



**DISCLAIMER**

The SPICAV 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 SPICAV's assets, particularly those in the property market, over your investment term. The minimum recommended investment period is eight years.

**INVESTMENT MANAGEMENT**



REPUBLIQUE FRANCAISE

**OPCI NEWS**

**BNP Paribas Diversipierre**

Monthly report as at 31 October 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.*

**KEY INDICATORS AS AT 31/10/2022**

- Net asset value per share at 31/10/2022: **€120.39**  
Next net asset values per share: 15/11/2022, 30/11/2022
- 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: **€2,680m**
- Number of real estate assets: **36 assets (25 of which are fully owned) and 2 non-controlling interests**
- Financial debt (Prospectus maximum: 40% of the value of property assets): **16.9%**

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

**KEY CHARACTERISTICS AS AT 31/10/2022**

- ISIN code: **FR0011513563**
- Legal form: **SPPICAV**
- Management company: **BNP Paribas REIM France**
- Custodian: **BNP Paribas\*\***
- 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.

\*\* On October 1<sup>st</sup>, 2022 BNP Paribas Securities Services (BP2S), custodian bank of your OPCI, has merged with its parent company BNP Paribas. BNP Paribas becomes the fund's custodian bank, without affecting the functions and operations implemented by the management company BNP Paribas REIM France.

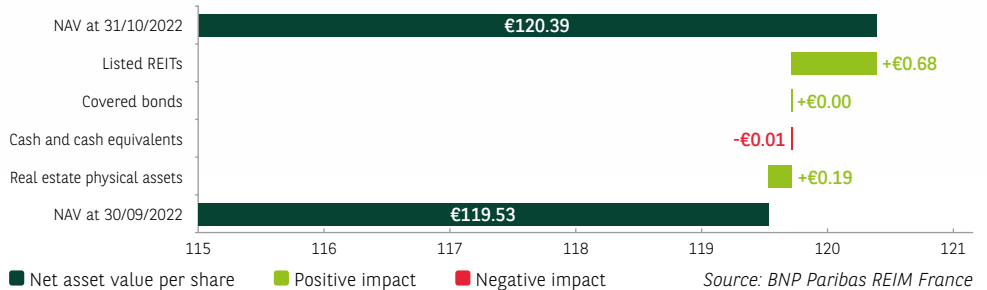
**NEWS**

As at 31 October 2022, the net asset value of BNP Paribas Diversipierre stood at €120.39 per share, up 0.72% over the month (or +€0.86 per share). The reinvested dividend performance of BNP Paribas Diversipierre since 1<sup>st</sup> January 2022 is therefore established at -2.75%. During October, your OPCI completed the 3 following acquisitions:

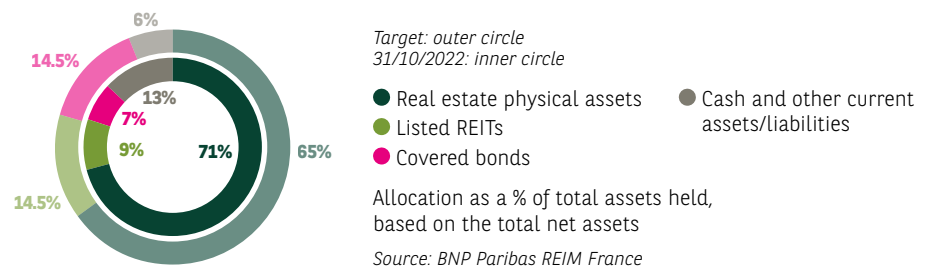
- A hotel located in Hamburg, Germany. The asset is 9,500 sqm and has 264 rooms. It was delivered in 2021. 220 rooms are operated by the Moxy brand in a "lifestyle" spirit and 44 are dedicated to Residence Inn by Marriott. These 44 rooms are apart'hotels (equipped studios). The operator is bound by a very long-term lease.
- A Club Med located in the dynamic ski resort of La Rosière, France. The asset was delivered in November 2020 and has 398 rooms spread over 39,000 sqm. This Club Med offers a premium "4 Tridents" service under a long-term lease. Besides the asset has the BREEAM Good label and was awarded "Best Hotel Complex" during the 2021 MIPIM (Marché International des Professionnels de l'Immobilier in French).
- A 19 assets healthcare portfolio composed of senior residences and clinics in France. Two other institutional investors are part of the acquisition. Your OPCI is invested in 26% of the portfolio.

These acquisitions will reinforce the sectorial and geographical diversification of your OPCI's portfolio.

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



**DISTRIBUTION OF ASSETS HELD**



**SUMMARY OF PERFORMANCE AS AT 31 OCTOBER 2022**

Periodic performance	Since launch	Since 01/01/2022	Last quarter	Last month	Latest NAV	Annualised performance since 31/12/2014
	+31.30%	-2.75%	-2.53%	+0.72%	+0.93%	+3.44%

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:

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

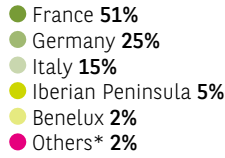
Past performance is not an indicator of future performance.

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

Lower risk ← Higher risk  
Potentially lower performance ← Potentially higher performance

## REAL ESTATE PHYSICAL ASSETS

Breakdown of assets as at 31/10/2022 (as a % of the total market value)



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

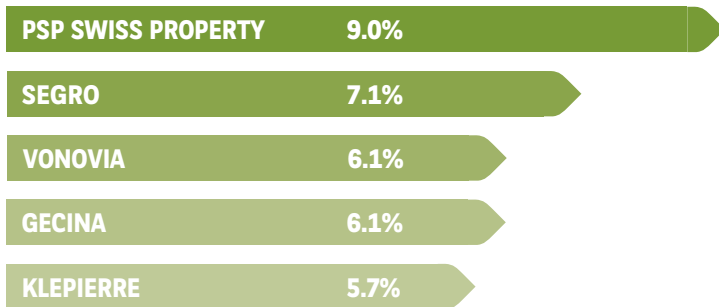
As at 31 October 2022, BNP Paribas Diversipierre's real estate physical assets portfolio represented a total value of €2,278m excluding fees and charges. This real estate portfolio comprises 36 assets (25 of which are fully owned) located across France and in other countries and 2 non-controlling interests.

Of the assets held by BNP Paribas Diversipierre, 59% are office premises, 17% are retail, 7% are residential, 12% are hotels and 5% are alternative (as a % of the total market value).



Club Med La Rosière, Montvalezan (France) - 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 31 October 2022, the exposure to listed REIT's was valued €247m (excluding related liquidities).

Listed REIT's posted a performance of 6.43% over the month and a performance of -31.78% since 1<sup>st</sup> January 2022.

As at 31 October 2022, 57% of the listed REIT's shares in the portfolio are denominated in euros (as a % of the value of all listed REIT's - excluding cash).

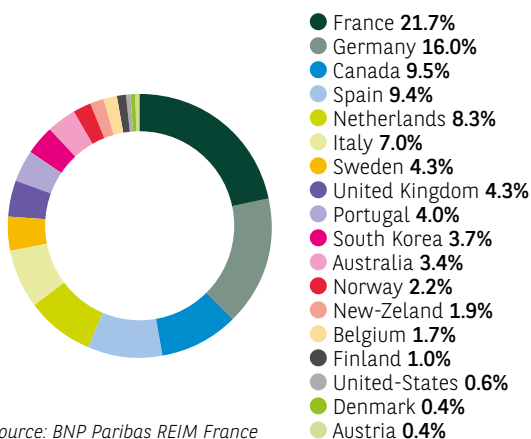
**Increases and decreases of the value of listed REITs are linked to the fluctuations of financial markets, among other things.**

## BREAKDOWN OF COVERED BONDS BY MATURITY DATE AND COUNTRY

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

As at 31 October 2022, the exposure to covered bonds was valued €166.2m (excluding related liquidities). Covered bonds posted a performance of 0.08% over the month and a performance of -8.28% since 1<sup>st</sup> January 2022.

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



Source: BNP Paribas REIM France

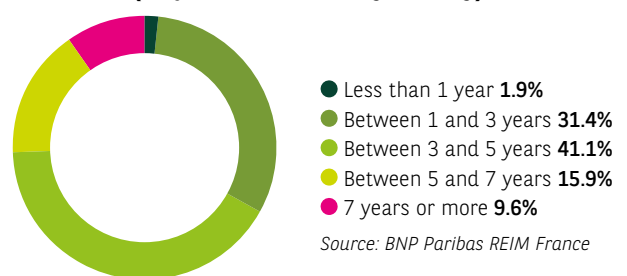
### Indicators as at 31 October 2022

Duration: 1.84 year  
Yield at maturity: 2.88%  
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](http://www.reim.bnpparibas.fr/bnp-paribas-diversipierre)**

This is a non-contractual and non-exhaustive document produced for information purposes by BNP Paribas REIM France. The monthly reports are not reviewed by the statutory auditor. This document does not constitute a recommendation, a solicitation of an offer and/or an offer to purchase, sell or arbitrate units or shares of the fund presented herein. For full details, please refer to the Prospectus, the Articles of Association, the periodic regulatory reports and the KID, which are available on the BNP Paribas REIM France website.  
Past performance is not an indicator of future performance: the investments, which are subject to market fluctuations, may vary both downwards and upwards.

### 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