

SEB Global Property Fund

As per 28 Feb 2019

SEB Global Property Fund has been in liquidation since 5 December 2013, the date on which the managing company, Savills Fund Management GmbH, gave notice to terminate its management mandate. After expiration of the notice period on 5 December 2016, ownership of the Fund's assets, which are held in trust for investors, was transferred by law to the depository bank, CACEIS Bank S.A., Germany Branch. Further information is provided on the internet page <http://www.savillsim-publikumsfonds.de/en>

Investment Policy

SEB Global Property Fund was designed as an income-orientated fund with Europe as its focus of investments.

SEB Global Property Fund's three-year dissolution period started on 5 December 2013 and the issuance and redemption of fund units has been irrevocably suspended. The fund was transferred to the Custodian Bank as of the end of 5 December 2016. With the last properties recorded as disposals on 1 September 2017 all properties of the former real estate portfolio are sold. The Fund no longer holds any properties. Sufficient liquidity reserves must be retained to meet all obligations (taxes, warranties, etc.) until the Fund is finally wound up. Further distributions will be made once the risks have declined over time and reserves can be released.

Key Facts

ISIN:	DE000SEB1A96
WKN:	SEB1A9
Fund type:	Open-ended real estate fund
Fund currency:	EUR
Depository bank:	CACEIS Bank S.A., Germany Branch
Launch date:	19 Oct 2006
Fiscal year:	01 Jan – 31 Dec
Minimum investment:	EUR 5,000,000.00
Issuing price:	EUR 73.00
NAV:	EUR 70.87
Front-end load:	3.00%
Management fee p.a.:	0.65%
Total expense ratio:	0.98%

Fund Structure	mio. EUR	in %
Property assets: ²⁾	6.0	29.8
Liquidity (gross):	17.8	88.4
Other liabilities:	- 3.7	- 18.2
Fund assets:	20.1	100.0

Portfolio Structure

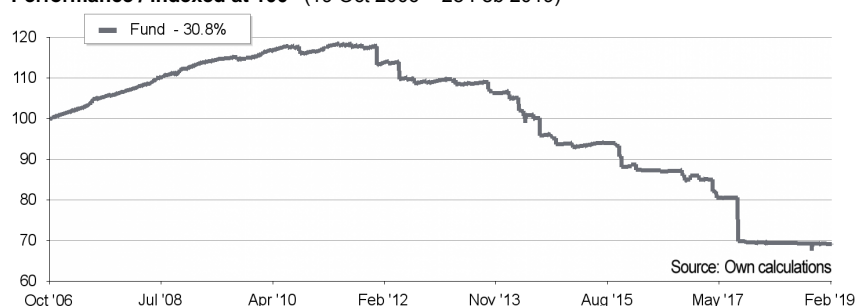
Fund properties: ³⁾	2
Investment diversification:	n.a.
Letting rate by rental income:	0.00%
Leverage ratio:	0.0%
Real estate investment ratio:	28.7% Ø
Mar 18 – Feb. 19:	24.7% min. – 30.1% max.
Monthly reporting date:	29.8%

Payout

	EUR
01 April 2014	15.00
01 October 2014	82.00
15 April 2015	170.00
03 April 2017	53.00
13 November 2017	165.00
03 April 2018	25.00
01 October 2018	15.00

Performance ¹⁾	accumulated	p.a.	Volatility	
year to date	- 0.5%		1 year	0.6%
1 year	- 2.2%		3 years	14.6%
3 years	- 32.2%	- 12.1%	5 years	7.4%
5 years	- 34.2%	- 8.0%	10 years	5.6%
10 years	- 39.1%	- 4.8%	since launch	5.1%
since launch	- 30.8%	- 2.9%		

Performance / indexed at 100 (19 Oct 2006 – 28 Feb 2019)¹⁾



Income components of fund return (Period: January 2018 – December 2018)

Gross income ⁴⁾	2.9%
Property expenditure ⁴⁾	- 6.5%
Net income ⁴⁾	- 3.6%
Change in value ⁴⁾	2.1%
Foreign income tax ⁴⁾	- 0.4%
Foreign deferred tax ⁴⁾	0.0%
Total property return before borrowings ⁴⁾	- 1.9%
Total property return after borrowings ⁵⁾	- 1.9%
Exchange rate differences ⁵⁾	- 0.1%
Fund return ⁵⁾	- 2.0%
Liquidity ⁶⁾	- 0.4%
Fund return before deduction of fund costs ⁷⁾	- 2.4%
Fund return after deduction of fund costs (BVI method) ¹⁾	- 2.4%

All indicated data is subject to the audit by the financial auditor at the respective reporting date.

1) Calculated according to the BVI method for funds in dissolution; without reinvestment of distributions in fund units since termination of management mandate. Historical performance data are no indication of future performance.; 2) This corresponds to the sum of the value of the equity interests.; 3) Business entities that do not hold any properties; 4) based on the average property assets; 5) based on the average equity financed property assets; 6) on the average liquid assets; 7) on the average fund assets

The capital management company Savills Fund Management GmbH, which manages the fund capital SEB Global Property Fund, has declared the cancellation of the management of the fund assets with effect as of 5 December 2016 and at the same time definitely stopped the issuance of shares and redemption of shares. Consequently, the information contained in this fund factsheet does not constitute a contractual offer or investment advice or recommendation by Savills Fund Management GmbH, but intends to inform the investors in summary of the essential activities of the fund management during liquidation. Due to simplified presentations, this document cannot present any and all information and could therefore be subjective. The contained statements of opinion reflect our current assessments at the time of preparation, which can change at any time without notification. If you would like investment advice or explanations regarding the risk in conjunction with the acquisition of shares in investment funds or regarding the tax treatment of investment funds, we would like to ask that you contact your financial or tax adviser. The information, data, numbers, statements, analyses, forecasts, and presentations of simulations, concepts, as well as other details contained in this investor notification are based on our factual and knowledge status at the time of preparation. Nevertheless, unintended erroneous presentations can occur. The referenced information can also be changed at any time without notification. We are not liable and cannot give any guarantee for the topicality, accuracy, and completeness of the provided information.

As part of the ongoing cooperation between CACEIS and Savills Fund Management, you can continue to obtain information from: Savills Fund Management GmbH, Rotfeder-Ring 7, 60327 Frankfurt, Germany, service hotline: + 49 69 - 15 34 01 86, <http://www.savillsim-publikumsfonds.de/en>, e-mail: info@savillsim.de

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