

**BNP Paribas Real Estate Investment Management France
Fund: BNP Paribas Diversipierre**

ADDITIONAL INFORMATIONS SPECIFICS TO ITALIAN INVESTORS

This addendum (the « **Addendum** ») stated as of April 2023 to the prospectus of the fund BNP Paribas Diversipierre (the « **Fund** ») stated as of April 2023 is providing the specific information related to the marketing of the Fund to professional investors as required by the Article 23 (1) of Directive 2011/61/EU.

The Fund is a real estate investment scheme with variable capital incorporated as a joint stock company with a board of directors. The Management Company, BNP Paribas Real Estate Investment Management France qualified as Alternative Investment Fund Manager (the « **AIFM** ») according to the Directive AIFM, manages the Fund. The Fund is authorized by the Financial Markets Authority (« **AMF** »). The Fund is an Alternative Investment Fund (« **FIA** ») within the meaning of Directive 2011/61/EU of The European Parliament and of the Council of 8 June 2011 regarding Alternative Investment Fund Managers (« **AIFM** »).

The AIFM notified to Financial Markets Authority his intention to market units of the Fund to professional investors in Italy.

The Fund is marketed to **Italian professional investors** only within the meaning of Annex II to the Directive 2014/65/EC since February 1st, 2022 : Professional Client is a client who possesses the experience, knowledge and expertise to make his own investment decisions and properly assesses the risks that it incurs.

Information regarding the Marketing of the units of the Fund to professional investors in Italy:

- a) **description of the investment strategy and objectives of the AIF, information on where any master AIF is established and where the underlying funds are established if the AIF is a fund of funds, a description of the types of assets in which the AIF may invest, the techniques it may employ and all associated risks, any applicable investment restrictions, the circumstances in which the AIF may use leverage, the types and sources of leverage permitted and the associated risks, any restrictions on the use of leverage and any collateral and asset reuse arrangements, and the maximum level of leverage which the AIFM are entitled to employ on behalf of the AIF**

The information regarding :

- the management objective of the Fund are described in the Prospectus of the Fund on page 6, section “2.1 Management objective”;
- The investment strategy of the Fund is described in the Prospectus of the Fund on page 6 to 13, section “2.3 Investment strategy”;
- The description of the risks associated to the management of the Fund is developed in the Prospectus on page 13 to 15, section “Risk profile”.

- b) **description of the procedures by which the AIF may change its investment strategy or investment policy, or both**

The procedures by which the AIF may change its investment policy are described in the Articles of association of the Fund, on page 3 to 4, section 3 “Administration of the company”, and in the Prospectus on pages 23 to 24, section 5 “Governance Body”.

c) **description of the main legal implications of the contractual relationship entered into for the purpose of investment, including information on jurisdiction, on the applicable law and on the existence or not of any legal instruments providing for the recognition and enforcement of judgments in the territory where the AIF is established**

The main legal implications of the contractual relationship entered into for the purpose of investment is described in the Prospectus of the Fund on page 15, section “ 2.5 Legal consequences of contractual commitments undertaken for investment purposes”.

d) **the identity of the AIFM, the AIF’s depository, auditor and any other service providers and a description of their duties and the investors’ rights**

The information regarding the identity of the AIFM, the AIF’s depository, auditor and any other service providers are described in the Prospectus of the Fund, on pages 3 to 6, section 1 “ADMINISTRATORS OF THE SPPICAV”.

e) **a description of how the AIFM is complying with the requirements of Article 9(7) of Directive 2011/61/EU**

The description of how the AIFM is complying with the requirements of Article 9(7) of Directive 2011/61/EU is described on the page 4 of the Prospectus of the Fund, section 1 “ADMINISTRATORS OF THE SPPICAV”, *“In accordance with Article 317-2 of the AMF General Regulation (AMF GR), the Management Company has sufficient share capital, shareholders ‘equity and insurance cover to enable it to meet its obligations and professional responsibilities..”*

f) **a description of any delegated management function as referred to in Annex I by the AIFM and of any safe- keeping function delegated by the depository, the identification of the delegate and any conflicts of interest that may arise from such delegations**

The delegated management function, the identification of the delegate and any conflicts of interest that may arise from such delegations are described in the Prospectus of the Fund on pages 5 and 6, section “Delegated financial management”.

g) **a description of the AIF’s valuation procedure and of the pricing methodology for valuing assets, including the methods used in valuing hard-to-value assets in accordance with Article 19 of Directive 2011/61/EU**

The AIF’s valuation procedure and the pricing methodology for valuing assets are described in the Prospectus of the Fund, on page 6, section “Third-party valuation experts” and on section 6 ‘ VALUATION AND ACCOUNTING” on pages 24 to 26.

h) **a description of the AIF’s liquidity risk management, including the redemption rights both in normal and in exceptional circumstances, and the existing redemption arrangements with investors**

The AIF’s liquidity risk management is described in the Prospectus of the Fund on page 13, section “(ii) Liquidity risk”.

The redemption rights both in normal and in exceptional circumstances are described in the Prospectus of the Fund, on pages 17 to 18, section “3.4 Subscription/Redemption procedures”.

i) **a description of all fees, charges and expenses and of the maximum amounts thereof which are directly or indirectly borne by investors**

The fees, charges and expenses and of the maximum amounts thereof which are directly or indirectly borne by investors are described in the Prospectus of the Fund on page 19, section “3.5 Subscription and redemption fees”, and on pages 20 to 22, section “4 Charges and fees”.

j) a description of how the AIFM ensures a fair treatment of investors and, whenever an investor obtains preferential treatment or the right to obtain preferential treatment, a description of that preferential treatment, the type of investors who obtain such preferential treatment and, where relevant, their legal or economic links with the AIF or AIFM

According to the Prospectus of the Fund, on page 16, section “3 Liquidity of the Shares of the SPPICAV”, “No investor shall benefit from, nor be entitled to benefit from, preferential treatment. The Management Company guarantees that all investors will be treated equally, in accordance with the procedures set out in its authorization.”

k) the latest annual report referred to in Article 22

The latest the annual report of the Fund will be sent within one week of a written request from the Shareholder addressed to:

BNP Paribas Real Estate Investment Management France (Client Relations Department)
50 cours de l'île Seguin
CS 50280
92650 Boulogne-Billancourt Cedex, France
+33 (0)1 55 65 23 55 (8.30 a.m.–5.00 p.m.)

They can also be downloaded from the website at <https://bnpp.lk/BNPPDVP.documentation>

l) the procedure and conditions for the issue and sale of units or shares

The procedure and conditions for the issue and sale of units or shares are described :

- in the Prospectus of the Fund on page 16, section 3.1 “Characteristics of the Shares”, and pages 17 to 19, section “4 Subscription/Redemption procedures”;
- in the Articles of association of the Fund on page 1, Section 2 “Share capital, changes to the capital, characteristics of the share”, Article “6 Share capital, Share class, fractioning, payment methods”.

m) the latest net asset value of the AIF or the latest market price of the unit or share of the AIF, in accordance with Article 19 of Directive 2011/61/EU

The latest net asset value of the Fund will be sent within one week of a written request from the Shareholder addressed to:

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The Net Asset Value Calculation Date is described in the Prospectus of the Fund on pages 16 and 17, section “3.2 Net asset value”.

n) where available, the historical performance of the AIF

The historical performance of the AIF is available and can also be downloaded from the website at <https://bnpp.lk/BNPPDVP.documentation>

o) the identity of the prime broker and a description of any material arrangements of the AIF with its prime brokers and the way the conflicts of interest in relation thereto are managed and the provision in the contract with the depositary on the possibility of transfer and reuse of AIF assets, and information about any transfer of liability to the prime broker that may exist

non-applicable to this Fund.

p) **description of how and when the information required under paragraphs 4 and 5 of Article 23 of Directive 2011/61/EU will be disclosed.**

The articles of association, the latest net asset value, the latest annual report and the latest periodic document of the Fund will be sent within one week of a written request from the Shareholder addressed to:

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