

ODDO BHF Immobilier

31 DECEMBER 2024

CN-EUR - Eur | *Fundamental Equities - Thematic - Eurozone Real Estate*

Assets Under Management	198 M€	Morningstar™ Category:	① ② ③ ④ ⑤ ⑥ ⑦
NAV per Unit	2,033.36€	Property - Indirect Eurozone	Risk scale (1)
Evolution vs M-1	-111.05€	★ ★ ★ ★ Rating at 11/30/24	6 8 9
		🌐 🌐 🌐 🌐 Rating at 10/31/24	SFDR Classification ²

Countries in which the fund is authorised for distribution to the public:

FR IT CHE DEU PRT ESP SWE

PORTFOLIO MANAGERS

Véronique GOMEZ, Pierre TOUSSAIN

MANAGEMENT COMPANY

ODDO BHF AM SAS

KEY FEATURES

Recommended investment horizon: 5 Years

Inception date (1st NAV): 5/30/12

Inception date of the fund: 9/14/89

Legal structure	FCP
ISIN code	FR0011109354
Bloomberg code	ODDIMB2 FP
Dividend policy	Accumulation unit
Minimum (initial) investment	1 thousandth of a unit
Management company (by delegation)	-
Subscriptions/redemptions	11:15am D
Valuation	Daily
Management fees	0.90% (inclusive of tax) of the net assets excluding UCITs
Performance fees	Up to 10% of the Fund's outperformance relative to its benchmark index (net dividends reinvested), once past underperformance over the previous five years has been fully offset and provided that the absolute return is positive.
Subscription fees	4 % (maximum)
Redemption fees	Nil
Management fees and other administrative or operating costs	0.9 %
Transaction fees received by the Management Company	Transaction fees are listed in the prospectus and may be applied in addition to the fees shown above.

INVESTMENT STRATEGY

Invested primarily in EU property companies, the ODDO BHF Immobilier seeks to outperform the MSCI EMU IMI Core RE 10/40 Index (dividends reinvested) over a minimum investment horizon of five years. The fund applies a bottom-up, conviction-based investment approach to select companies positioned on the best segments of the EU property market (shopping centres, offices, housing).

Benchmark : MSCI EMU IMI Core Real Estate Capped 10/40 NR

Net annual performance (12-months rolling)										
from	12/14	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23
to	12/15	12/16	12/17	12/18	12/19	12/20	12/21	12/22	12/23	12/24
FUND	19.3%	2.6%	17.9%	-7.2%	24.2%	-8.2%	8.3%	-31.5%	17.3%	-1.7%
Benchmark	17.0%	3.8%	17.6%	-7.5%	22.2%	-10.9%	6.9%	-32.0%	15.6%	-1.5%

Calendar performance (from January 01 to December 31)										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
FUND	19.3%	2.6%	17.9%	-7.2%	24.2%	-8.2%	8.3%	-31.5%	17.3%	-1.7%
Benchmark	17.0%	3.8%	17.6%	-7.5%	22.2%	-10.9%	6.9%	-32.0%	15.6%	-1.5%

Cumulative and annualized net returns									
	Annualized performance			Cumulative performance					
	3 years	5 years	10 years	1 month	YTD	1 year	3 years	5 years	10 years
FUND	-7.6%	-4.7%	2.7%	-5.2%	-1.7%	-1.7%	-21.0%	-21.5%	30.5%
Benchmark	-8.2%	-5.9%	1.8%	-4.8%	-1.5%	-1.5%	-22.6%	-26.2%	19.2%

Past performance is not an indication of future results. Performance may vary over time.

Annualized volatility				
	1 year	3 years	5 years	10 years
FUND	17.2%	22.9%	23.7%	19.3%
Benchmark	16.4%	22.8%	24.5%	19.9%

Change in index since 31 december 2020. The new benchmark is the MSCI EMU IMI Core RE 10/40 Index (dividends reinvested). Previous benchmark FTSE EPRA/NAREIT Eurozone Capped Index (Net TRI) since 26/07/2010 and previously FTSE EPRA Eurozone Index. As of 1 January 2012, the Fund is no longer eligible for the PEA (French equity savings plan) in respect of new subscriptions.

*The glossary of indicators used is available for download on www.am.oddo-bhf.com in the FUNDS section. | Sources : ODDO BHF AM SAS, Bloomberg, Morningstar® Sustainability provides company-level analysis used in the calculation of Morningstar's Sustainability Score.

(1) The summary risk indicator (SRI) is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the market or because we are not able to pay you. It ranges from 1 (low risk) to 7 (high risk). This indicator is not constant and will change according to the fund's risk profile. The lowest category does not mean risk-free. Historical data, such as that used to calculate the SRI, may not be a reliable indication of the fund's future risk profile. There is no guarantee that the investment objectives in terms of risk will be achieved.

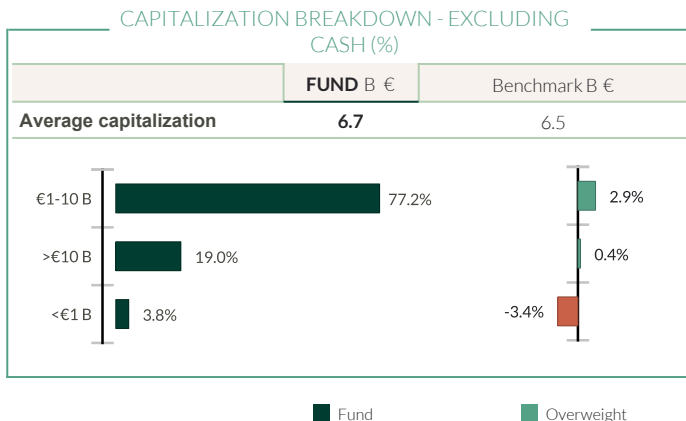
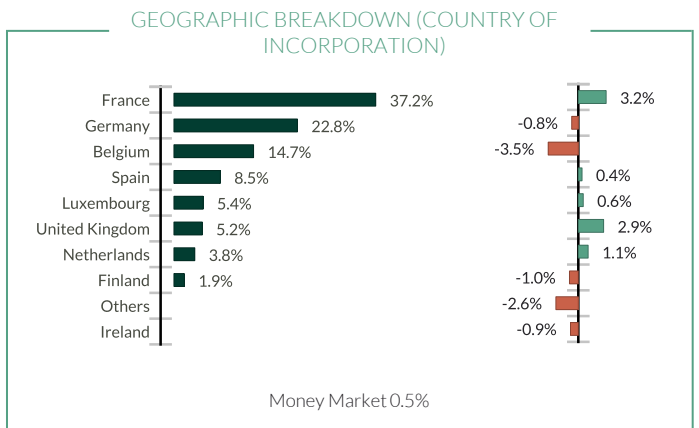
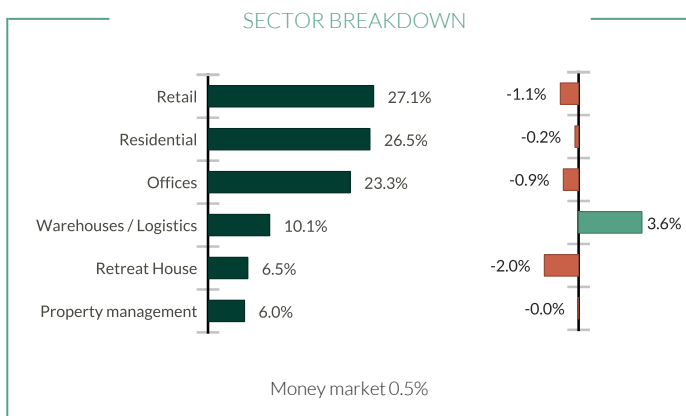
(2) Information on the EU Sustainable Finance Disclosure Regulation (SFDR) can be found in the SFDR classification(2) section of the document.

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Risk measurement	3 Years	5 Years
Sharpe ratio	-0.40	-0.25
Information ratio	0.33	0.35
Tracking Error (%)	2.23	3.39
Beta	1.00	0.96
Correlation coefficient (%)	99.53	99.06
Jensen's Alpha (%)	0.72	0.87



	FUND	Benchmark
Weighted carbon intensity (tCO2e / €m turnover)	61.7	65.3
Coverage ratio	100.0%	100.0%

Source MSCI. We use scopes 1 (direct emissions) and 2 (indirect emissions related to electricity, heat or steam consumption) to calculate the carbon intensity, expressed in tonnes of CO2 equivalent per million € of revenues. Cash and derivatives are not covered. Carbon metrics methodology: see details on page 3

Main portfolio holdings					
	WEIGHT IN THE FUND (%)	Weight in the benchmark (%)	Country	Sector	ESG rank*
Unibail-Rodamco-Westfield	9.57	9.32	France	Retail	5
Vonovia Se	9.38	9.29	Germany	Residential	3
Klepierre	9.32	8.97	France	Retail	5
Leg Immobilien Ag	7.96	8.96	Germany	Residential	4
Merlin Properties Socimi Sa	4.92	4.97	Spain	Offices	4
Covivio	4.85	4.42	France	Offices	5
Gecina Sa	4.81	4.46	France	Offices	4
Tag Immobilien Ag	4.72	4.41	Germany	Residential	2
Aedifica	4.01	4.56	Belgium	Retreat House	4
Aroundtown Sa	3.76	3.51	Luxembourg	Offices	4

*: rebased on the rated part of the fund | In accordance with the update to our ESG integration policy published, the internal ESG rating scale now ranks the investment universe from 1 (High Risk) to 5 (Strong Opportunity) in ascending order.

The ESG approach consists in selecting companies with the best environmental, social and governance policies by favouring the best-rated issuers within an investment universe in terms of non-financial criteria (Best in Universe) and/or issuers showing an improvement in their ESG practices over time (Best Effort).

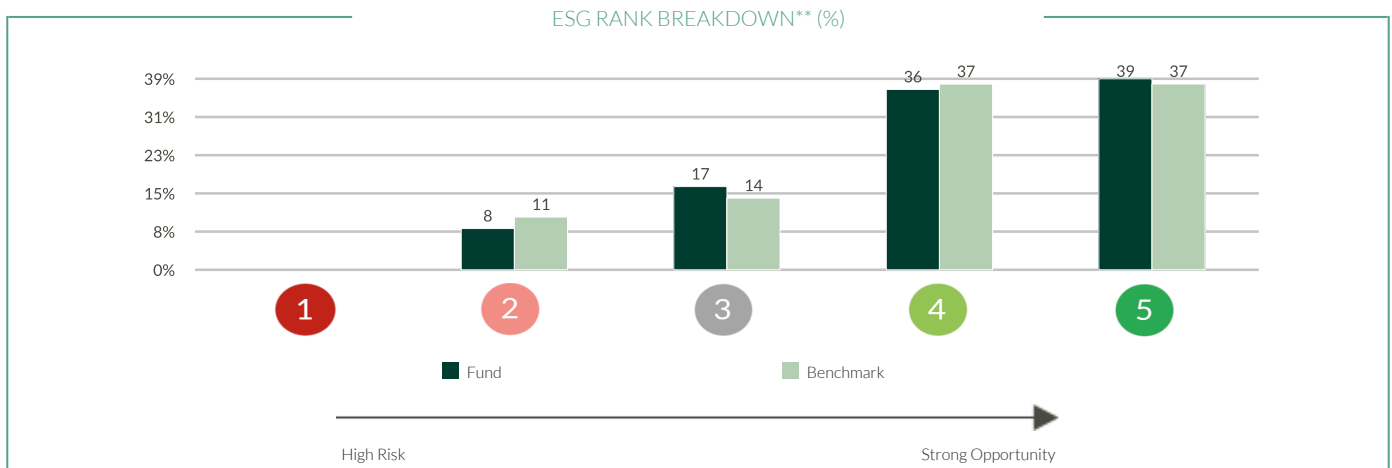
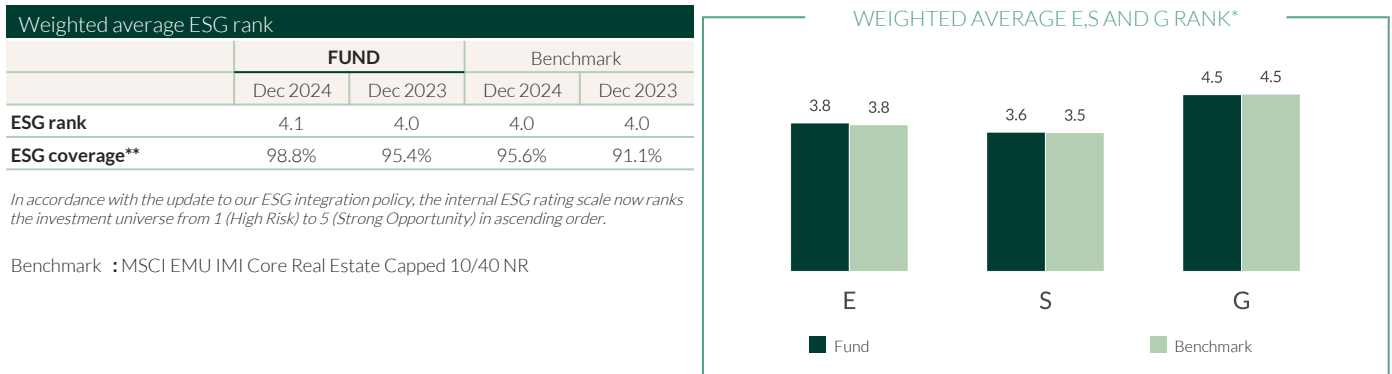
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SUSTAINABLE REPORT - OVERVIEW



TOP 5 ESG rank				
	Sector	Country	Weight in the fund (%)	ESG rank*
Unibail-Rodamco-Westfield	Retail	France	9.57	5
Klepierre	Retail	France	9.32	5
Covivio	Offices	France	4.85	5
Inmobiliaria Colonial Socimi	Offices	Spain	3.63	5
Carmila	Retail	France	2.74	5
Subtotal top 5	-	-	30.10	-

SUSTAINABLE REPORT - METHODOLOGY

ODDO BHF AM considers that measuring the environmental, social and governance impact of an investment is an essential step in disseminating good practices in ESG integration. To do this, it is imperative to have reliable, simple quantitative criteria (no reprocessing) and to allow comparison between portfolios regardless of their composition (large vs midcaps, geographical and sectoral diversity). The choice of indicators is therefore crucial for the relevance of impact measurement.

We systematically indicate the availability of the data at the level of the portfolio and its benchmark.

For more information on the ODDO BHF Asset Management ESG methodology, please refer to the [Sustainable investing & ESG document](https://www.am.oddo-bhf.com) available on www.am.oddo-bhf.com

Carbon metrics methodology: We updated our methodology of carbon intensity calculation. Starting January 31st, 2023, when reported carbon values are unavailable or inconsistent, estimated carbon values are used. The estimations are based on average carbon value (scope 1+2 emissions) of sectoral peers as a function of revenues

*ESG rank at the end of the period: In accordance with the update to our ESG integration policy, the internal ESG rating scale now ranks the investment universe from 1 (High Risk) to 5

** : rebased on the rated part of the fund

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MONTHLY MANAGEMENT COMMENT

December followed in the footsteps of the previous month, with markets characterised by US optimism and European pessimism. So-called "Trump trade" (i.e. the return of "corporate America"), deregulation and the rebalancing of global trade were all issues that buoyed the financial markets in both the run-up to the US election and afterwards, even with profit-taking weighing down the year-end.

However, hopes of the incoming administration taking a literal approach to its campaign promises could give way to disappointment linked to inconsistencies between certain measures. For example, Donald Trump campaigned on a platform of fighting inflation – yet his programme is inflationary in nature. His election is therefore associated with a future rise in inflation, which has led to pressure on US long-term rates; this in turn has had an impact on European rates. In addition, a noticeable change in tone can be observed in statements from Fed chairman Jerome Powell, who is now sounding very cautious about future rate cuts and declaring that there would be a pause following the 25 bps reduction in December. The ECB also lowered its key rate by 25 bps. As a result, long-term rates are almost back to their highs for the year.

Listed property companies continued to perform well, but only at the beginning of the month. The sector's decline then accelerated and it ended 2024 with a slightly negative performance.

We benefited at the start of the month by taking profits, mainly on German residential property company Vonovia and French shopping centre firm Unibail Rodamco Westfield, both of which posted very positive annual stock market performance (around +14% for Vonovia and +11% for Unibail Rodamco Westfield).

We also reduced our position in Belgian property company Cofinimmo, which has had difficulty completing its disposal programme and is expected to announce a cut to its dividend. Instead, we preferred to strengthen our position in UK student accommodation company Unite Group. The latter is one of our favourite stocks, but its performance this year (-19.8%) is particularly disappointing. This is despite the fact that it is invested in a segment that continues to enjoy higher income growth than other types of asset and remains highly sought-after by property investment funds: The purchasers of Gecina's portfolio of student residences did not hesitate to pay a 20% premium on its value at 30 June, for example. However, it is only short-term momentum that seems to be attracting investors to equity markets and, as is the case for logistics, the student residence segment is experiencing a slowdown in growth – whereas property investment in physical assets continues to be a long-term activity. This paradox can be expected to once again prompt acquisitions of listed property companies in 2025.

The sector remains volatile and is affected by movements in long-term interest rates (despite increased and/or upwardly revised earnings), the end of the fall in asset values and the availability of open finance markets at a reasonable cost, due to the fact that property companies are mainly financed over five years. To illustrate the paradox: A short-term rise of 30 bps in the German 10-year yield in December had no impact on Vonovia's operational activity, yet its share price fell by 6%.

We therefore remain resolutely optimistic for 2025, as the resilience of the sector's revenue growth, and hence its dividends, will eventually regain the upper hand over stock market performance to erase what we believe was "irrational" underperformance at the end of 2024.

RISKS:

The fund is exposed to the following risks :risk of capital loss, equity risk, interest rate risk, credit risk, risk associated with discretionary management, currency risk, counterparty risk, risk associated with holding small and medium capitalisations, risks associated with concentrating the portfolio on the real estate sector, Sustainability risk and on an ancillary basis risk associated with high yield bonds, risk associated with convertible bonds, emerging markets risk

SFDR CLASSIFICATION²

The EU Sustainable Finance Disclosure Regulation (SFDR) is a set of EU rules which aim to make the sustainability profile of funds transparent, more comparable and better understood by end investors. Article 6: The management team does not consider sustainability risks or adverse effects of investment decisions on sustainability factors in the investment decision making process. Article 8: The management team addresses sustainability risks by integrating ESG criteria (Environment and/or Social and/or Governance) into its investment decision making process. Article 9: The management team follows a strict sustainable investment objective that significantly contributes to the challenges of the ecological transition, and addresses Sustainability Risks through ratings provided by the Management Company's external ESG data provider.

DISCLAIMER

This document has been drawn up by ODDO BHF AM SAS . Potential investors should consult an investment advisor before subscribing to the fund. The investor is informed that the fund presents a risk of capital loss, but also many risks linked to the financial instruments/strategies in the portfolio. In case of subscription, investors must read the Key Information Document (KID) and the fund's prospectus in order to acquaint themselves with the detailed nature of any risks incurred and all costs. The value of the investment may vary both upwards and downwards and may not be returned in full. The investment must be made in accordance with investors' investment objectives, their investment horizon and their capacity to deal with the risk arising from the transaction. ODDO BHF AM SAS cannot be held responsible for any direct or indirect damages resulting from the use of this document or the information contained in it. This information is provided for indicative purposes and may be modified at any moment without prior notice. Any opinions presented in this document result from our market forecasts on the publication date. They are subject to change according to market conditions and ODDO BHF AM SAS shall not in any case be held contractually liable for them. The net asset values presented in this document are provided for indicative purposes only. Only the net asset value marked on the transaction statement and the securities account statement is authoritative. Subscriptions and redemptions of mutual funds are processed at an unknown asset value.

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The Key Information Document (DEU, ESP, FR, GB, ITL, POR, SWD) and the prospectus (DEU, FR, GB, ITL) are available free of charge from ODDO BHF AM SAS or at am.oddo-bhf.com or at authorized distributors. The annual and interim reports are available free of charge from ODDO BHF AM SAS or on its internet site am.oddo-bhf.com.

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