



DISCLAIMER

The SPPICAV owns real estate physical assets, directly and/or indirectly, requiring timescales for sale that will depend upon the state of the property market. If you submit a redemption request for your Shares, you may not receive payment until the end of a period of seven business days from the Redemption Clearance Deadline. The capital and the return are not guaranteed and depend on conditions in the property and financial markets. The amount you receive may be less than the amount that you invested, due to a decline in the value of the SPPICAV's assets, particularly those in the property market, over your investment term. The minimum recommended investment period is eight years.

INVESTMENT MANAGEMENT

OPCI NEWS

BNP Paribas Diversipierre

Monthly report as at 29 April 2022

This is an English translation of the original document. In the event of any differences in translations or interpretations, the French version shall prevail and is authoritative.



NEWS

As at 29 April 2022, the net asset value of BNP Paribas Diversipierre stood at €124.01 per share ex-dividend, down -2.08% over the month (i.e. -€2.64 per share), mainly due to the dividend for 2021 of 1.82 per share.

With reinvested dividend, the net asset value per share is down -0.65% (i.e. €0.82 per share).

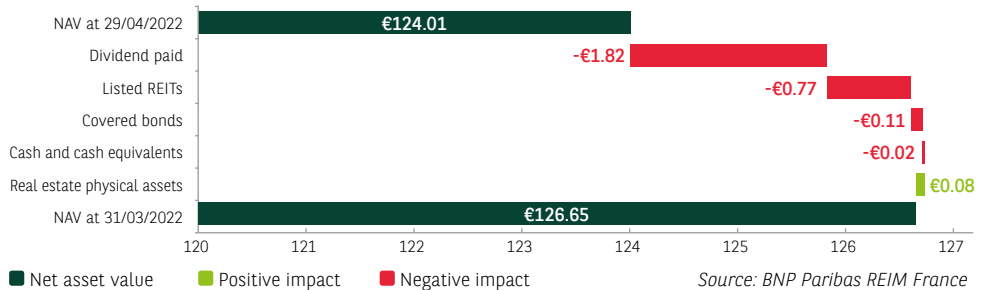
On 7 April, BNP Paribas REIM Italy, acting on behalf of the alternative real estate investment fund Concepto, 50% owned by your OPCI, completed the sale "Mazzini". The building is located in Milan near the Duomo, Via Mazzini 9/11, and develops a total area of more than 11,000 sqm over eight floors and two basement levels. Built in 1935, the asset was acquired by the Concepto Fund in August 2020, just after the renovation work was completed. The building is fully leased to WeWork, which installed its fourth Milan building in March 2021. When the asset was acquired in 2020, investors took a calculated risk during the Covid pandemic, in a period of uncertainty and with a lessee who was relatively new on the Italian market. The sale resulted in a good level of IRR of about 12%.

KEY INDICATORS AS AT 29/04/2022

- Net asset value per share at 29/04/2022: **€124.01**
Next net asset values: 13/05/2022, 31/05/2022
- Dividends paid per share since 01/01/2022: **€1.82**
- Subscription fee payable to the Fund (Prospectus maximum: 6%): **2.95%**
- Exit fees payable to the Fund (Prospectus maximum: none): **None**
- Management and operating costs (Prospectus maximum: 1.5% incl. tax): **1.24% incl. tax in 2021***
- Property corporate operating charges: **0.61% incl. tax in 2021***
- Net asset value: **€2,594m**
- Number of property assets: **31 assets (21 of which are fully owned) and 2 non-controlling interests**
- Financial debt (Prospectus maximum: 40% of the value of property assets): **14.9%**

* Fees calculated on the basis of the average net assets for the year.

CONTRIBUTIONS TO THE CHANGE IN THE NET ASSET VALUE OVER THE MONTH, BY ASSET CLASS

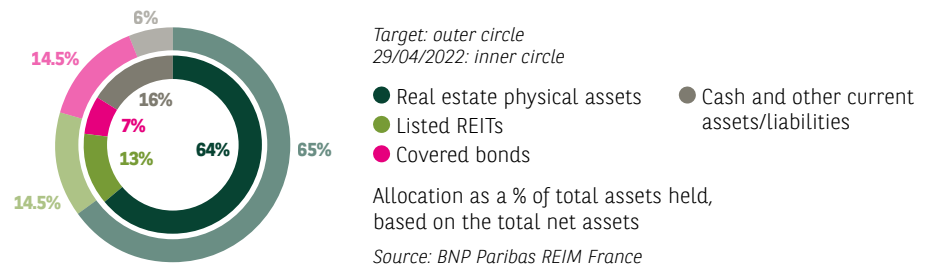


KEY CHARACTERISTICS AS AT 29/04/2022

- ISIN code: **FR0011513563**
- Legal form: **SPPICAV**
- Management company: **BNP Paribas REIM France**
- Custodian: **BNP Paribas Securities Services**
- Recommended investment period: **8 years**
- Deadline for receiving orders: **NAV date, before 12.00pm**
- SFDR: **Article 8**
The OPCI falls under Article 8 of regulation (EU) 2019/2088, so-called SFDR, of 27 November 2019 on sustainability disclosures in the financial services sector. The investments underlying this financial product do not take into account the European Union's criteria for environmentally sustainable economic activities.

Risk and return profile: This OPCI, which is mainly invested in real estate physical assets, has a low risk of capital loss, i.e. a level of 2 (SRI PRIIPs). The risk category associated with this OPCI is not guaranteed and may change over time. The lowest category does not mean that the investment is «risk free». Real estate physical assets are less liquid. In periods of property market stress, the rapid sale of a property asset may result in a loss in value. The indicator does not take into account the risk associated with the use of debt.

DISTRIBUTION OF ASSETS HELD



SUMMARY OF PERFORMANCE AS AT 29 APRIL 2022

Periodic performance	Since launch	Since 01/01/2022	Last quarter	Last month	Latest NAV	Annualised performance since 31/12/2014
	+34.92%	+0.13%	+0.44%	-0.65%	-0.55%	+4.07%

Annual performance	2014	2015	2016	2017	2018	2019	2020	2021	Annualised performance over 7 years (2015-2021)
	+0.71%	+7.05%	+4.77%	+6.69%	+1.17%	+8.87%	-1.21%	+3.33%	+4.25%

The methodology for calculating performance is as follows:

$$\text{Performance} = \frac{\text{Net asset value per share at the end of the period} + \text{Dividends paid over the period}}{\text{Net asset value per share at the start of the period}} - 1$$

Past performance is not an indicator of future performance.

2014 performance is calculated over the period from 20 January to 31 December.



REAL ESTATE PHYSICAL ASSETS

Breakdown of assets as at 29/04/2022 (as a % of the total market value)



- France 46%
- Germany 26%
- Italy 16%
- Benelux 5%
- Iberian Peninsula 5%
- Others* 2%

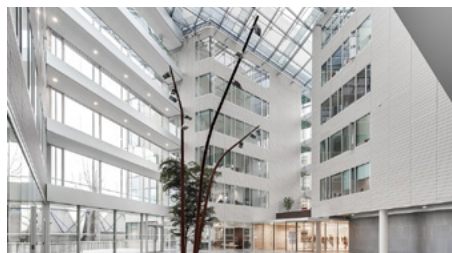
- Paris 46%
- Others regions 34%
- Île-de-France 20%

Source: BNP Paribas REIM France
* Others: Ireland, Austria et Finland.

As at 29 April 2022, BNP Paribas Diversipierre's real estate physical assets portfolio represented a total value of €1,998m excluding fees and charges.

This property portfolio comprises 31 assets (21 of which are fully owned) located across France and in other countries, and two non-controlling interests.

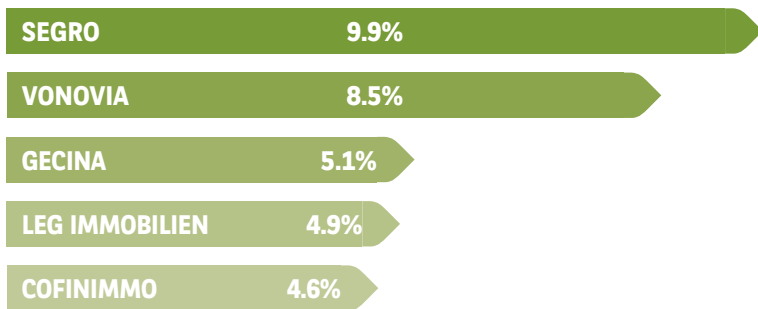
Of the assets held by BNP Paribas Diversipierre, 70% are office premises, 19% are retail, 7% are residential and 4% are hotels (as a % of the total market value).



Le Visalto, Paris (75019) - owned at 100%

Reminder: Past investments are not indicative of future acquisitions.

TOP 5 LISTED REITS (AS A % OF THE VALUE OF ALL LISTED REITS - EXCLUDING CASH)



Source: BNP Paribas REIM France

As at 29 April 2022, the exposure to listed REITs was valued at €333m (excluding related liquidities).

Listed REITs posted a performance of -4.42% over the month and a performance of -8.76% since 1st January 2022.

As at 29 April 2022, 56% of the listed REITs shares in the portfolio are denominated in euros (as a % of the value of all listed REITs - excluding cash).

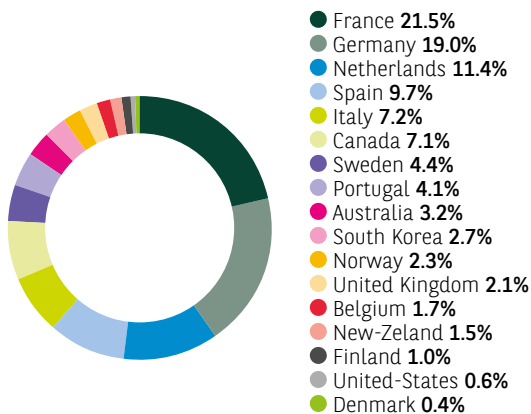
Increases and decreases of the value of listed REITs are linked to the fluctuations of financial markets, among other things.

BREAKDOWN OF COVERED BONDS BY MATURITY DATE AND COUNTRY

(AS A % OF THE VALUE OF ALL COVERED BONDS - EXCLUDING CASH)

As at 29 April 2022, the exposure to covered bonds was valued at €169.2m (excluding related liquidities). Covered bonds posted a performance of -1.26% over the month and a performance of -4.78% since 1st January 2022.

Breakdown of covered bonds by country (% of the value of all covered bonds - excluding cash)



Source: BNP Paribas REIM France

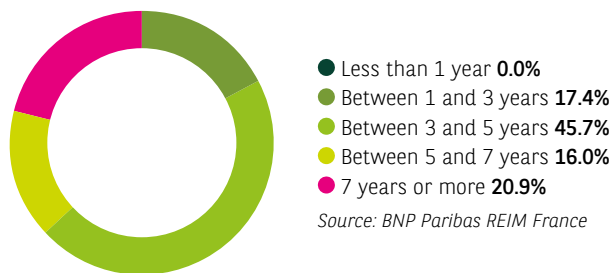
► Indicators as at 29 April 2022

- Duration: 2.22 years
- Yield at maturity: 0.76%
- Average rating: AA+

The difference between duration and the average maturity of the bonds is mainly due to the hedging instruments in portfolio.

Increases and decreases of the value of fixed income products are linked to fluctuations in the financial markets, among other things.

Breakdown of covered bonds by maturity (% of the covered bond by maturity)



Source: BNP Paribas REIM France

More information about the fund at www.reim.bnpparibas.fr/bnp-paribas-diversipierre

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BNP Paribas Diversipierre

SPPICAV authorised under the number SPI20130020 on 26 July 2013
Registered office: 50, cours de l'Île Seguin - 92100 Boulogne-Billancourt - France

BNP Paribas Real Estate Investment Management France (BNP Paribas REIM France)

A société anonyme (French public limited company) with capital of €4,309,200 - Registered office: 50, cours de l'Île Seguin - 92100 Boulogne-Billancourt - France
Nanterre Trade and Companies Register (R.C.S) no. 300 794 278 Management company authorised by the AMF under no. GP-07000031 on 1 July 2007
and authorised to act as a portfolio management company under Directive 2011/61/EU ("AIFM") on 15 April 2014