

Monthly comment

The real estate sector was no exception to the stock market's broad fall during the month. Net asset premiums and increased concerns about rising interest rates also had a negative impact on the sector. During the month, the fund bought a large stake in KMC Properties in a directed share issue. The Norwegian company, focused on logistics and industrial properties, is now the fund's largest holding.

Strategy

Simplicity Fastigheter is an actively managed equity fund that invests in companies that own, manage and build different types of properties on the Nordic market. The fund is jointly managed by our equity and fixed income teams where the fundamental analysis and long experience of investments in real estate companies is complemented by the equity team's data-driven analysis.

Information

Latest update	2021-09-30
Inception date	2020-12-11
Fund manager	Henrik Tingstorp
NAV A	124.07
Currency	SEK
Price quotation/trading	Daily
Management fee	0.8%
Risk/reward indicator	6

Returns

Latest month	-10.7%
Year to date	19.9%
3 months	3.9%
6 months	21.1%
Since inception 2020-12-11	24.07%

Positive contributors during the month

Holding	Contribution
Logstri (SE)	0.04%
Odd Molly (SE)	0.03%
NP3 Fastigheter (SE)	0.02%
Eastnine (SE)	0.01%
Torslanda Property (SE)	0.01%

Negative contributors during the month

Holding	Contribution
Diös (SE)	-0.13%
Platzer (SE)	-0.08%
Castellum (SE)	-0.06%
Fabege (SE)	-0.03%
Wihlborgs (SE)	-0.01%

Key figures

Assets under management MSEK	77
Holdings	44

Increased holdings during the month

Holding	Change %	pts	New weight
KMC Properties (NO)	6.5		6.5%
Padox AB (SE)	2.7		2.7%
Kojamo Oyj (FI)	1.2		2.5%
Odd Molly (SE)	0.8		0.8%
Fortinova (SE)	0.6		2.9%

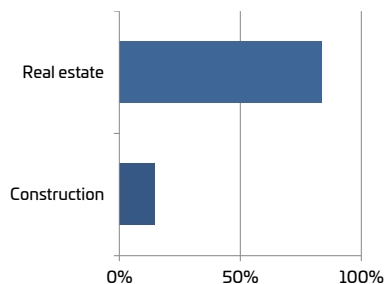
Decreased holdings during the month

Holding	Change %	pts	New weight
Kungsleden AB (SE)	-2.7		1.2%
Catena AB (SE)	-1.8		0.7%
Sagax AB (SE)	-1.3		1.2%
Platzer (SE)	-1.3		2.9%
Balder (SE)	-1.3		1.6%

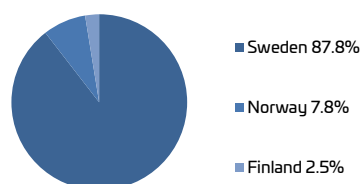
Top 10 holdings

Holding	Weight
KMC Properties ASA	6.5%
Corem Property Group AB	5.6%
Fabege AB	5.3%
Dios Fastigheter AB	5.3%
Castellum AB	5.2%
Annehem Fastigheter AB	4%
Samhallsbyggnadsbolaget i Nord	3.5%
Hufvudstaden AB	3.3%
Wihlborgs Fastigheter AB	3.2%
Nyfosä AB	3.2%
TOTAL	45%

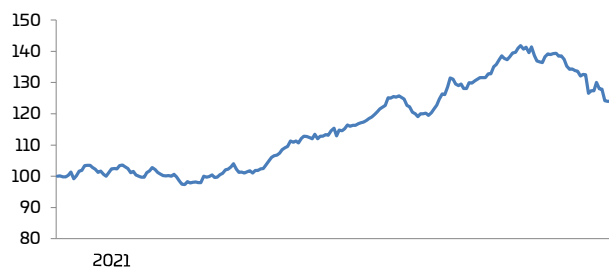
Sector distribution



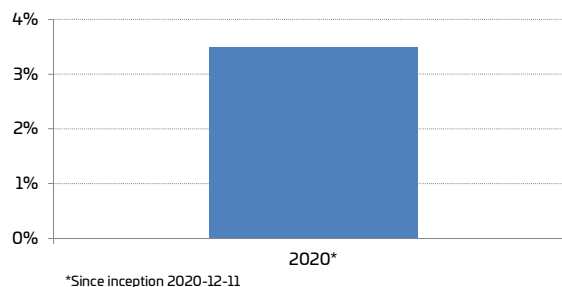
Geographic distribution



Performance since inception



Returns since inception



Year	Annual	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2021	19.9%	-3.7%	-1.7%	4.6%	9.4%	6.2%	0.4%	11.2%	4.6%	-10.7%			