



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



RÉPUBLIQUE FRANÇAISE

OPCI NEWS

BNP Paribas Diversipierre - Share C

Monthly report as of 30 June 2023

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 OF 30/06/2023

Net asset value per share C:	€109.98
Next net asset values per share:	13/07/2023 31/07/2023
Dividends paid per share since 01/01/2023:	€1.82
Subscription fee payable to the Fund (Prospectus maximum: 6%):	3.50%
Exit fees payable to the Fund (Prospectus maximum: none):	None
Management and operating costs (Prospectus maximum: 1.5% incl. tax):	1.20% incl. tax in 2022*
Property corporate operating charges:	0.44% incl. tax in 2022*
Net asset value of the fund:	€2,346m
Net asset value (share C):	€2.5m
Number of real estate assets:	37 assets (27 of which are fully owned) and 2 non-controlling interests
Financial debt (Prospectus maximum: 40% of the value of property assets):	22.3%

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

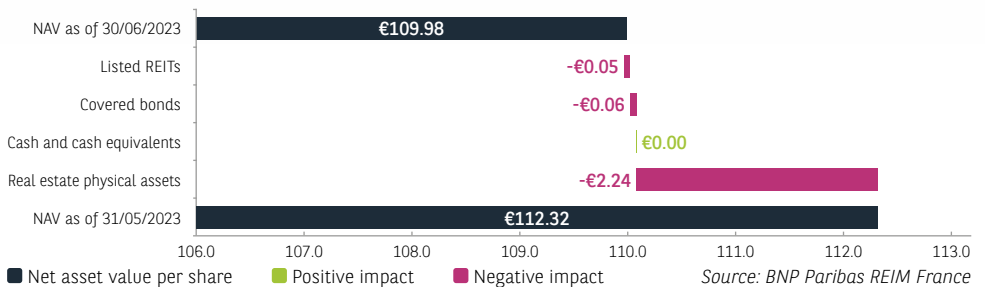
NEWS

As of 30 June 2023, the net asset value of BNP Paribas Diversipierre stands at €109.98 per share C, down 2.08% over the month (i.e. -€2.34 per share).

In June, your OPCI acquired a new-build office asset located in the center of Lisbon, Portugal. The asset is 4,100 sqm and is mainly rent by the top management of an international consulting firm through a long-term lease. This acquisition aims to strengthen the geographical diversification of the real estate physical assets of your OPCI.

The contributions to the change in the net asset value are illustrated in the graph below. The negative contribution of real estate physical assets is mainly due to the further decline in the overall asset valuations of European real estate, linked to the rise in interest rates, partially offset by rent indexation. To date, the decline in the value of your OPCI's real estate assets remains contained in comparison to the broader real estate market. According to the central macroeconomic forecast scenario prepared by BNP Paribas, the decline in real estate values should be essentially completed by the end of 2023. We foresee new increases in valuation during 2024, driven by the outlook for significant rent growth, which will benefit the yield of the portfolio and the value of the buildings. The real estate portfolio should thus see its value stabilizing by year-end and record a good level of performance over the next year, in line with previous years.

CONTRIBUTIONS TO THE CHANGE IN THE NET ASSET VALUE - SHARE C OVER THE MONTH BY ASSET CLASS



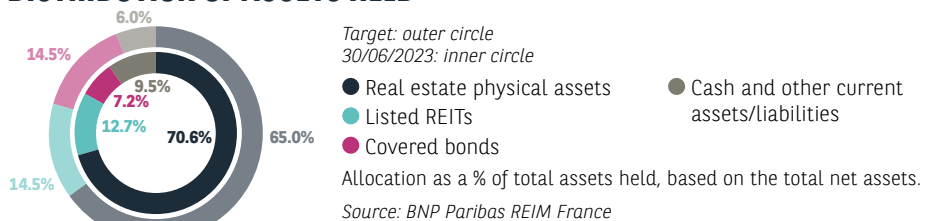
KEY CHARACTERISTICS AS OF 30/06/2023

ISIN code:	FR001400GPG1
Legal form:	SPPICAV
Management company:	BNP Paribas REIM France
Custodian:	BNP Paribas S.A.
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 OF 30 JUNE 2023

Periodic performance	Since launch	Since 01/01/2023	Last quarter	Last month	Latest NAV
	-2.81%	-	-	-2.08%	-2.44%

The methodology for calculating performance is as follows:

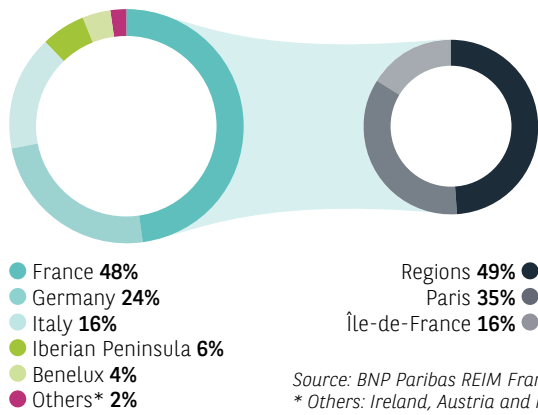
$$\text{Performance} = \frac{\text{Net asset value per share at the end of the period} + \text{Dividends paid over the period}}{\text{Net asset value per share at the start of the period}} - 1$$

Past performance is not an indicator of future performance.



REAL ESTATE PHYSICAL ASSETS

Breakdown of assets as of 30/06/2023 (as a % of the total market value)



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

As of 30 June 2023, BNP Paribas Diversipierre's real estate physical assets portfolio represents a total value of €2,166m excluding fees and charges.

This real estate portfolio comprises 37 assets (27 of which are fully owned) located across France and in other countries and 2 non-controlling interests.

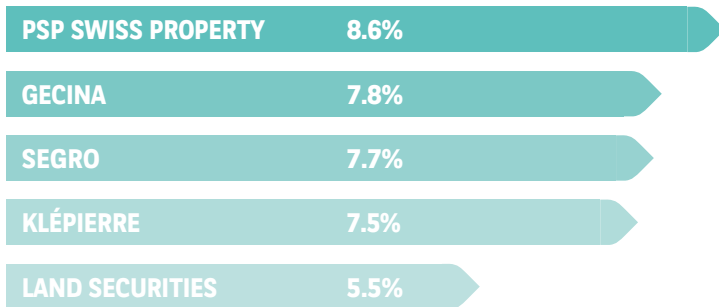
Of the assets held by BNP Paribas Diversipierre, 56% are office premises, 16% are retail, 12% are hotels, 7% are residential, 5% are alternative and 4% are logistics (as a % of the total market value)**.

** Due to percentage roundings, the sum does not necessarily equal 100%.



Piers III, Lisbon (Portugal) - Owned indirectly 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 of 30 June 2023, the exposure to listed REITs is valued €297.7m (excluding related liquidities).

Listed REITs post a performance of -0.20 % over the month and a performance of -6.53 % since 1st January 2023.

As of 30 June 2023, 58% of the listed REITs shares in the portfolio are denominated in euros (as a % of the value of all listed REITs - excluding cash).

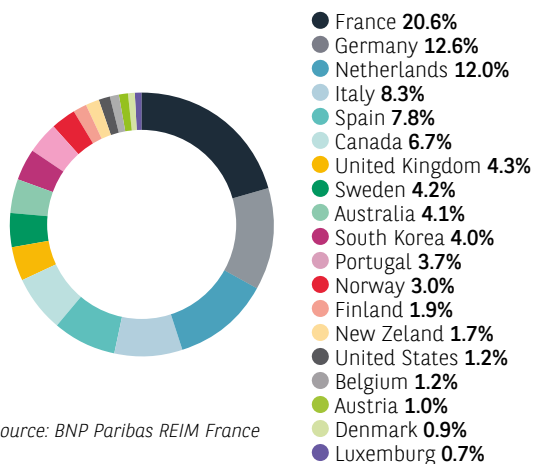
Increases and decreases of the value of listed REITs are linked to the fluctuations of financial markets, among other things.

BREAKDOWN OF COVERED BONDS BY MATURITY DATE AND COUNTRY

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

As of 30 June 2023, the exposure to covered bonds is valued €168.4m (excluding related liquidities). Covered bonds post a performance of -0.70% over the month and a performance of +0.81 % since 1st January 2023.

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



Source: BNP Paribas REIM France

Indicators as of 30 June 2023:

Duration: 4.14 years
Yield at maturity: 3.75%
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 of financial markets, among other things.

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



Source: BNP Paribas REIM France

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

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Past performance is not an indicator of future performance: the investments, which are subject to market fluctuations, may vary both downwards and upwards.

Any investment involves risks, including a risk of capital loss. The main risks are presented in the KID. References to a prize/label do not prejudice the future results of the fund or the management company.

BNP Paribas Diversipierre - Share C

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

