely dominated by traditional brick-finished office properties housing tenants from the banking and insurance sectors and consulting firms. The property was recorded as a disposal from the Fund portfolio on 2 April 2015.

Sales/disposals: directly held properties in eurozone countries

Country	Postcode	City	Street	Transfer of risks and rewards of ownership as of	Selling price in millions	Market value at the time of sale in millions
Germany	20354	Hamburg	Valentinskamp 88–90	April 2015	EUR 49.0	EUR 49.5

Germany – Hamburg, Valentinskamp 88–90

Outlook

The Fund management's primary objective under the new ownership structure is still to sell all of the remaining properties in SEB Global Property Fund's portfolio by the end of the dissolution period on 5 December 2016.

In order to achieve this goal, asset management activities are focussing on further consolidating the buildings' position, with the aim of improving the results of the selling process by enhancing letting and the quality of the buildings. In addition, professional preparation of and support for marketing activities increase the probability that transactions will be successful.

The residual portfolio comprises five properties in three countries. In addition to a mixed-use building in Hamburg, there are two office buildings in Poland and two properties in the Netherlands. The markets in both countries remain challenging. At present, the Fund management is preparing portfolio sales which also include properties belonging to SEB Global Property Fund.

As the Fund now only consists of five properties, sales of buildings and changes in the parameters for individual properties such as follow-up appraisals or new leases are having an increasingly significant effect on overall results.

No further property transactions have taken place since the last and to date the highest distribution in the amount of EUR 170.00 per unit in April 2015. The existing liquidity is being retained to service outstanding liabilities, risk provisions, further loan redemptions and preparations for new transactions. As a result, no distribution will be made in April 2016 and the net loss will be carried forward.

Effective 1 February 2016, CACEIS Bank Deutschland GmbH, Munich, is the new custodian bank for SEB Global Property Fund. It is the custodian bank for several open-ended real estate funds and has experience of real estate funds that are being wound up. The change was approved by the *Bundesanstalt für Finanzdienstleistungsaufsicht* (BaFin – Federal Financial Supervisory Authority). This does not result in any costs for investors. Section 1 of the Special Fund Rules of the mutual real estate fund was amended accordingly.

We offer you our warmest thanks for the confidence you have shown in us.

Savills Fund Management GmbH

Cofalka Kraus

Frankfurt am Main, April 2016

Overview: Returns, Valuation and Letting

Key return figures (in % of average Fund assets)[2]*	Total direct investments (D, E, PL)[1]	Equity interests (HU, NL, PL, USA)[1]	Total
I. Properties			
Gross income[3]	7.0	7.3	**7.2**
Management costs[3]	–8.8	–1.5	**–5.1**
Net income[3]	–1.8	5.8	**2.1**
Changes in value[3]	–10.2	–10.4	**–10.3**
Foreign income taxes[3]	0.5	1.7	**1.1**
Foreign deferred taxes[3]	0.8	0.2	**0.5**
Income before borrowing costs[3]	–10.7	–2.7	**–6.6**
Income after borrowing costs[4]	–11.8	–5.6	**–9.4**
Exchange rate differences[4) 5)]	–0.1	0.1	**0.0**
Total income in Fund currency[4) 6)]	**–11.9**	**–5.5**	**–9.4**
II. Liquidity[7) 8)]			**0.1**
III. Total Fund income before Fund costs[9)]			**–5.7**
Total Fund income after Fund costs (BVI method)			**–6.3**

Net asset information (weighted average figures in EUR thousand)[2]*			
Directly held properties	81,323	0	**81,323**
Properties held via equity interests	0	82,991	**82,991**
Total properties	81,323	82,991	**164,314**
of which equity-financed property assets	75,008	48,303	**123,311**
Loan volume	6,315	34,688	**41,003**
Liquidity	17,324	30,266	**47,590**
Total Fund assets	92,332	78,569	**170,901**

Information on changes in value (at the reporting date in EUR thousand)			
Portfolio market values (expert opinions)	64,800	69,740	**134,540**
Portfolio rental valuations (expert opinions)[10)]*	4,493	4,577	**9,070**
Positive changes in value acc. to expert opinions[11)]	0	0	**0**
Other positive changes in value[12)]	0	0	**0**
Negative changes in value acc. to expert opinions[11)]	–8,600	–8,888	**–17,488**
Other negative changes in value[12)]	0	–215	**–215**
Total changes in value acc. to expert opinions[11)]	–8,600	–8,888	**–17,488**
Total other changes in value[12)]	0	–215	**–215**
Addition (capital gains tax)	629	141	**770**
Total changes in value	**–7,971**	**–8,962**	**–16,933**

[1)] Countries which continue to contribute to total income after the properties are recorded as disposals are also included in the calculation.
[2)] The weighted average figures in the financial year are calculated using 13 month-end values (31 December 2014 to 31 December 2015).
[3)] Based on the Fund's average property assets in the period under review
[4)] Based on the Fund's average property assets financed by equity in the period under review
[5)] Exchange rate differences include both changes in exchange rates and currency hedging costs for the period under review.
[6)] The total income in Fund currency was generated with an average share of Fund assets invested in property and financed by equity for the period of 72.15%.
[7)] Based on the Fund's average liquid assets in the period under review
[8)] The average share of Fund assets invested in the liquidity portfolio for the period was 27.85%.
[9)] Based on the average Fund assets in the period under review
[10)] Rental valuations (expert opinions) are defined as the gross profit from rental determined by experts. Gross profit in this case equates to the sustainable net basic rent estimated by the experts.
[11)] Total changes in market values established by experts
[12)] Other changes in value comprise changes in carrying amounts such as purchase costs subsequently included in the carrying amounts, purchase price settlements and transaction costs.

The "Information on changes in value" table only includes data for properties held in the Fund as of the 31 December 2015 reporting date.

* The table was not included in the audit for which the Auditors' Report was issued.

	Germany	Poland	Equity interests (NL, PL)	Total
Letting information (in % of estimated net rental for the year)[1]*				
Office	10.4	15.1	50.2	75.7
Retail / catering	0.0	0.0	2.5	2.5
Industrial (warehouses, halls)	0.6	0.0	0.1	0.7
Leisure	3.7	0.0	0.0	3.7
Car park	1.9	0.9	5.5	8.3
Miscellaneous	8.3	0.6	0.2	9.1
% of total annual rental income	**24.9**	**16.6**	**58.5**	**100.0**
Vacancy rate (in % of estimated net rental for the year)[1]*				
Office	1.6	9.4	8.8	19.8
Retail / catering	0.0	0.0	0.0	0.0
Industrial (warehouses, halls)	0.2	0.0	0.1	0.3
Leisure	0.0	0.0	0.0	0.0
Car park	0.4	0.6	0.9	1.9
Other	0.8	0.0	0.0	0.8
% of total vacancies	**3.0**	**10.0**	**9.8**	**22.8**
Letting rate (at the reporting date) in % of the estimated net rental for the year and country[1]	**88.1**	**39.5**	**83.3**	**77.2**
Letting rate (at the reporting date) in % of the estimated gross rental for the year and country[2]	**87.0**	**38.1**	**82.1**	**75.6**
Remaining lease terms (in % of estimated net rental for the year)[1]*				
indefinite	3.1	0.1	0.1	3.3
2016	0.7	2.9	1.3	4.9
2017	2.0	0.0	13.8	15.8
2018	0.5	3.6	10.4	14.5
2019	10.5	2.1	28.2	40.8
2020	4.8	0.0	0.0	4.8
2021	5.0	0.0	10.7	15.7
2022	0.2	0.0	0.0	0.2
2023	0.0	0.0	0.0	0.0
2024	0.0	0.0	0.0	0.0
2025	0.0	0.0	0.0	0.0
2026 +	0.0	0.0	0.0	0.0
% of estimated net rental for the year	**26.8**	**8.7**	**64.5**	**100.0**

[1] Based on the ratio of the estimated net rental for the year from directly or indirectly held properties to the total estimated net rental for the Fund. In the case of the equity interests, the estimated rental is included in proportion to the equity interest held.

[2] The estimated gross rental comprises net rental ("basic rent") along with service charges to be paid by the tenant, e.g. heating, power, cleaning and insurance, which are represented by the advance service charge payments.

* This table was not included in the audit for which the Auditors' Report was issued.

Development of Fund Assets from 1 January 2015 to 31 December 2015

	EUR	EUR	EUR
I. Fund assets at start of the financial year on 1 January 2015			201,773,674.94
1. Distribution for the previous year			−48,238,350.00
of which distribution in accordance with annual report		−48,238,350.00	
2. Ordinary net income			−616,662.33
2a. Amortisation of transaction costs			−25,578.97
for equity interests in real estate companies		−25,578.97	
3. Realised gains			
on forward exchange transactions		16,038.98	
of which in foreign currency	0.00		
Miscellaneous		13,182,203.57	
of which in foreign currency	0.00		13,198,242.55
4. Realised losses			
on properties		−10,757,940.64	
of which in foreign currency	0.00		
on forward exchange transactions		−8,815,716.05	
of which in foreign currency	0.00		
Miscellaneous		−8,310,599.16	
of which in foreign currency	0.00		−27,884,255.85
5. Net change in value of unrealised gains/losses			
on properties		3,166,667.36	
of which in foreign currency	0.00		
for equity interests in real estate companies		−4,376,363.86	
of which in foreign currency	0.00		
on forward exchange transactions		2,759,310.91	
of which in foreign currency	0.00		
Changes in exchange rates		1,166,826.25	2,716,440.66
II. Fund assets at end of the financial year on 31 December 2015			**140,923,511.00**

Disclosures on the Development of Fund Assets

The development of Fund assets shows which transactions entered into during the period under review are responsible for the new assets disclosed in the Fund's statement of assets. It thus presents a breakdown of the difference between the assets at the beginning and the end of the financial year.

The **distribution for the previous year** is the distribution amount reported in the annual report for the previous year (see the total distribution item under "Application of Fund Income" in that document).

The **ordinary net income** can be seen from the statement of income and expenditure.

The **amortisation of transaction costs** item is used to report the amounts by which the transaction costs for equity interests in real estate companies were amortised using the straight-line method in the reporting period.

Realised gains and losses can be seen from the statement of income and expenditure.

The **net change in value of unrealised gains/losses on properties** and **on equity interests in real estate companies** is the result of remeasurement gains and losses and changes in carrying amounts during the financial year. Changes in market value due to regular annual valuations by the Expert Committee are recognised, as are all other changes in the carrying amounts of the properties/equity interests. These can be the result, for example, of the recognition or reversal of provisions, subsequent purchase price adjustments or cost refunds, the acquisition of additional minor spaces, etc.

The net change in value of unrealised gains/losses **on forward exchange transactions** is the result of exchange rate changes during the financial year.

In addition, changes in value due to fluctuations in exchange rates are reported in this item.

Condensed Statement of Assets as of 31 December 2015

	EUR	EUR	EUR	EUR	% of Fund assets
I.	**Properties** (see Statement of Assets Part I, page 30ff.)				
	1. Commercial properties		64,800,000.00		
	of which in foreign currency	0.00			
	Total properties			**64,800,000.00**	**45.98**
	Total in foreign currency	0.00			
II.	**Equity interests in real estate companies** (see Statement of Assets Part I, page 32ff.)				
	1. Majority interests		46,619,250.19		
	of which in foreign currency	0.00			
	Total equity interests in real estate companies			**46,619,250.19**	**33.08**
III.	**Liquidity portfolio** (see Statement of Assets Part II, page 36)				
	1. Bank deposits		26,142,995.20		
	of which in foreign currency	4,326,998.43			
	Total liquidity portfolio			**26,142,995.20**	**18.55**
IV.	**Other assets** (see Statement of Assets Part III, page 36ff.)				
	1. Receivables from real estate management		4,500,773.45		
	of which in foreign currency	1,301,148.87			
	2. Receivables from real estate companies		4,500,000.00		
	of which in foreign currency	0.00			
	3. Transaction costs				
	for equity interests in real estate companies		213,111.42		
	of which in foreign currency	0.00			
	4. Miscellaneous		9,965,075.39		
	of which in foreign currency	9,812,521.36			
	Total other assets			**19,178,960.26**	**13.61**
	Total in foreign currency	11,113,670.23			
Total				**156,741,205.65**	**111.22**
Total in foreign currency		15,440,668.66			

Germany EUR	Other EU countries EUR	USA EUR
40,000,000.00	24,800,000.00	0.00
40,000,000.00	**24,800,000.00**	**0.00**
0.00	46,619,250.19	0.00
0.00	**46,619,250.19**	**0.00**
21,206,267.05	2,147,598.67	2,789,129.48
21,206,267.05	**2,147,598.67**	**2,789,129.48**
3,190,480.37	1,310,293.08	0.00
0.00	4,500,000.00	0.00
0.00	213,111.42	0.00
164,117.86	632,858.63	9,168,098.90
3,354,598.23	**6,656,263.13**	**9,168,098.90**
64,560,865.28	**80,223,111.99**	**11,957,228.38**

	EUR	EUR	EUR	EUR	% of Fund assets
V. Liabilities from (see Statement of Assets Part III, page 37f.)					
1. Land purchases and construction projects			273,143.96		
of which in foreign currency		0.00			
2. Real estate management			2,652,971.58		
of which in foreign currency		688,941.11			
3. Miscellaneous			7,433,486.82		
of which in foreign currency		6,980,564.64			
Total liabilities				**10,359,602.36**	**7.35**
Total in foreign currency		7,669,505.75			
VI. Provisions				**5,458,092.29**	**3.87**
of which in foreign currency		1,504,949.29			
Total				**15,817,694.65**	**11.22**
Total in foreign currency		9,174,455.04			
Total Fund assets				**140,923,511.00**	**100.00**
of which in foreign currency		6,266,213.62			
Unit value (EUR)				**496.63**	
Units in circulation				**283,755**	

Disclosures on the Statement of Assets

Fund assets decreased by EUR 60.9 million to EUR 140.9 million in the financial year from 1 January to 31 December 2015.

I. Properties

One property in Germany was recorded as a disposal in April 2015 (see the table of sales / disposals on page 18).

The commercial properties were included in the Fund assets at the market values calculated by the experts.

II. Equity interests in real estate companies

Equity interests comprise three companies, each with one property, with an aggregate market value of EUR 69.7 million. After adjustment for the companies' other assets and liabilities (EUR 15.5 million), as well as debt finance (EUR 34.1 million) and a shareholder loan (EUR 4.5 million), the value of the equity interests is EUR 46.6 million.

Liabilities from debt finance comprise two euro-denominated loans in the amount of EUR 34.1 million for which the Fund is liable in accordance with section 69(2) of the InvG. The duration of the companies' debt finance is 0.0 years (see also "Overview of loans" on page 13).

III. Liquidity portfolio

The **bank deposits** reported under the **liquidity portfolio** item serve to meet ongoing payment obligations arising in connection with the management of the properties, as well as to repay a loan. EUR 7.0 million has been set aside to fulfil the statutory requirements on minimum liquidity.

Germany EUR	Other EU countries EUR	USA EUR
41,423.70	231,720.26	0.00
1,841,892.37	811,079.21	0.00
391,350.01	262,177.67	6,779,959.14
2,274,666.08	1,304,977.14	6,779,959.14
1,724,731.25	3,733,361.04	0.00
3,999,397.33	**5,038,338.18**	**6,779,959.14**
60,561,467.95	75,184,773.81	5,177,269.24

IV. Other assets

Receivables from real estate management comprise rent receivables totalling EUR 1.6 million and expenditures relating to service charges allocable to tenants in the amount of EUR 2.9 million. These are matched by prepayments by tenants of allocable costs in the amount of EUR 2.1 million, which are included in the **liabilities from real estate management** item.

The **receivables from real estate companies** item contains a shareholder loan of EUR 4.5 million.

Transaction costs comprise the ancillary costs relating to the acquisition of an equity interest in a real estate company. They consist of those ancillary costs that had not yet been amortised at the reporting date because the equity interest acquired was still part of the Fund assets and the amortisation period since the acquisition had not expired.

This item does not include transaction costs incurred internally by an investment vehicle when it acquires a property or another equity interest. Such transaction costs only have an indirect effect on Fund assets via the value of the equity interest in the relevant company.

Transaction costs include property purchase tax, costs of legal advice, court costs and notary fees, property agent fees and due diligence costs, as well as expert fees and construction and purchase fees. They are amortised in equal annual amounts over ten years or, at the longest, up to the point when the equity interest is disposed of.

The other assets disclosed under the **miscellaneous** item primarily represent tax receivables from the fiscal authorities in Germany and abroad totalling EUR 2.6 million, receivables from the purchaser of the US portfolio in the amount of EUR 5.5 million and advance payments to property managers in the amount of EUR 0.7 million.

V. Liabilities

Liabilities from land purchases and construction projects are mainly the result of a payment obligation relating to the acquisition of a real estate company in the amount of EUR 0.2 million.

Liabilities from real estate management consist of EUR 2.1 million for prepaid allocable costs, EUR 0.3 million in cash security bonds and EUR 0.3 million for advance rental payments.

The **miscellaneous liabilities** item mainly includes EUR 6.8 million in liabilities from property sales and EUR 0.2 million in liabilities to counterparties from forward exchange transactions.

Fund assets held in foreign currency are hedged against changes in exchange rates using forward exchange transactions. An overview of open currency items is given in the Statement of Assets, Part III.

In the period under review, 14 forward exchange transactions with a volume of USD 94.6 million and 19 forward exchange transactions with a volume of PLN 33.6 million were entered into to hedge exchange rate risks.

VI. Provisions

The **provisions** comprise maintenance measures in the amount of EUR 2.7 million and other costs of EUR 2.7 million.

Capital gains tax

Taxes on foreign capital gains are only incurred if a property is disposed of and actually generates a book profit. The timing and amount of such taxes is uncertain, as both market conditions and the basis for tax assessment can change constantly. Deferred tax liabilities were recognised in full (100%) and classified as provisions. The difference between the current market values and the carrying amounts for tax purposes of the properties was taken as the basis for assessment in calculating the size of the provision for deferred taxes on foreign capital gains, using country-specific tax rates; generally applicable sales costs were taken into consideration during this process. The provision was charged to Fund capital, as it is not classified as a distributable reserve.

The Polish real estate company was also included in the calculation. This is treated as a direct acquisition for tax purposes, with the result that any gain on the disposal of shares in the company is subject to capital gains tax. Capital gains tax was calculated in the same manner as the method described above.

The difference at the end of the financial year does not currently require the recognition of any provisions.

Regional Distribution of Fund Properties

Europe: 5 properties, of which 1 property in Germany

Statement of Assets, Part I: Property Record as of 31 December 2015

Location of property			Type of use (as a % of estimated net rental)										Area in m²			Property data			
	Type of property	Project/portfolio development measures	Office	Retail/catering	Industrial (warehouses, halls)	Hotel	Residential	Leisure	Car park	Other	Acquisition date	Year built/renovated	Site area in m²	Commercial	Residential	Number of parking spaces	Features	Property quality	Location category
I. Directly held properties in eurozone countries																			
Germany																			
20251 Hamburg Falkenried 88	C	–	42	0	2	0	0	15	8	33	11/2006	1965/2004	8,045	16,291		354	D, A, G, P, H, C	3	B
II. Directly held properties in countries with other currencies																			
Poland																			
80-125 Gdansk Ulica Arkonska 6	C/H	–	92	0	0	0	0	0	5	3	10/2008	2008	5,313	11,330		155	D, A, P, H	2	C
Total properties																			

Type of property:
C = Commercial property
H = Heritable building right

Project/portfolio development measures:
Po = Portfolio development measure
Pr = Project development measure

Features:
D = District heating
A = Air conditioning/auxiliary cooling
G = Goods lift
P = Passenger lift
S = Sprinkler system
H = Hot water (central/decentralised)
C = Central heating

Letting				Property performance												Results of expert valuation	
Number of tenants	Average remaining lease terms in years	Remaining lease terms expiring in the next 12 months in %	Vacancy rate in % of estimated gross rental	Market value / purchase price (at the reporting date) in EUR	Total transaction costs in EUR	of which fees and taxes in EUR	of which other costs in EUR	Total transaction costs in % of purchase price	Transaction costs amortised in the financial year in EUR	Transaction costs still to be amortised in EUR	Expected remaining amortisation period in years	Debt ratio in % of market value / purchase price	Rental income during the financial year in EUR*	Forecast rental income for the next financial year in EUR*	Property return in the financial year in %*	Gross profit in EUR	Remaining useful life in years
128	4.0	1.9	13.0	40,000,000	–	–	–	–	–	–	–	–	2,475,770	2,299,878	6.2	2,640,204	51
8	–	–	61.9	24,800,000	–	–	–	–	–	–	–	–	–	–	–	1,852,756	63
				64,800,000													

Property quality:
1 = Very high
2 = High
3 = Medium

Location category:
A = Central business district (CBD)
B = Other city centre locations
C = Local office centre
D = Commercial estate
E = City centre (1a)
F = Solo location (shopping centre)
G = Established logistics location
H = Other locations

* This column was not included in the audit for which the Auditors' Report was issued.

Location of property			Type of use (as a % of estimated net rental)										Area in m²			Property data			
Company	Type of property	Project/portfolio development measures	Office	Retail/catering	Industrial (warehouses, halls)	Hotel	Residential	Leisure	Car park	Other	Acquisition date	Year built/renovated	Site area in m²	Commercial	Residential	Number of parking spaces	Features	Property quality	Location category
III. Properties held via real estate companies in eurozone countries																			
Netherlands																			
Diemen IV GmbH, Germany, 60327 Frankfurt, Rotfeder-Ring 7																			
Company's capital: EUR 24,374,617.35																			
Shareholder loans: EUR 0.00																			
Equity interest held: 51.00000%																			
1. 1112 XS Diemen Wisselwerking 58	C	–	79	7	0	0	0	0	14	0	11/2006	2002	10,440	9,887		276	A, P, H, C	3	C
Kroonveste IV GmbH, Germany, 60327 Frankfurt, Rotfeder-Ring 7																			
Company's capital: EUR 9,036,000.00																			
Shareholder loans: EUR 4,500,000.00																			
Equity interest held: 100.00000%																			
1. 6831 EX Arnhem, Kroonpark 6	C	–	99	0	0	0	0	0	1	0	11/2006	2005	2,715	5,077		88	A, P, H, C	3	C
IV. Properties held via real estate companies in countries with other currencies																			
Poland																			
Teviot Sp. z o.o., Poland, 00-078 Warsaw, Plac Pilsudskiego 1											01/2014								
Company's capital: EUR 24,562,318.74																			
Shareholder loans: EUR 0.00																			
Equity interest held: 100.00000%																			
1. 02-019 Warsaw Grójecka 5	C/H	–	90	2	0	0	0	0	7	1	04/2008	2006	2,508	10,620		100	D, A, P, S, H	2	B
Total equity interests in real estate companies																			

Type of property:
C = Commercial property
H = Heritable building right

Project/portfolio development measures:
Po = Portfolio development measure
Pr = Project development measure

Features:
D = District heating
A = Air conditioning/auxiliary cooling
G = Goods lift
P = Passenger lift
S = Sprinkler system
H = Hot water (central/decentralised)
C = Central heating

Letting				Property performance												Results of expert valuation	
Number of tenants	Average remaining lease terms in years	Remaining lease terms expiring in the next 12 months in %	Vacancy rate in % of estimated gross rental	Value of the equity interest (at the reporting date) in EUR Market value / purchase price (at the reporting date) in EUR	Total transaction costs in EUR	of which fees and taxes in EUR	of which other costs in EUR	Total transaction costs in % of purchase price	Transaction costs amortised in the financial year in EUR	Transaction costs still to be amortised in EUR	Expected remaining amortisation period in years	Debt ratio in % of market value / purchase price	Rental income during the financial year in EUR*	Forecast rental income for the next financial year in EUR*	Property return in the financial year in %*	Gross profit in EUR	Remaining useful life in years
				22,298,571													
2	–	–	3.2	30,600,000	–	–	–	–	–	–	–	50.0	–	–	–	1,839,409	58
				4,456,725													
1	–	–	14.8	6,840,000	–	–	–	–	–	–	–	–	–	–	–	595,010	60
				19,863,954	256,000	–	256,000	1.3	25,579	213,111	8.3						
16	2.9	4.5	35.3	32,300,000	–	–	–	–	–	–	–	58.2	1,641,453	1,484,526	5.1	2,142,485	62
				46,619,250					**25,579**	**213,111**							

Property quality:
1 = Very high
2 = High
3 = Medium

Location category:
A = Central business district (CBD)
B = Other city centre locations
C = Local office centre
D = Commercial estate
E = City centre (1a)
F = Solo location (shopping centre)
G = Established logistics location
H = Other locations

* This column was not included in the audit for which the Auditors' Report was issued.

Property quality – standard of appointments according to normal production costs 2000

Type of use	Part of building	Skeleton construction/timbering/frame	Solid construction	Windows	Roofs	Sanitary installations
Office	simple	Simple walls, wooden/sheet metal/ fibre cement siding	Brickwork with plaster or combined bedding and pointing and paint	Wood, single glazing	Corrugated fibre cement/ sheet metal roofing, bitumen/ plastic film seal	Small number of basic toilet facilities, surface-mounted fittings
	medium	Lightweight concrete walls with thermal insulation, concrete sandwich elements, 12–25 cm infill	Thermal insulation plaster/composite system, exposed brickwork with combined bedding and pointing and paint, medium thermal insulation standard	Wood, plastic, insulation glazing	Concrete roof tiles, medium thermal insulation standard	Adequate number of toilet facilities, flush-mounted fittings
	high	High-density concrete plates, faced brickwork, clinker, up to 30 cm infill	Faced brickwork, metal siding, curtain facade, high thermal standard	Aluminium, shutters, solar shading system, thermal protection glazing	Clay roof tiles, slate/ metal covering, high thermal insulation standard	Good quality toilet fittings
	very high	Glass siding, over 30 cm infill	Natural stone	Floor-to-ceiling glazing, large sliding panels, electric shutters, soundproof glazing	Large number of skylights, elaborate roof extensions and roof heightening, glass roof cut-outs	Generous toilet facilities with sanitary facilities, high standard
Retail	simple	Simple walls, wooden/sheet metal/fibre cement siding	Brickwork with plaster or combined bedding and pointing and paint	Wood, steel, single glazing	Corrugated fibre cement/ sheet metal roofing, bitumen/ plastic film seal	Small number of basic toilet facilities, surface-mounted fittings
	medium	Lightweight concrete walls with thermal insulation, concrete sandwich elements, 12–25 cm infill	Thermal insulation plaster/composite system, exposed brickwork with combined bedding and pointing and paint, medium thermal insulation standard	Wood, plastic, insulation glazing	Concrete roof tiles, medium thermal insulation standard	Adequate number of toilet facilities, flush-mounted fittings
	high	High-density concrete plates, faced brickwork, clinker, up to 30 cm infill	Faced brickwork, metal siding, curtain facade, high thermal standard	Aluminium, shutters, solar shading system, thermal protection glazing	Clay roof tiles, slate/metal covering, prefabricated glass concrete elements, web concrete planks, high thermal insulation standard	Generous toilet facilities with good-quality fittings
Logistics	simple	Simple walls, wooden/sheet metal/fibre cement siding	Brickwork with plaster or combined bedding and pointing and paint	Wood, single glazing	Corrugated fibre cement/ sheet metal roofing, bitumen/ plastic film seal	Basic toilet facilities, small number of showers, surface-mounted fittings
	medium	Lightweight concrete walls with thermal insulation, concrete sandwich elements, 12–25 cm infill	Thermal insulation plaster/composite system, exposed brickwork with combined bedding and pointing and paint, medium thermal insulation standard	Wood, plastic, insulation glazing	Concrete roof tiles, medium thermal insulation standard	Adequate toilet facilities, several showers, some surface-mounted fittings

Disclosures on the Property Record

The property record on the preceding pages contains information on properties requiring further explanation.

For reasons of data protection and protection from competition, data on actual and forecast rental income is not published for properties that are occupied exclusively by fewer than five tenants, or for which one tenant accounts for 75% of rental income. The data relates to properties held directly and indirectly by the Fund. In the case of properties held via investment companies, rents and market values are indicated in proportion to the respective equity interest held. The individual values cannot be extrapolated to the Fund's assets as a whole.

Please read the following information in order to interpret the data:

The **year built/renovated** relates to the last year in which major conversions, extensions, or modernisations took place.

The **area** corresponds to the leased area at the reporting date.

The **average remaining lease terms in years** do not include any indefinite leases.

The **market value** is determined by the price that would be obtained within a short time in the normal course of business in accordance with the legal situation and actual characteristics,

Interior wall finishing of wetrooms	Floor coverings	Interior doors	Heating	Electrical fittings	Installations and other fittings
Oil-based paintwork	Wooden floorboards, needle felt, linoleum, PVC, wetrooms: PVC	Panel framed doors, painted leaves and frames	Individual stoves, electric storage heating, boilers for hot water	One lighting outlet and 1–2 surface-mounted sockets per room	n.a.
Part-tiled walls (1.50 m)	Carpet, PVC, tiles, linoleum, wetrooms: tiles	Plastic / wooden leaves, steel frames	Central heating with radiators (gravity hot water system)	1–2 lighting outlets and 2–3 sockets per room, IT facilities, surface-mounted fittings	n.a.
Floor-to-ceiling tiles	Large tiles, parquet, cast stone, wetrooms: large tiles, special coated tiles	Leaves with high-quality wood veneer, glass doors, wooden frames	Central heating / pumped heating system with flat radiators, central water heating	Several lighting outlets and sockets per room, sill trunking with IT cabling	n.a.
Natural stone, elaborately laid	Natural stone, elaborately laid, wetrooms: natural stone	Solid construction, intruder protection, wheelchair-enabled, automatic doors	Underfloor heating, air conditioning and other HVAC systems	Elaborate fittings, security facilities	n.a.
Oil-based paintwork	Wooden floorboards, linoleum, PVC, wetrooms: PVC	n.a.	Individual stoves, electric storage heating, boilers for hot water	Basic surface-mounted fittings	n.a.
Part-tiled walls (1.50 m)	Coated screed, mastic asphalt, wetrooms: tiles	n.a.	Warm air heating units, warm air heating units connected to central boiler system, district heating	Adequate flush-mounted fittings	n.a.
Floor-to-ceiling tiles	Tiles, wood block flooring, cast stone, wetrooms: large tiles	n.a.	Central heating / pumped heating system with flat radiators, central water heating	Elaborate fittings, security facilities	n.a.
Oil-based paintwork	Rough concrete, paint	n.a.	Warm air heating with a direct-fired system	n.a.	Surface-mounted power and water outlets, cooking facilities, sink
Part-tiled walls (1.50 m)	Screed, mastic asphalt, block paving without bedding	n.a.	Central heating	n.a.	Surface-mounted power and water outlets, kitchenette

the other attributes and the location of the property, disregarding unusual or personal factors. The valuation procedure is based on the income approach (*Ertragswertverfahren*), in which a property's value is calculated on the basis of the sustainable rental income that it will generate. The market value is determined at least once a year by a committee of external, publicly certified and sworn experts.

The **purchase price** and **transaction costs** are only reported for properties that were purchased / added to the Fund after the changeover to the new *Investmentgesetz* (InvG – German Investment Act) on 15 May 2010.

The long-term **gross profit** corresponds to the rental valuations determined by an external expert that are used as a basis to calculate the income obtainable. This net basic rent that can be generated from a property in the long term if it is fully let represents the long-term income achievable from a property – regardless of short-term fluctuations in demand. Premiums or discounts that reflect the property's current market situation (such as vacancies or leases signed at above-market conditions) are deducted from or added to the market value separately. For this reason, the rental valuation based on the expert opinion may differ from the actual estimated position. Rather, it provides a current estimate of a property's long-term earnings power.

Statement of Assets, Part II: Liquidity Portfolio

	Market value EUR	% of Fund assets
IV. Bank deposits		
Germany	21,206,267.05	
USA	2,789,129.48	
Spain	98,556.25	
Poland	1,971,928.16	
Austria	77,114.26	
Total liquidity portfolio	**26,142,995.20**	**18.55**

Statement of Assets, Part III: Other Assets, Liabilities and Provisions, Additional Disclosures

	EUR	EUR	EUR	EUR	% of Fund assets
I. Other assets					
1. Receivables from real estate management			4,500,773.45		
of which in foreign currency		1,301,148.87			
of which rent receivable	1,621,233.95				
of which advance payments for operating costs	2,879,539.50				
2. Receivables from real estate companies			4,500,000.00		
of which in foreign currency		0.00			
3. Transaction costs					
for equity interests in real estate companies			213,111.42		
of which in foreign currency		0.00			
4. Miscellaneous			9,965,075.39		
of which in foreign currency		9,812,521.36			
Total other assets				**19,178,960.26**	**13.61**
Total in foreign currency		11,113,670.23			

			EUR	EUR	EUR	EUR	% of Fund assets
II. Liabilities from							
1. Land purchases and construction projects					273,143.96		
of which in foreign currency				0.00			
2. Real estate management					2,652,971.58		
of which in foreign currency				688,941.11			
3. Miscellaneous					7,433,486.82		
of which in foreign currency				6,980,564.64			
of which from hedging transactions			205,884.72				
Currency	Market value sale EUR	Market value rept. date EUR	Preliminary result EUR				
USD	4,965,383.80	– 5,160,781.05	195,397.25				
PLN	1,084,454.09	– 1,094,941.56	10,487.47				
Total liabilities						**10,359,602.36**	**7.35**
Total in foreign currency				7,669,505.75			
III. Provisions						**5,458,092.29**	**3.87**
of which in foreign currency				1,504,949.29			
Total Fund assets						**140,923,511.00**	**100.00**
of which in foreign currency				6,266,213.62			
Units (EUR)						**496.63**	
Units in circulation						**283,755**	
Exchange rates* as of 31 December 2015							
US dollar (USD)		1.08910 = EUR 1					
Polish zloty (PLN)		4.26509 = EUR 1					

* Assets denominated in foreign currencies are translated into euros at the exchange rate for the respective currency as determined during Reuters AG's midday fixing at 1.30 p.m.

Disclosures on financial instruments

		Purchases Market value EUR from 1 Jan. 2015 to 31 Dec. 2015	Sales Market value EUR from 1 Jan. 2015 to 31 Dec. 2015
Purchases and sales of financial instruments that were entered into during the reporting period; transactions entered into in the period up to 31 August 2015 were entered into in all cases with affiliated companies			
	PLN	5,125,853.27	6,236,833.81
	USD	56,781,366.17	19,294,324.05
	Total	**61,907,219.44**	**25,531,157.86**

Disclosures on the Measurement Policies

Forward exchange transactions were measured at their forward rate on 31 December 2015.

Bank deposits and time deposits are valued at their nominal amount plus interest accrued.

Liabilities are recognised at their repayment amounts.

Provisions are recognised at their settlement amounts.

Statement of Income and Expenditure

for the period from 1 January 2015 to 31 December 2015	EUR	EUR	EUR
I. Income			
1. Income from properties		5,571,573.10	
of which in foreign currency	1,265,138.18		
2. Interest on liquidity portfolio outside Germany before withholding tax		30,430.00	
3. Other income		2,540,932.81	
of which in foreign currency	2,006,646.89		
Total income			**8,142,935.91**
II. Expenditure			
1. Management costs			
1.1 Operating costs		3,817,484.26	
of which in foreign currency	732,038.62		
1.2 Maintenance costs		3,008,728.56	
of which in foreign currency	94,259.85		
1.3 Property management costs		193,572.74	
of which in foreign currency	62,564.28		
1.4 Other costs		44,728.85	
of which in foreign currency	0.00		
2. Interest on loans		158,851.71	
of which in foreign currency	0.00		
3. Remuneration of Fund management		1,053,335.95	
4. Custodian Bank fee		32,422.57	
5. Audit and publication costs		191,478.50	
6. Other expenditure		258,995.10	
of which remuneration of experts	12,561.55		
Total expenditure			**8,759,598.24**
III. Ordinary net income			**–616,662.33**

for the period from 1 January 2015 to 31 December 2015	EUR	EUR	EUR
IV. Disposals			
1. Realised gains			
plus unrealised changes in value from previous years			
1.1 on forward exchange transactions in the period under review	–7,678.31		
Changes in value from previous years	23,717.29	16,038.98	
of which in foreign currency	0.00		
1.2 Miscellaneous		13,182,203.57	
of which in foreign currency	0.00		
2. Realised losses			
plus unrealised changes in value from previous years			
2.1 on properties in the period under review	–8,017,092.64		
Changes in value from previous years	–2,740,848.00	–10,757,940.64	
of which in foreign currency	0.00		
2.2 on forward exchange transactions in the period under review	–5,826,803.15		
Changes in value from previous years	–2,988,912.90	–8,815,716.05	
of which in foreign currency	0.00		
2.3 Miscellaneous		–8,310,599.16	
of which in foreign currency	0.00		
Net loss on disposals			**–14,686,013.30**
V. Net loss for the financial year			**–15,302,675.63**

Total expense ratio	**0.80%**
Transaction-based remuneration	**0.00%**
Transaction costs	**238,950.53**

Disclosures on the Statement of Income and Expenditure

Income

Income from properties comprises the rental income from the Fund's German and foreign properties. Of the total figure, EUR 4.3 million is attributable to domestic and foreign properties in the eurozone and EUR 1.3 million to properties outside this area.

Interest on the liquidity portfolio outside Germany comprises interest income from demand deposits together with interest income from a time deposit in the USA.

The **other income** mainly comprises income from foreign tax refunds in the amount of EUR 2.0 million. In addition, this item comprises income from the reversal of provisions in the amount of EUR 0.1 million, interest income from shareholder loans in the amount of EUR 0.1 million and income from the billing of transaction cost budgets in the amount of EUR 0.3 million.

Expenditure

Management costs primarily comprise operating costs (EUR 3.8 million), maintenance costs (EUR 3.0 million) and property management costs that cannot be passed on to the tenants (EUR 0.2 million).

Provisions for deferred taxes on capital gains are taken directly from Fund assets.

Interest on loans resulted from debt finance for property acquisitions.

The **remuneration of Fund management** item amounted to EUR 1.1 million, or 0.65% p.a. of average Fund assets.

In accordance with section 11(3) of the BVB, the Custodian Bank receives a **Custodian Bank fee** of 0.005% of Fund assets at the end of each quarter.

EUR 0.2 million was spent on or added to the provisions for **audit and publication costs** for the annual and semi-annual reports.

Other expenditure in accordance with section 11(4) of the BVB predominantly comprises consultancy costs, external accounting costs, bank fees and charges, and the costs for the experts.

The members of the Expert Committees receive remuneration for the statutory annual valuations.

Ordinary net income on the reporting date amounted to EUR –0.6 million.

Realised gains on forward exchange transactions represent the difference between the lower purchase prices and the prices at sale or maturity. Unrealised changes in the value of the forward exchange transactions consist of changes up to the end of the previous year in the market values of the financial instruments that matured during the financial year. Deducting the unrealised losses from the previous year results in the realised changes in value for the period under review.

The **realised gains/losses reported in the miscellaneous** item are the result of currency transactions.

Realised losses on properties represent the difference between the proceeds of sale and carrying amounts. Unrealised changes in value from previous years on properties are a result of measurement gains and losses and changes in carrying amounts.

Realised losses on forward exchange transactions represent the difference between the higher purchase prices and the prices at maturity. Unrealised changes in the value of forward exchange transactions consist of changes up to the end of the previous year in the market values of the forward exchange transactions that matured during the financial year.

The **net loss for the financial year** amounted to EUR 15.3 million as of the reporting date and consisted of the aggregate of ordinary net income and the net loss on disposals.

The **total expense ratio** (TER) shows the impact of costs on Fund assets. It takes into account management and Custodian Bank fees, the costs of the Expert Committees and other costs in accordance with section 11(4) of the BVB, with the exception of transaction costs. The TER expresses the total amount of these costs as a percentage of average Fund assets within a financial year, thus providing results that comply with international cost transparency standards. The method of calculation used is in line with the BVI's recommended method. The TER for SEB Global Property Fund is 0.80%.

No **transaction-based remuneration** was paid in the financial year.

Transaction costs comprise the incidental costs of sale of properties that are recorded as disposals, measured at the time of the transfer of the risks and rewards of ownership in the financial year. The transaction costs amount to EUR 238,950.53, of which EUR 36,043.64 is attributable to fees and taxes and EUR 202,906.89 to other costs.

Application of Fund Income as of 31 December 2015

	Total in EUR	Per unit in EUR
I. Calculation of the distribution		
Net loss for the financial year	–15,302,675.63	–53.93
II. Amount available for distribution	–15,302,675.63	–53.93
Carried forward to new account	–15,302,675.63	–53.93

Disclosures on the Application of Fund Income

The net loss for the financial year in the amount of EUR 15.3 million can be seen from the statement of income and expenditure.

It is being carried forward, since no distribution for the 2015 financial year will take place.

Payouts after termination of the management mandate on 5 December 2013

Payout in financial year	Payout date	Payout per unit EUR	of which return of capital distribution EUR
2014	1 April 2014	15.00	–
	1 October 2014	82.00	82.00
2015	15 April 2015	170.00	170.00

Auditors' Report*

To Savills Fund Management GmbH

Savills Fund Management GmbH appointed us to audit the Annual Report of SEB Global Property Fund for the financial year from 1 January 2015 to 31 December 2015 in accordance with section 44(5) of the *Investmentgesetz* (InvG – German Investment Act).

Responsibility of the management

The preparation of the Annual Report in compliance with the provisions of the InvG is the responsibility of the management of the investment company.

Responsibility of the auditors

Our responsibility is to express an opinion on the Annual Report based on our audit.

We conducted our audit in accordance with section 44(5) of the InvG and the generally accepted standards for the audit of financial statements promulgated by the *Institut der Wirtschaftsprüfer* (IDW). Those standards require that we plan and perform the audit such that misstatements materially affecting the Annual Report are detected with reasonable assurance. Knowledge of the management of the Fund and evaluations of possible misstatements are taken into account in the determination of audit procedures. The effectiveness of the internal accounting control system and the evidence supporting the disclosures in the Annual Report are examined primarily on a test basis within the framework of the audit. The audit includes assessing the accounting principles used for the Annual Report and significant estimates made by the investment company's management. We believe that our audit provides a reasonable basis for our opinion.

Auditors' opinion

Our audit has not led to any reservations.

In our opinion, based on the findings of our audit, the Annual Report complies with the statutory regulations.

Additional information

Without qualifying our opinion, we draw attention to the fact that the Company gave notice of termination of the management mandate of the Fund effective 5 December 2016 in accordance with section 38(1) of the InvG in conjunction with section 16(1) of the General Fund Rules. We refer in this context to the information given by the Company in the section of the Annual Report entitled "Information on the Dissolution of the Fund".

Frankfurt am Main, 13 April 2016

PricewaterhouseCoopers Aktiengesellschaft Wirtschaftsprüfungsgesellschaft

Herbert Sahm
Auditor

ppa. Stefan Gass
Auditor

* Translation of the German auditors' report on the German annual report by the management of Savills Fund Management GmbH.

Tax Information for Investors

No distribution was made for the 2015 financial year. The net loss for the financial year is being carried forward. No investment income tax is due as the financial year closed with a loss.

General taxation principles

Under German law, real estate funds (hereinafter referred to as "investment funds") are exempted from all income and asset-based taxes. Income is taxed at the level of the investors. Investors can only be taxed if income is distributed or retained or if investment units are redeemed or sold. In more detail, taxation is based on the provisions of the *Investmentsteuergesetz* (InvStG – German Investment Tax Act) in conjunction with general tax law.

In line with the principle of transparency, investors should be treated as if they had generated the income produced by the investment fund directly. However, exceptions apply to this general principle. For example, negative income generated by investment funds is offset against positive income of the same kind at the level of the investment fund. If the negative income cannot be offset in full, this cannot be claimed by the investor but must be carried forward at investment fund level and offset against income of the same kind in following years.

Thus a distinction needs to be made for tax treatment purposes between investment fund income attributable to private investors and that attributable to business investors.

The information on the bases of taxation used to determine the tax payable by investors is published by the investment company in the *Bundesanzeiger* (Federal Gazette; www.bundesanzeiger.de) together with a professional attestation report in accordance with section 5 of the InvStG (determination of the information in accordance with the provisions of German tax law), in addition to being disclosed in the annual report.

Taxation at private investor level

If the investment units are held as private assets, the income distributed on investment units and the deemed distributed income are classified as investment income for tax purposes. 25% tax (plus the solidarity surcharge and, if applicable, church tax) is withheld on investment income. As the tax withheld is generally definitive (flat tax), this investment income does not generally have to be disclosed in the investor's income tax return.

The scope of the taxable income, i.e. the tax base for the flat tax, was widened significantly as of 2009. In addition to distributed and deemed distributed investment fund income and interim profits, investment income includes gains from the disposal of investment units where these were acquired after 31 December 2008.[1)]

When the tax is withheld, losses incurred are, as a rule, already offset by the domestic paying agent (units held in custody) and foreign withholding taxes are taken into account. If units of distributing investment funds are not held in a custody account and coupons are presented to a domestic bank (self-custody), tax of 25% (plus the solidarity surcharge and, if applicable, church tax) is withheld.

No tax needs to be withheld if the investor is a German tax resident and submits an exemption instruction, provided that the taxable income components do not exceed the lump-sum savings allowance of EUR 801 for single persons or EUR 1,602 for married couples filing jointly. The same applies if a non-assessment certificate is submitted or if foreign investors furnish proof of their non-resident status for tax purposes for certain income (for example, non-residents for tax purposes are always subject to withholding tax on domestic rental income and domestic dividends).

The tax withheld is generally definitive. If the investor's personal tax rate is lower than the 25% flat tax rate, the investment income may be disclosed in the income tax return. The tax office will apply the lower personal tax rate and count the tax withheld towards the investor's tax liability (*Günstigerprüfung* – most favourable tax treatment).

If no tax has been withheld on investment income, this income must be disclosed in the investor's tax return. This investment income is then also subject to the 25% flat tax rate or to the lower personal tax rate in the course of the assessment. However, income-related expenses (e.g. custody account fees) actually incurred at investor level cannot be taken into account.

In the case of distributions, both the distributed and the deemed distributed income are taxable. Income is taxable or is subject to definitive withholding tax in the year it accrues.

In particular distributed or retained domestic rental income, interest and similar income and dividends from real estate corporations are taxable and subject to 25% withholding tax (plus the solidarity surcharge and, if applicable, church tax). The Fund assets include properties located outside Germany. As a rule, rental income from such properties accrues to investors in Germany tax-free due to existing double taxation agreements.

Gains from the sale of domestic and foreign real estate not falling within the 10-year period that are generated at the investment fund level are always tax-free for private investors.

Gains from the sale of domestic properties within the 10-year period that are generated at investment fund level are always taxable for the investor and are subject to withholding tax of

[1)] Gains from the sale of Fund units acquired prior to 1 January 2009 are tax-free as a rule for private investors (private disposals).

25% (plus the solidarity surcharge and, if applicable, church tax). This applies regardless of whether they are distributed or retained. By contrast, gains from the sale of foreign real estate within the 10-year period in respect of which Germany has waived taxation in accordance with a double taxation agreement are not subject to withholding tax. Gains from the sale of shares, equity-equivalent profit participation rights and investment units, gains from forward transactions and income from option premiums generated at the investment fund level are not recognised at the level of the investor unless they are distributed. Gains from the sale of the capital claims listed in section 1(3) sentence 3 no. 1 letters a) to f) of the InvStG are also not recognised at the level of the investor if they are not distributed.

Return of capital distributions (e.g. in the form of development project interest) are not taxable. A return of capital distribution occurs where the distribution exceeds the income for tax purposes generated by the investment fund. Return of capital distributions that investors receive during their period of ownership are treated as reducing the cost from a tax law point of view, i.e. they have an effect when the investment units are disposed of.

Taxation at business investor level

Investors who hold their investment units as business assets realise business income as a rule.

25% tax (plus the solidarity surcharge) is withheld on this income. However, the withheld tax is not definitive, so that tax prepayments made during the course of the year must be offset against income tax and corporation tax on assessment. Tax need only not be withheld, or withheld tax can only be refunded, upon presentation of a corresponding non-assessment certificate. In other cases, investors receive a tax certificate documenting the tax withheld.

However, the paying agent will not withhold tax on certain income (e.g. foreign dividends) if the investor is a corporation with unlimited tax liability or this investment income is the business income of a domestic business and a declaration to this effect is submitted to the paying agent by a creditor of the investment income in an official form.

Business investors with unlimited tax liability in Germany who qualify as cash-basis taxpayers must tax the investment income when it accrues. Where profits are determined using accrual-basis accounting, investors must recognise distributed and deemed distributed income when the claim arises (date of the declaration of the distribution). To this extent general tax accounting law rules are applied.

The Fund assets include properties located outside Germany. As a rule, rental income from such properties accrues to investors in Germany tax-free due to existing double taxation agreements. However, investors that are not subject to the *Körperschaftssteuergesetz* (KStG – German Corporation Tax Act) are subject to the progression clause in the case of income from countries outside the European Union and the European Economic Area (EEA).

Only 60% of domestic and foreign dividends [1] that are distributed or retained by the investment fund are taxable at the level of investors subject to income tax (*Teileinkünfteverfahren* – partial income method). As a result of the *EuGH-Dividendenumsetzungsgesetz* (EuGH-Div-UmsG – Act Implementing the ECJ Judgement on Dividends), dividends are only tax-free for investors subject to corporation tax if they accrued to the investment fund before 1 March 2013. 5% of dividends are considered as non-deductible business expenses at investor level.

Income that is tax-free in accordance with double taxation agreements and income subject to the partial income method must be deducted from taxable and accounting profit during preparation of the income tax and corporation tax returns. In the case of income subject to the partial income method accruing to investors subject to income tax, only 40% of the amount shall be deducted. In line with section 2(2a) of the InvStG, distributed or retained interest income must be taken into account under the earnings stripping rule within the meaning of section 4h of the *Einkommensteuergesetz* (EStG – German Income Tax Act).

With the entry into force of the *AIFM-Steuer-Anpassungsgesetz* (AIFM-StAnpG – AIFM Tax Amendment Act) on 23 December 2013, the previous 10% lump-sum amount of non-deductible income-related expenses was abolished for financial years after 31 December 2013 as part of the reorganisation of the indirect allocation of income-related expenses. However, the tax authorities do not object to these new rules only being used for the first time for financial years beginning after 31 March 2014. For financial years before 1 April 2014, the allocation of income-related expenses applicable before the AIFM-StAnpG entered into force can be used. This provides that 10% of income-related expenses that cannot be directly allocated to specific income at the investment fund level are non-deductible for business investors as well. In its decree on 11 January 2008, the Rhineland Regional Finance Office, in agreement with the German Federal Ministry of Finance and the Ministry of Finance of North Rhine-Westphalia, expressed the view that business investors in investment funds are allowed to create a tax adjustment item for the non-deductible income-related expenses in the case of non-distributing and distributing investment funds. Investors required to prepare accounts must provide evidence of the amount of the adjustment item. If the amount of the adjustment item is not evidenced, the non-deductible income-related expenses must be added back as off-balance sheet items when determining taxable income.

Investment income tax

The investment company and domestic custodians (e.g. custodian banks) are generally required to withhold and remit investment income tax for the investor. The investment income tax is generally definitive for private investors. However, investors have an assessment option and in some cases an assessment

[1] This does not apply to dividends in accordance with the *REIT-Gesetz* (German REIT Act).

obligation. If the investment units are held as business assets, an assessment obligation generally exists.

No investment income tax needs to be withheld if a non-assessment certificate or a valid exemption instruction is submitted. If the investor can prove that it is non-resident for tax purposes, the investment income tax withheld is limited to income from German dividends, German rental income and disposal gains on properties located in Germany.

Foreign investors can only have investment income tax that has been remitted for them offset or reimbursed within the framework of the relevant double taxation agreement between their state of residence and Germany. The *Bundeszentralamt für Steuern* (BZSt – Federal Central Office of Taxation) is responsible for reimbursements.

Solidarity surcharge

A 5.5% solidarity surcharge is levied on the tax withheld and remitted when the investment fund distributes or retains income. The solidarity surcharge can be offset against the investor's income tax or corporation tax liability.

Church tax

If income tax is already levied via the tax withheld by a German custodian (withholding agent), the church tax payable on this is levied as a surcharge to the tax withheld in accordance with the church tax rate for the religious community / denomination to which the investor belongs. To this end, persons subject to church tax must inform the withholding agent in a written application that they are a member of a particular religion. As of 1 January 2015, it is no longer necessary to file an application to withhold church tax on definitively taxed investment income. Instead, the tax will be automatically withheld for and remitted to the religious community levying the tax in the future. To this end, the withholding agent asks the BZSt about the religious affiliation of all investors on an annual basis. Married couples must also declare the proportion of the spouses' entire investment income constituted by the investment income attributable to each spouse, so that the church tax can be allocated, withheld and remitted on this basis. If no allocation ratio is indicated or if the spouses are members of different religions, the allocation will be made equally. The deductibility of church tax as a special personal deduction is already recognised as reducing the tax burden when the tax is withheld.

Foreign withholding tax

In some cases, withholding tax is retained on the investment fund's foreign income in the countries of origin. Moreover, in some cases investments were made in countries in which no withholding tax is actually levied on the income, although withholding tax can be asserted (notional withholding tax). Imputable foreign withholding tax is already recognised as reducing the tax burden for private investors when the tax is withheld.

Capital gains at investor level

If investment fund units acquired after 31 December 2008 are disposed of by a private investor, the capital gains are subject to the flat tax rate of 25%. If the units are held in a domestic custody account, the custodian withholds the tax. The withholding of the 25% tax (plus the solidarity surcharge and, if applicable, church tax) can be avoided by submitting a sufficient exemption instruction or a non-assessment certificate. Gains and losses incurred can be offset against other income from the sale of investments (with the exception of losses from the sale of shares).

Gains from the sale of investment units acquired after 31 December 2008 are tax-free for private investors insofar as they relate to income that accrued to the investment fund during the period of ownership, that has not yet been recognised at investor level, and that is tax-free for the investor under double taxation agreements (gains from real estate for the proportionate period of ownership).

Capital gains realised on investment units acquired prior to 1 January 2009 are not taxable for private investors if the units have been held for a period of more than one year.

Gains from the sale of investment units held as business assets are tax-free for business investors insofar as they consist of foreign rental income that has not yet accrued or been deemed to have accrued and of realised and unrealised investment fund gains from foreign real estate, insofar as Germany has waived taxation (gain from real estate for the proportionate period of ownership).

Gains from the sale of investment units are tax-free for corporations [1)] if they consist of realised and unrealised investment fund gains in connection with domestic and foreign real estate corporations. In the case of business investors taxed in accordance with the EStG, these gains from the sale of units are 40% tax-free (*Teileinkünfteverfahren*).

From a tax law point of view, the redemption of investment units is treated as a sale, i.e. the investor recognises a disposal gain or loss. Custodians located in Germany calculate the capital gain as the tax base for the tax to be withheld for investors.

In this context, a gain or loss is the difference between the disposal price less any relevant expenses and the original cost. When calculating the capital gain, the interim profits at the time of acquisition must be deducted from the original cost, and the interim profits at the time of disposal from the disposal price, so that interim profits are not taxed twice. In addition, retained income that the investor has already taxed must be deducted from the disposal price so as to avoid double taxation in this area, too.

Interim profits

Interim profits consist of payments for interest accrued or deemed to have accrued contained in the sale or redemption price as well as gains from the sale of capital claims not listed in section 1(3) sentence 3 no. 1 letters a) to f) of the InvStG that have not yet been distributed or retained by the investment fund and that were therefore not yet taxable for the investor (comparable to accrued income on fixed-interest securities in the case of direct investments). Interest income and interest claims generated by the investment fund are subject to income tax and investment income tax in the case of the redemption or sale of the investment units by German tax residents. The investment income tax withheld on interim profits amounts to 25% (plus the 5.5% solidarity surcharge and, if applicable, church tax).

Interim profits paid on the purchase of investment units can be deducted as negative investment income for income tax purposes in the year of payment, provided that the investment fund calculates an equalisation paid item. They are already recognised as reducing the tax burden at the custody account level for the purposes of tax withholding. In addition, no tax is withheld if a non-assessment certificate or an exemption instruction is submitted. In calculating interim profits, rental and leasing income and income from the valuation and disposal of properties are not taken into account.

Interim profits are calculated every time the unit value is determined and are published on each valuation date. The interim profits are calculated by multiplying the respective interim profits per investment unit by the number of investment units given in the purchase/sale note. Interim profits may also be ascertained regularly from the account and income statements issued by the banks.

Gains from real estate and shares

The rules governing gains from real estate apply both to investors whose investment units are held as private assets and to investors whose investment units are held as business assets. The rules governing gains from shares apply only to investors whose investment units are held as business assets.

Real estate gains consist of foreign rental income that has not yet accrued or been deemed to have accrued, and realised and unrealised changes in value of foreign real estate belonging to the investment fund in respect of which Germany has waived taxation in accordance with a double taxation agreement. The investment company publishes gains from real estate as a percentage of the value of the investment unit on each valuation date.

Gains from shares for business investors taxed in accordance with the EStG (gains from shares I) comprise dividend income that has not yet accrued or been deemed to have accrued to the investor, and realised and unrealised gains and losses from certain equity interests held by the investment fund, especially in real estate investment corporations.

Gains from shares for investors taxed in accordance with the KStG (gains from shares II) comprise only dividend income that has not yet accrued or been deemed to have accrued to the investor that was received by the investment fund before 1 March 2013, and realised and unrealised gains and losses from certain equity interests held by the investment fund, especially in real estate investment corporations.

The investment company publishes the gains from shares I and the gains from shares II on each valuation date as a percentage of the value of the investment unit.

On the date of purchase and sale of the investment units, as well as on the reporting date, the investor must multiply the published percentages by the respective redemption price to calculate the absolute investor gains from real estate and shares. The difference between the two figures represents the investor's gains from real estate and shares for the proportionate period of ownership that are relevant for tax purposes.

Notice

Further explanations on the tax treatment of investment fund income can be found in the notice regarding important tax regulations for investors in the Sales Prospectus.

[1] In the case of corporations, 5% of the tax-free capital gains are considered to be non-deductible business expenses and are therefore taxable.

Documentation of the Bases for Taxation in Accordance with Section 5(1) Sentence 1 Nos. 1 and 2 of the InvStG: Retention

Retention	Private assets [1] Amount per unit in EUR	Business assets [2] (income tax payers) Amount per unit in EUR	Business assets [3] (corporation tax payers) Amount per unit in EUR
Section 5(1) sentence 1 no. 2 in conjunction with no. 1 of the InvStG letter:			
a) Distribution amount [4]	–	–	–
aa) Deemed distributed income from previous years contained in the distribution	–	–	–
bb) Return of capital distributions contained in the distribution	–	–	–
b) Income distributed	0.0000000	0.0000000	0.0000000
c) Included in deemed distributed income			
aa) Income as defined in section 2(2) sentence 1 of the InvStG in conjunction with section 3 no. 40 of the EStG or, in the case of section 16 of the InvStG, in conjunction with section 8b(1) of the KStG [5]	–	0.0000000	0.0000000
bb) Capital gains as defined by section 2(2) sentence 2 of the InvStG in conjunction with section 8b(2) of the KStG or section 3 no. 40 of the EStG [5]	–	–	–
cc) Income as defined in section 2(2a) of the InvStG [6]	–	0.0000000	0.0000000
dd) Tax-free capital gains as defined by section 2(3) no. 1 sentence 1 of the InvStG in the version applicable as of 31 Dec. 2008	–	–	–
ee) Income as defined in section 2(3) no. 1 sentence 2 of the InvStG in the version applicable as of 31 Dec. 2008, insofar as the income is not investment income as defined in section 20 of the EStG	–	–	–
ff) Tax-free capital gains as defined by section 2(3) of the InvStG in the version applicable as of 1 Jan. 2009	–	–	–
gg) Income as defined in section 4(1) of the InvStG	0.0000000	0.0000000	0.0000000
hh) Income contained in letter gg) that is not subject to the progression clause	0.0000000	0.0000000	0.0000000
ii) Income as defined in section 4(2) of the InvStG for which no deduction was made in accordance with section 4(4) [7]	0.0000000	0.0000000	0.0000000
jj) Income contained in letter ii) to which section 2(2) of the InvStG in conjunction with section 8b(2) of the KStG or section 3 no. 40 of the EStG or, in the case of section 16 of the InvStG, in conjunction with section 8b(1) of the KStG is to be applied [7]	–	0.0000000	0.0000000
kk) Income contained in letter ii) as defined in section 4(2) of the InvStG giving rise to an entitlement to credit tax deemed to have been paid against income or corporation tax in accordance with an agreement to avoid double taxation [7]	0.0000000	0.0000000	0.0000000
ll) Income contained in letter kk) to which section 2(2) of the InvStG in conjunction with section 8b(2) of the KStG or section 3 no. 40 of the EStG or, in the case of section 16 of the InvStG, in conjunction with section 8b(1) of the KStG is to be applied [7]	–	0.0000000	0.0000000
d) Portion of deemed distributed income warranting the crediting of investment income tax			
aa) as defined in section 7(4) of the InvStG	0.0000000	0.0000000	0.0000000
bb) as defined in section 7(3) of the InvStG	0.0000000	0.0000000	0.0000000
cc) as defined in section 7(1) sentence 4 of the InvStG, insofar as included in letter aa)	–	0.0000000	0.0000000
e) (Repealed)	–	–	–

Retention	Private assets [1] Amount per unit in EUR	Business assets [2] (income tax payers) Amount per unit in EUR	Business assets [3] (corporation tax payers) Amount per unit in EUR
f) Amount of foreign tax incurred on the income as defined in section 4(2) of the InvStG that is included in distributed and deemed distributed income and			
aa) Creditable in accordance with section 4(2) of the InvStG in conjunction with section 32d(5) or section 34c(1) of the EStG or an agreement to avoid double taxation if no deduction was made in accordance with section 4(4) of the InvStG [8]	0.0000000	0.0000000	0.0000000
bb) Contained in letter aa) and attributable to income to which section 2(2) of the InvStG in conjunction with section 8b(2) of the KStG or section 3 no. 40 of the EStG or, in the case of section 16 of the InvStG, in conjunction with section 8b(1) of the KStG is to be applied [8]	–	0.0000000	0.0000000
cc) Deductible in accordance with section 4(2) of the InvStG in conjunction with section 34c(3) of the EStG if no deduction was made in accordance with section 4(4) of the InvStG [8]	0.0000000	0.0000000	0.0000000
dd) Contained in letter cc) and attributable to income to which section 2(2) of the InvStG in conjunction with section 8b(2) of the KStG or section 3 no. 40 of the EStG or, in the case of section 16 of the InvStG, in conjunction with section 8b(1) of the KStG is to be applied [8]	–	0.0000000	0.0000000
ee) Deemed to have been paid in accordance with an agreement to avoid double taxation and creditable in accordance with section 4(2) of the InvStG in conjunction with this agreement [8][9]	0.0000000	0.0000000	0.0000000
ff) Contained in letter ee) and attributable to income to which section 2(2) of the InvStG in conjunction with section 8b(2) of the KStG or section 3 no. 40 of the EStG or, in the case of section 16 of the InvStG, in conjunction with section 8b(1) of the KStG is to be applied [8]	–	0.0000000	0.0000000
g) Amount of depreciation or depletion	5.5266438	5.5266438	5.5266438
h) Withholding tax paid in the financial year, reduced by reimbursed withholding tax for the financial year or earlier financial years	–1.0818856	–1.0818856	–1.0818856

[1] Investment units that unit holders hold as private assets according to tax law
[2] Investment units that unit holders taxed in accordance with the EStG hold as business assets
[3] Investment units that unit holders taxed in accordance with the KStG hold as business assets
[4] Distribution in accordance with section 12 of the Circular from the Federal Ministry of Finance (BMF) dated 18 August 2009
[5] Income and profits are disclosed in full.
[6] Income is disclosed net.
[7] Income is disclosed in full.
[8] Withholding taxes are disclosed in full in business assets.
[9] Not contained in letter f) aa)

Attestation Report in Accordance with Section 5(1) Sentence 1 Number 3 of the InvStG on the Preparation of the Tax Law Information

To the Savills Fund Management GmbH investment company (formerly: SEB Investment GmbH) (hereinafter referred to as the Company):

The Company has appointed us to determine the above-mentioned tax law information for the

SEB Global Property Fund

investment fund in accordance with section 5(1) sentence 1 numbers 1 and 2 of the *Investmentsteuergesetz* (InvStG – German Investment Tax Act), and to submit an attestation report in accordance with section 5(1) sentence 1 number 3 of the InvStG that the tax law information was determined in compliance with the provisions of German tax law.

The financial reporting for the Fund, which serves as the basis for the determination of the tax law information in accordance with section 5(1) sentence 1 numbers 1 and 2 of the InvStG in conjunction with the requirements of German tax law, is the responsibility of the management of the Company.

Our responsibility was to determine the information in accordance with section 5(1) sentence 1 numbers 1 and 2 of the InvStG for the Fund in accordance with the provisions of German tax law on the basis of the records and the Company's other documents for the Fund. To this end, the Fund's income and expenditure were identified in the course of a tax law reconciliation in accordance with German tax provisions. To the extent that the Company has invested funds in units of target investment funds, our activities were limited exclusively to the correct incorporation of the tax law information made available for these target investment funds on the basis of certificates supplied to us. We did not review the corresponding tax law information or whether these target investment funds qualify as investment funds as defined by section 1(1b) of the InvStG. Amounts from an equalisation paid item were included in the determination of the tax law information.

The scope of our audit did not include an examination of the completeness and accuracy of the documents and information presented to us in the same manner as an audit under German commercial law. To this extent, we relied on the audit opinion issued by the auditor of the annual financial statements. We did not perform any separate audit activities as regards compliance with the amended investment requirements of section 1(1b) of the InvStG. In addition, we have assumed that the documents and information presented to us by the Company are complete and accurate.

The determination of the tax law information in accordance with section 5(1) sentence 1 numbers 1 and 2 of the InvStG is based on the interpretation of the tax laws to be applied. Insofar as several possible interpretations exist, the decision on this is the responsibility of the management of the Company. No objection may be raised to this if the decision reached was justifiably supported in each case by legal materials, court rulings, relevant specialist literature, and published opinions of the fiscal authorities. Attention is drawn to the fact that future legal developments and, in particular, new insights from court rulings could necessitate a different assessment of the interpretation adopted by the Company.

On the basis of this, we certify to the Company in accordance with section 5(1) sentence 1 number 3 of the InvStG that the information in accordance with section 5(1) sentence 1 numbers 1 and 2 of the InvStG was determined in accordance with the provisions of German tax law.

We have prepared this attestation report on the basis of the engagement entered into with the Company, which is based on the General Engagement Terms for *Wirtschaftsprüfer* and *Wirtschaftsprüfungsgesellschaften* dated 1 January 2002. Our responsibility for performing the engagement is governed exclusively by the engagement relationship with the Company, to whom we are solely responsible.

Frankfurt am Main, 7 April 2016

PwC FS Tax GmbH
Wirtschaftsprüfungsgesellschaft
Steuerberatungsgesellschaft

Markus Hammer
Tax consultant

Martina Westenberger
Lawyer

Fund Bodies

Effective 1 September 2015, SEB AG sold SEB Asset Management AG, including the latter's equity interest in SEB Investment GmbH, to Savills Investment Ltd., a Savills Investment Management Group company. To reflect the change of ownership, SEB Investment GmbH was renamed Savills Fund Management GmbH and SEB Asset Management was renamed Savills Fund Management Holding AG.

Investment Company

SEB Investment GmbH (until 31 August 2015)
Savills Fund Management GmbH (from 1 September 2015)
Rotfeder-Ring 7, 60327 Frankfurt am Main, Germany
Phone: +49 (0)69 2 72 99–1000
Fax: +49 (0)69 2 72 99–090
Subscribed and paid-up capital EUR 5.113 million
Liable capital EUR 11.059 million
(as of 31 December 2015)
Frankfurt am Main Commercial Register, HRB 29859
Established: 30 September 1988

Management

Barbara A. Knoflach [1] (until 12 May 2015)
Choy-Soon Chua (until 21 October 2015)
Siegfried A. Cofalka [2]
Alexander Klein (until 31 December 2015)
Thomas Körfgen (until 22 June 2015)
Axel Kraus

Supervisory Board

Fredrik Boheman
Chairman of the Board of Management of SEB AG,
Frankfurt am Main, Germany
– Chairman –
(until 31 August 2015)

Christoffer Malmer
Head of SEB Wealth Management,
Stockholm, Sweden
– Deputy Chairman –
(until 31 August 2015)

Peter Kobiela
Frankfurt am Main, Germany
(until 31 August 2015)

Luke Justin O'Connor
Chief Executive Officer,
Savills Investment Management LLP,
Stockholm, Sweden
– Chairman –
(from 1 September 2015)

Dr. Anton Heinrich Wiegers
Winterbach
– Deputy Chairman –
(from 1 September 2015)

Dr. Stefan Frank Zeranski
Professor of Financial Services and
Financial Management,
Bergisch Gladbach
(from 1 September 2015)

Auditors

PricewaterhouseCoopers Aktiengesellschaft
Wirtschaftsprüfungsgesellschaft,
Frankfurt am Main

Shareholders

until 31 August 2015
SEB AG, Frankfurt am Main (6%)
SEB Asset Management AG, Frankfurt am Main (94%)

from 1 September 2015
TOMASO Verwaltung GmbH (6%)
Savills Fund Management Holding AG (94%)

Depositary (Custodian Bank)

SEB AG
Stephanstrasse 14–16
60313 Frankfurt am Main

[1] Also CEO of SEB Asset Management AG, Frankfurt am Main (until 12 May 2015)
[2] Also a member of the Managing Board of SEB Asset Management AG, Frankfurt am Main (until 31 August 2015)

Expert Committee A

Ulrich Renner, Dipl.-Kfm.
Publicly certified and sworn expert for the valuation of developed and undeveloped properties, Wuppertal

Prof. Michael Sohni, Dr.-Ing.
Publicly certified and sworn expert for the valuation of developed and undeveloped properties, Darmstadt

Klaus Thelen, Dipl.-Ing.
Publicly certified and sworn expert for the valuation of developed and undeveloped properties, Gladbeck

Expert Committee B

Klaus Peter Keunecke, Dr.-Ing.
Publicly certified and sworn expert for the valuation of rents and developed and undeveloped properties, Berlin

Günter Schäffler, Dr.-Ing.
Publicly certified and sworn expert for the planning and control of construction costs, the valuation of developed and undeveloped properties, and rents for properties and buildings, Stuttgart

Bernd Fischer-Werth, Dipl.-Ing., Dipl.-Wirtsch.-Ing.
Publicly certified and sworn expert for the valuation of developed and undeveloped properties, Wiesbaden

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