

## PriorNilsson Fastighet

### STRATEGY DESCRIPTION

PriorNilsson Fastighet is a long-biased long/short equity fund with a net exposure to real estate between 90 to 100 percent. The fund can also invest in neighboring sectors such as the construction sector, housing development or companies that directly or indirectly have real estate exposure. The fund uses a 150/50 long-short extension investment strategy that allows its portfolio management team to short up to 50 percent of the portfolio's net assets.

### FUND INFORMATION

NHX Category	Equities
NHX Country	Sweden
Legal Structure	Mutual Fund
Fund Domicile	Sweden
Minimum Investment	100 SEK
AUM	32M SEK
Inception Date	Oct 2022
Management Fee	0.90%
Performance Fee	20.00%

### COMPANY INFORMATION

Company	Prior&Nilsson Fond och Kapitalförvaltning AB
Principal	Torgny Prior and PO Nilsson
Investor Relations	Marcus Ehrenpreis
Address	Birger Jarlgatan 2, PO Box 7136 Stockholm, SE-103 87
Phone	+46 8 441 77 00
E-mail	info@pnfonder.se
Website	www.priornilsson.se
Social Media	<a href="#">in</a> <a href="#">X</a>

### MONTHLY PERFORMANCE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2024	0.48	-3.66	11.86										8.29
2023	11.29	-3.01	-9.79	1.54	-8.50	1.09	8.52	0.75	-6.47	-2.07	10.91	14.39	16.19
2022										6.69	5.69	6.00	19.53

### PORTFOLIO MANAGERS

**Gustav Sällberg**, fund manager of PriorNilsson Fastighet, previously worked at Brummer & Partners as a quantitative analyst and Kungsgleden AB as a transaction analyst. He holds a Master's Degree in Applied physics and electrical engineering from Linköping University.



### FAMILY OF FUNDS

PriorNilsson Idea - PriorNilsson Yield - PriorNilsson Balans

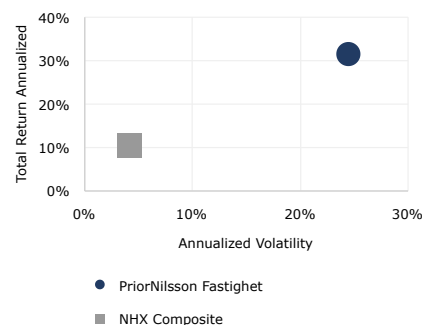
### RETURN STATISTICS

Last Month Return	11.86%
3 Month Return	8.29%
Year to Date Return	8.29%
12 Month Return	29.22%
36 Month Return	-
Total Return Annualized	31.26%
Winning Months (%)	66.67%
Average Winning Month	6.60%
Average Losing Month	-5.58%
Total Return Cumulative	50.39%

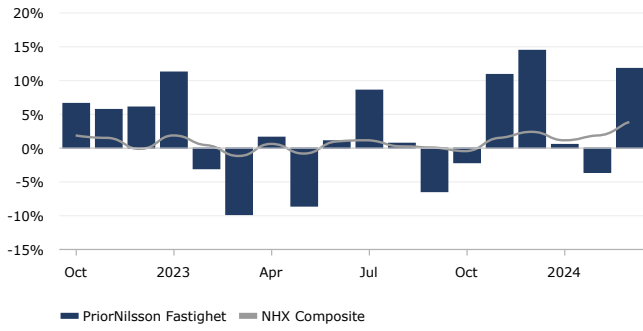
### RISK STATISTICS (12M)

Sharpe Ratio	1.17
Sortino Ratio	2.26
Sterling	1.58
Calmar	3.44
Skewness	0.33
Kurtosis	-0.49
Maximum Drawdown	-8.50%
Correlation vs S&P 500	0.58
Annualized Volatility	24.62%
Annualized Down. Deviation	8.60%

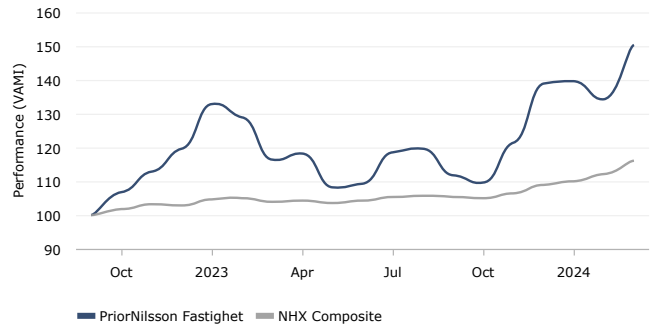
### RISK/RETURN COMPARISON



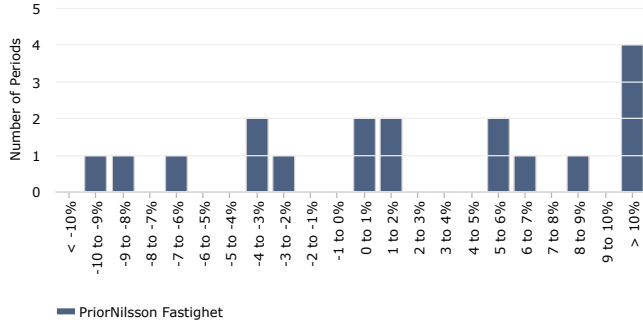
MONTHLY RETURNS



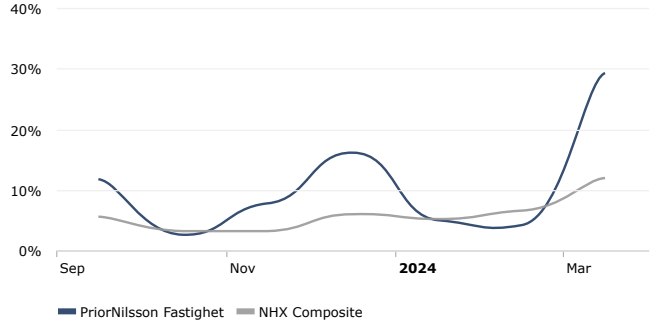
PERFORMANCE (VAMI)



DISTRIBUTION OF MONTHLY RETURNS



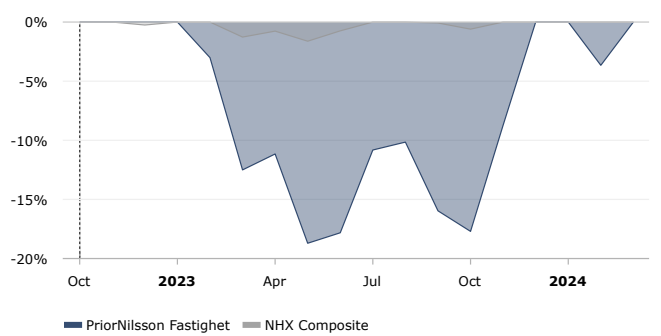
12 MONTH ROLLING ROR RETURN



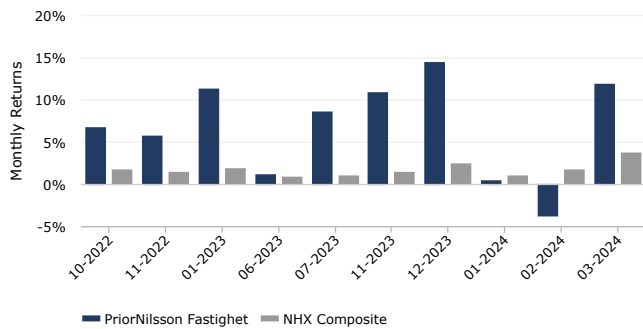
DRAWDOWN REPORT

No.	Depth (%)	Length (Months)	Recovery (Months)	Start date	End date
1	-18.71%	4	7	02/2023	12/2023
2	-3.66%	1	1	02/2024	03/2024
3	-	-	-	-	-
4	-	-	-	-	-
5	-	-	-	-	-

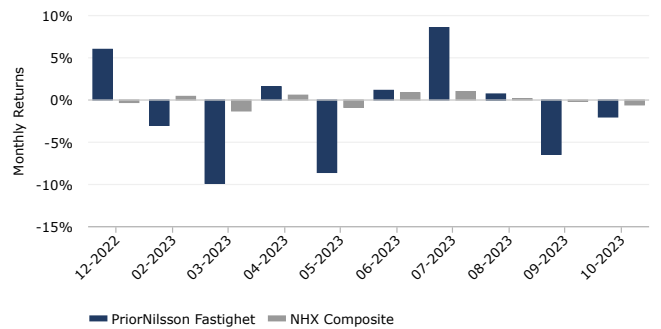
DRAWDOWN



UP CAPTURE VS. NHX COMPOSITE



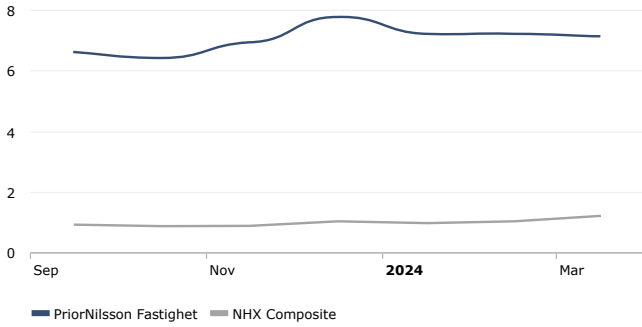
DOWN CAPTURE VS. NHX COMPOSITE



TIME WINDOW ANALYSIS

	3 Months	6 Months	1 Year	2 Years	3 Years
Avg. Monthly Return	2.69%	5.07%	2.16%	-	-
% Positive	66.67%	66.67%	66.67%	-	-
Avg. Pos. Period	6.17%	9.41%	6.19%	-	-
Avg. Neg. Period	-3.66%	-2.86%	-5.17%	-	-
Sharpe Ratio	1.53	2.54	1.17	-	-
Sortino Ratio	4.41	10.23	2.26	-	-
Monthly Volatility	6.56%	7.24%	7.11%	-	-

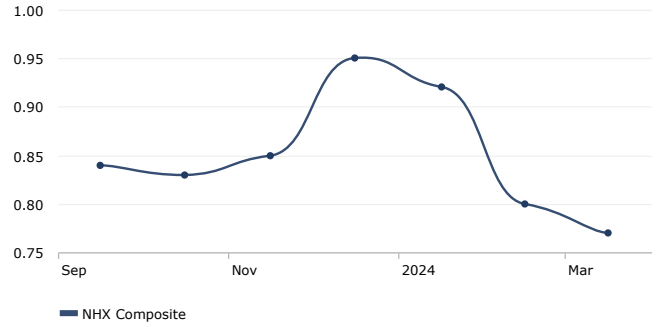
VOLATILITY (12 MONTHS ROLLING)



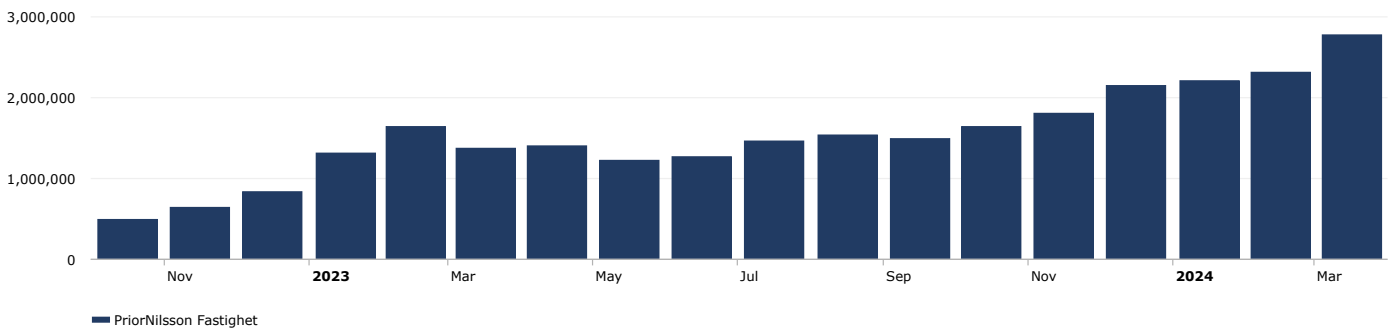
RETURN REPORT

Period	Best	Worst	Average	Median	Last	Winning %
1 Month	14.39%	-9.79%	2.54%	1.32%	11.86%	66.67%
3 Months	27.48%	-16.19%	6.27%	5.27%	8.29%	68.75%
6 Months	34.54%	-10.82%	6.85%	10.77%	34.54%	53.85%
1 Year	29.22%	2.60%	10.94%	7.67%	29.22%	100.00%
2 Years	-	-	-	-	-	-
3 Years	-	-	-	-	-	-
5 Years	-	-	-	-	-	-

CORRELATION (12 MONTH ROLLING)



AUM (EUR)



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