

ODDO BHF Immobilier

31 OCTOBER 2025

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

Assets Under Management	200 M€	Morningstar™ Category:	1 2 3 4 5 6 7
NAV per Unit	2,226.86€	Property - Indirect Eurozone	Risk scale ⁽¹⁾
Evolution vs M-1	-33.51€	★ ★ ★ ★ Rating at 9/30/25	6 8 9
		Rating at 7/31/25	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	10/15	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24
to	10/16	10/17	10/18	10/19	10/20	10/21	10/22	10/23	10/24	10/25
FUND	0.1%	12.4%	4.5%	13.0%	-18.6%	26.1%	-33.0%	-4.0%	28.0%	4.2%
Benchmark	0.2%	13.0%	3.4%	13.0%	-25.2%	30.3%	-32.9%	-5.3%	26.7%	5.4%
Calendar performance (from January 01 to December 31)										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	
FUND	2.6%	17.9%	-7.2%	24.2%	-8.2%	8.3%	-31.5%	17.3%	-1.7%	
Benchmark	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	8.6%	1.6%	1.6%	-1.5%	9.5%	4.2%	28.1%	8.2%	17.0%	
Benchmark	8.1%	2.0%	0.9%	-1.5%	10.1%	5.4%	26.4%	10.6%	9.3%	
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					16.2%	20.5%	20.1%	19.2%		
Benchmark					15.8%	20.3%	20.3%	19.8%		

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®

Sustainalytics 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.

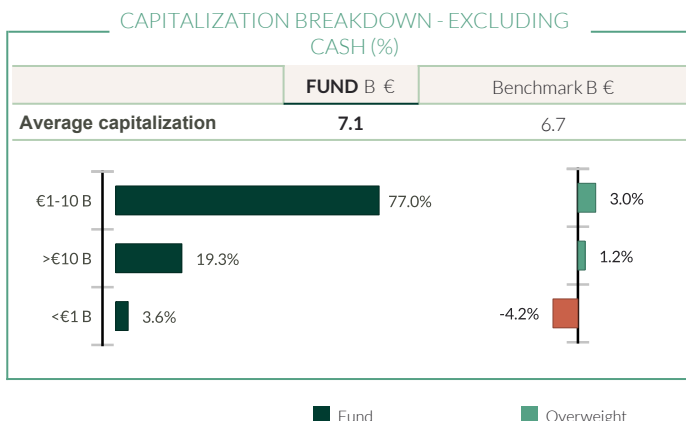
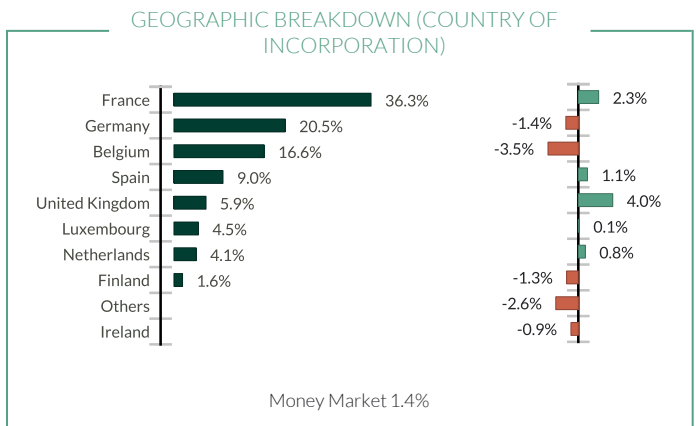
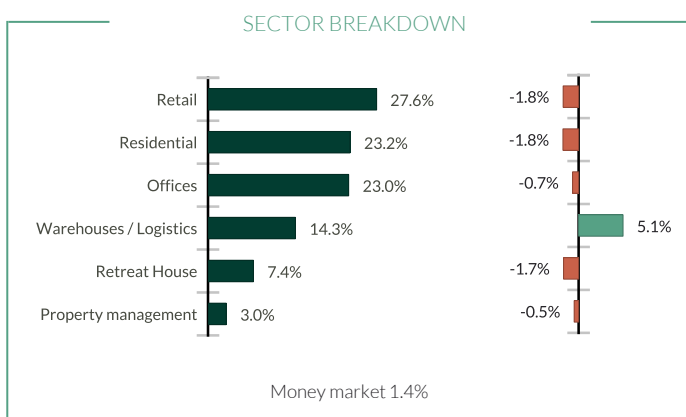
(2) Information on the EU Sustainable Finance Disclosure Regulation (SFDR) can be found in the SFDR classification(2) section of the document.

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Risk measurement	3 Years	5 Years
Sharpe ratio	0.28	0.00
Information ratio	0.25	-0.17
Tracking Error (%)	1.85	2.65
Beta	1.01	0.98
Correlation coefficient (%)	99.59	99.14
Jensen's Alpha (%)	0.42	-0.43



Weighted carbon intensity (tCO2e / €m turnover)		
	FUND	Benchmark
Weighted carbon intensity	61.8	69.9
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*
Klepierre	9.58	9.08	France	Retail	5
Unibail-Rodamco-Westfield	9.57	9.56	France	Retail	5
Vonovia Se	8.90	8.58	Germany	Residential	3
Leg Immobilien Ag	6.16	8.40	Germany	Residential	4
Merlin Properties Socimi Sa	5.57	4.94	Spain	Offices	4
Covivio	4.82	4.49	France	Offices	5
Tag Immobilien Ag	4.77	4.29	Germany	Residential	3
Warehouses De Pauw Sca	4.49	4.83	Belgium	Warehouses / Logistics	4
Gecina Sa	4.39	4.40	France	Offices	4
Aedifica	4.29	4.61	Belgium	Retreat House	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).

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

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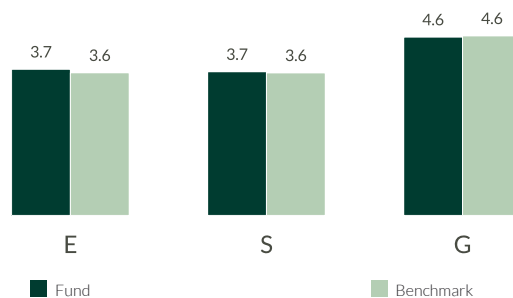
SUSTAINABLE REPORT - OVERVIEW

Weighted average ESG rank				
	FUND		Benchmark	
	Oct 2025	Oct 2024	Oct 2025	Oct 2024
ESG rank	4.1	4.1	4.0	4.0
ESG coverage**	98.2%	98.2%	95.0%	95.2%

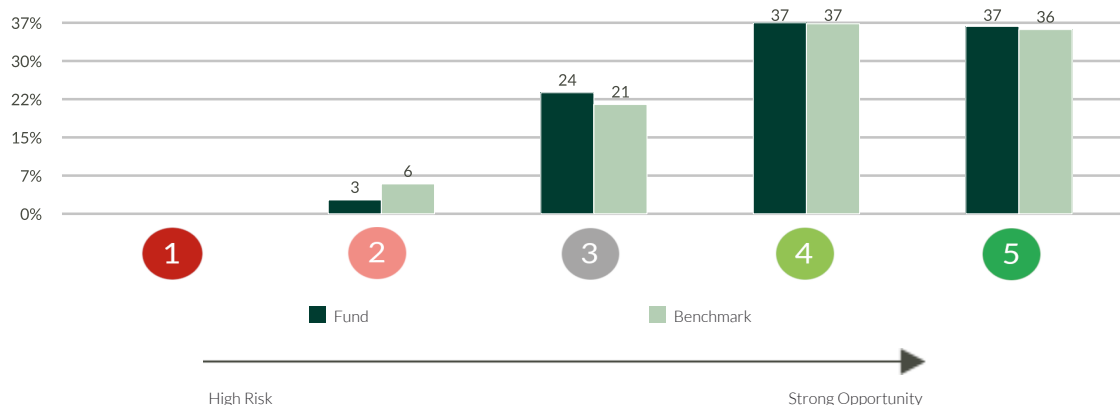
In accordance with the update to our ESG integration policy, the internal ESG rating scale now ranks the investment universe from 1 (High Risk) to 5 (Strong Opportunity) in ascending order.

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

WEIGHTED AVERAGE E,S AND G RANK*



ESG RANK BREAKDOWN** (%)



TOP 5 ESG rank				
	Sector	Country	Weight in the fund (%)	ESG rank*
Klepierre	Retail	France	9.58	5
Unibail-Rodamco-Westfield	Retail	France	9.57	5
Covivio	Offices	France	4.82	5
Inmobiliaria Colonial Socimi	Offices	Spain	3.47	5
Cofinimmo	Retreat House	Belgium	3.14	5
Subtotal top 5	-	-	30.57	-

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/Sustainable-investing-ESG-document) 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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31 OCTOBER 2025

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MONTHLY MANAGEMENT COMMENT

With the last week of October being marked by profit-taking on property companies, the sector posted a fairly poor performance in the Euro Zone and underperformed the equity markets, which continued to rise (+2.46% for the STOXX 600). The quarterly earnings publications, which were positive on the whole, contributed to this growth on the equity markets. Publications by listed property companies were not disappointing across the board, however, particularly for shopping centre companies and those based in the UK. The latter also benefited from UK inflation figures, which seemed to finally grind to a halt and open the door to prospective rate cuts. As a result, UK property companies had a particularly good month, especially logistics companies such as SEGRO, which we hold in our portfolio.

At the same time, German and French property companies continued to underperform. It should be noted, however, that German companies are due to publish in November and that the ongoing political quagmire in France is hampering domestic property companies. The investment market in France seems to be suffering from this political instability, with announcements of cancelled transactions and/or sales.

As far as the portfolio is concerned, we continued to reduce our positions in Unibail-Rodamco-Westfield (shopping centres, France), Merlin Properties and Colonial (offices, Spain) and Aroundtown (diversified, Germany). At the same time, we opened a line in British Land. Its first half year to the end of September (the company's financial year ends in March 2026) confirmed the positive trends in rental demand for its offices and retail parks (99% occupancy rate). Income was up 4% over the 6 months, as were asset values. The property company has confirmed its targets, and is expected to achieve a overall yearly performance (dividend yield + increase in asset values) of 8-10%. In addition, it reported significant rental activity linked to the development of companies in the field of artificial intelligence.

During the month, the UK self-storage company Big Yellow posted the portfolio's best monthly performance, up more than 11%, as it may be the subject of a takeover bid by Blackstone. The latter, a major US institutional investor, had already made a name for itself when it signed an agreement with Tritax Big Box, a UK logistics property company, to sell it a portfolio of warehouses. Blackstone's interest in self-storage is a sign of its renewed appeal, and should also be favourable to Belgian property company Shurgard, which has a pan-European portfolio in this asset class.

On the macroeconomic front, the soap opera that is French political instability continues with Sébastien Lecornu's new government and the presentation of a budget to the National Assembly that is subject to one-upmanship regarding tax and spending. In short, it is a situation that does little to reassure investors.

We took this situation into account and reduced our position in Colonial, the Spanish office property company, which does not seem to be in a position to sell assets in France and reinvest in Spain as we had assumed. Instead, it wishes to invest in new office markets (in Italy and Germany) and will have to do so through debt or a market-based approach, in the absence of sales of its assets.

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, IRL, POR, SWD) and the prospectus (FR, GB) 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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