

At the end of 5 December 2016, the management mandate for SEB Global Property Fund will pass to CACEIS Bank Deutschland GmbH, the Fund's Custodian Bank (known under the *Kapitalanlagegesetzbuch* (KAGB – German Investment Code) as the Depository).

Why is the real estate fund being transferred to the Custodian Bank?

Savills Fund Management GmbH's appointment as investment manager of the SEB Global Property Fund comes to the end of the agreed term effective 5 December 2016. On 6 December 2016 – the end of the dissolution period – the Fund will be transferred by law to the Custodian Bank, CACEIS Bank Deutschland GmbH. Ownership of the Fund assets will also pass to the Custodian Bank at the same time as the transfer. CACEIS is now responsible for the sale of remaining assets and distributions to investors.

Who is CACEIS Bank Deutschland GmbH?

CACEIS Bank Deutschland GmbH is headquartered in Munich. It is a credit institution within the meaning of the *Kreditwesengesetz* (German Banking Act) and is supervised by the European Central Bank and the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin – the Federal Financial Supervisory Authority).

The Bank is part of the French CACEIS Group, which provides a wide range of fund administration, custodian bank and custody services throughout the world. With assets under custody of €2.3 trillion and assets under administration of €1.5 trillion, CACEIS is a leading provider of asset services in Europe and one of the largest providers worldwide (figures as of 31 December 2015). The shareholders of the CACEIS Group are the French banks Crédit Agricole (85%) and Natixis (15%).

Due to a change in the structure of the CACEIS Group, CACEIS Bank Deutschland GmbH will be merged with its French fellow subsidiary, Paris-based CACEIS Bank S.A., in accordance with the provisions of the European directive on cross-border mergers of limited liability companies (2005/56/EC) of 26 October 2005. The merger will take effect as of midnight on 31 December 2016. Section 122a of the *Umwandlungsgesetz* (German Reorganisation Act) provides that, with the merger, all of CACEIS Bank Deutschland GmbH's assets and existing contractual rights will be transferred by law by way of universal succession to CACEIS Bank S.A. These also include all assets and contractual rights that CACEIS Bank Deutschland GmbH holds after 5 December 2016 for SEB Global Property Fund.

CACEIS Bank S.A. is a French public limited company (*société anonyme*) that is headquartered in Paris, France and entered in the Paris commercial and companies register. The bank is a CRR credit institution and is also supervised by the European Central Bank as well as the French supervisory authority, the *Autorité de contrôle prudentiel et de résolution* (ACPR). It has been approved as a depository within the meaning of the

Kapitalanlagegesetzbuch (KAGB – German Investment Code). Its depository business will continue to be supervised by BaFin's securities supervision function in Frankfurt after 1 January 2017.

What tasks will the Custodian Bank take over?

After 5 December 2016, the Custodian Bank's role is to sell the assets left in the Fund while preserving investors' interests; the goal is, in principle, to have sold all remaining assets in accordance with the requirements of the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin – the Federal Financial Supervisory Authority) within three years. The Custodian Bank's task is not to manage the Fund on an ongoing basis but to wind it up and to distribute the proceeds to investors. In accordance with BaFin's requirements, the Custodian Bank is obliged to sell the assets transferred "at the best possible price that can be realised on the market" (BaFin Circular GZ WA 42-Wp-2136-2012/0039 of 27 November 2012, at <http://www.bafin.de>). Otherwise, however, it is not subject to any requirements with respect to the size of the proceeds to be generated. In particular, it is not bound by the most recent appraisal value.

Will the Custodian Bank perform the continuing dissolution of the Fund itself?

The Custodian Bank is entitled to engage external service providers in order to drive forward the further wind-up of the Fund. CACEIS Bank Deutschland GmbH has entrusted Savills Fund Management GmbH with implementing the dissolution at an operational level. This covers both the management of the Fund and the sale of the properties. This will ensure the continuity of the Fund's management. Specifically, this means among other things that Savills Fund Management GmbH will prepare the sales, provide support for the sales processes and submit the results to the Custodian Bank for a decision. CACEIS can then review the sales documentation and make a final decision on the sale.

Is the transfer to the Custodian Bank linked to any change in the Fund's fee structure?

With respect to its work on dissolving the Fund, CACEIS is entitled both to be reimbursed for reasonable expenses and to be remunerated for its activities. It will base this on the work performed to date by the investment company. As from 6 December 2016 and until further notice, CACEIS will receive remuneration of 0.65% p.a. of the value of the Fund as of the end of each quarter. CACEIS will also cover the costs of the services to be provided by Savills Fund Management GmbH out of this remuneration. The Custodian Bank fee that it previously received will no longer be levied.

Will the unit price still be calculated/published after the Fund has been transferred to the Custodian Bank?

The unit price will continue to be published on the Fund's homepage on each bank working day: <http://www.savillsim-publikumsfonds.de/de/startseite-fondsfinder/seb-global-property-fund/>

Will the properties left in the portfolio still be appraised?

Yes, the custodian will continue to have all properties appraised in line with past practice once a year.

Will all assets belonging to SEB Global Property Fund have been sold as of 5 December 2016?

EUR 267 per unit (29% of Fund assets) has been returned to investors over the last three years in three distributions. At the same time, leverage has fallen from 50.2% as of 30 November 2013 to 11.6% as of 30 September 2016. To date, 17 out of the 21 properties held either directly or via equity interests have been sold. A total of four properties will be left in the Fund when the termination takes effect.

What measures are planned for the properties remaining in the Fund?

After the sale of the property in Hamburg, the Fund's residual portfolio comprises two properties in the Netherlands and two properties in Poland. The Fund management will continue its existing strategy and will market properties that have been bundled into portfolios based on their geographical focus and type of use.

The two Polish properties are located in Gdansk and Warsaw. These office buildings are not fully let, but are being prepared for sale. The two Dutch office properties are located in Arnhem and Diemen. Neither of the two properties is fully let, but both are being prepared for sale. The aggregate appraisal value is roughly EUR 84,6 million.

Will the remaining properties be sold at reasonable prices?

BaFin expects the Custodian Bank, in the course of the ongoing process, to sell the assets within three years at the best possible price that can be realised on the market. CACEIS is not bound by the most recent appraisal value.

What deadline for winding up the Fund in full must the Custodian Bank meet following the transfer?

The Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin – Federal Financial Supervisory Authority) expects the Custodian Bank, in the course of the remaining wind-up process, to sell the remaining assets in principle within three years at the best possible price that can be realised on the market. CACEIS is not bound by the most recent appraisal value.

However, the amount of time needed for the tax audits of each property sold cannot be foreseen. Equally, warranty and guarantee agreements resulting from sales may entail obligations extending beyond the above-mentioned three-year period. Therefore, there is no statutory deadline for winding up the Fund.

Why can't the Fund's current liquidity be distributed to investors now?

The Custodian Bank must retain sufficient liquidity reserves to meet all obligations until the Fund is finally dissolved. Establishing these liquidity reserves allows the management to provide for potential claims for back taxes on the part of the fiscal authorities, warranty and guarantee claims, and administrative and management costs incurred by the Fund once rental income ceases to flow following the sale of the properties. The Custodian Bank will make further distributions as soon as additional properties are sold, the risks decline over time as the property portfolio gets smaller and reserves can be released. All future distributions will be made in the same way as before.

When will the last distribution take place?

Investors should note that the last distribution by the Fund will not necessarily be made when the last property is sold. The remaining liquidity can only be returned to investors once all conceivable liabilities have been met or have lapsed; these include in particular guarantees and claims resulting from tax audits.

How frequently will future payments be made to investors?

CACEIS will determine the size and timing of the distributions. As has been the case to date, payments will be made on the basis of all units in issue, thus guaranteeing that all investors receive the same payout ratio. As usual, investors will continue to receive the payments via their custodians, which will automatically take all tax information into account. The tax information relating to SEB Global Property Fund will be published, like all other information on the status of the Fund dissolution process, on the Internet at <http://www.savillsim-publikumsfonds.de/de/startseite-fondsfinder/seb-global-property-fund/>

Where can I obtain information about the current status of the Fund dissolution process?

The goal is to maintain the approach to communications that was established during the dissolution period to date as the wind-up continues. The Custodian Bank and Savills Fund Management GmbH will provide information at regular intervals on the ongoing Fund dissolution process. A dissolution report will be produced once a year.

Questions and comments can be addressed as before to Savills Investment Management using the existing contact data – info@savillsim.de and the telephone infoline +49 (0) 69 15 34 01 86 – and to the Fund's sales partners.