

SEB ImmoInvest has been in liquidation since 07 May 2012, the date on which the investment company, Savills Fund Management GmbH, gave notice to terminate its management mandate. After expiration of the notice period on 30 April 2017, ownership of the Fund's assets, which are held in trust for investors, was transferred by law to CACEIS Bank S.A., Germany Branch. Further information is provided on the internet page <http://www.savillsim-publikumsfonds.de/en>

Investment Policy

SEB ImmoInvest was designed as a classic core fund with a global investment approach. With a portfolio of 135 properties in 18 countries, the fund started the five-year liquidation period at the beginning of May 2012. At the end of the liquidation period on 1 May 2017, ownership of the investment fund was transferred to the custodian bank. With the last remaining two properties recorded as disposal on January 2021 all properties of the real estate portfolio are sold. The Fund no longer holds any properties. Adequate liquidity reserves must be maintained until the fund is finally liquidated in order to meet all obligations. As soon as risks are reduced and reserves can be released, further distributions are made to investors.

Key Facts

ISIN:	DE0009802306
WKN:	980230
Fund type:	Open-ended real estate fund
Fund currency:	EUR
Depository bank:	CACEIS Bank S.A., Germany Branch
Launch date:	02 May 1989
Fiscal year:	01 Apr – 31 Mar
Minimum investment:	monthly EUR 50.00
Issuing price:	EUR 1.45
NAV:	EUR 1.38
Front-end load:	5.25%
Management fee p.a.:	0.65%
Total expense ratio:	0.02%

Fund Structure	mio. EUR	in %
Property assets: ²⁾	112.2	69.4
Liquidity (gross):	83.9	51.9
Other liabilities:	- 34.5	- 21.3
Fund assets:	161.6	100.0

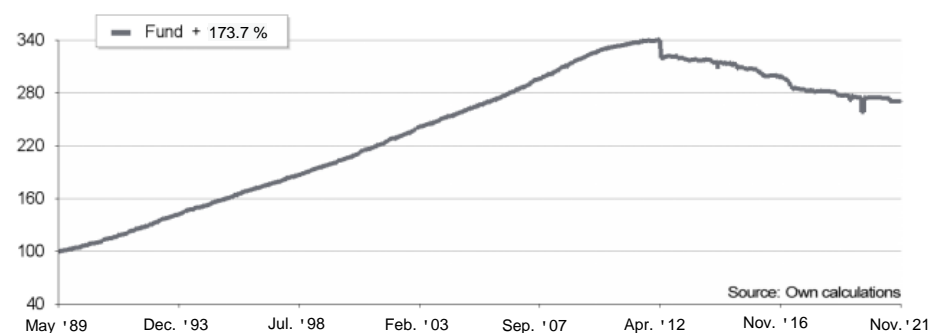
Portfolio Structure

Fund properties: ³⁾	3
Investment diversification:	n.a.
Letting rate by rental income:	0.0%
Leverage ratio:	0.0%
Real estate investment ratio:	67.1% Ø
Dec 20 – Nov 21:	62.4% min. – 71.3% max.
Monthly reporting date:	69.3%

Performance¹⁾

	accumulated	p.a.	Volatility	
year to date	- 6.5%		1 year	8.4%
1 year	- 6.0%		3 years	4.0%
3 years	- 17.2%	- 6.1%	5 years	2.2%
5 years	- 17.2%	- 3.7%	10 years	2.2%
10 years	- 19.4%	- 2.1%	since launch	3.0%
since launch	+ 173.7%	+ 3.2%		

Performance / indexed at 100 (02 May 1989 – 30 Nov 2021)¹⁾



Income components of fund return (Period: October 2020 – September 2021)

Gross income ⁴⁾	4.7%
Property expenditure ⁴⁾	- 2.8%
Net income ⁴⁾	1.9%
Change in value ⁴⁾	- 12.3%
Foreign income tax ⁴⁾	- 0.8%
Foreign deferred tax ⁴⁾	0.0%
Total property return before borrowings ⁴⁾	- 11.2%
Total property return after borrowings ⁵⁾	- 11.2%
Exchange rate differences ⁵⁾	- 0.6%
Fund return ⁵⁾	- 11.7%
Liquidity ⁶⁾	- 0.3%
Fund return before deduction of fund costs ⁷⁾	- 12%
Fund return after deduction of fund costs (BVI method) ¹⁾	- 11.9%

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. The switch in the performance calculation method was made on 31 October 2013. 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

Payout	EUR
29 June 2012	10.25
28 December 2012	1.24
01 July 2013	3.16
02 January 2014	1.10
01 July 2014	1.10
02 January 2015	0.20
08 May 2015	2.80
01 July 2015	0.20
29 January 2016	3.00
01 July 2016	1.50
30 December 2016	4.00
03 July 2017	5.00
20 December 2017	3.10
02 July 2018	1.10
15 July 2019	0.83
30 December 2019	2.60
01 July 2020	0.65
26 January 2021	0.50
01 July 2021	0.15

Distribution on 1 July 2021

SEB ImmoInvest made its 19th distribution in the amount of EUR 0.15 per unit on 1 July 2021.

For detailed information please see the "tax information for investors" in the liquidation report, to be found at <https://www.savillsim-publikumsfonds.de/en/funds/seb-immoinvest/downloads>.

As of 1 July 2021, Fund assets were EUR 162.5 million, while liquidity totalled EUR 85.0 million (52.3%).

Liquidity reserves are required for existing and potential obligations.

The capital management company Savills Fund Management GmbH, which manages the fund capital SEB ImmoInvest, has declared the cancellation of the management of the fund assets with effect as of 30 April 2017 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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