



BNP Paribas Diversipierre

Monthly report as of 29 February 2024



RÉPUBLIQUE FRANÇAISE

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 29/02/2024⁽¹⁾

Net asset value per share P:	€99.75
Net asset value per share C:	€100.24
Next net asset values per share:	15/03/2024 28/03/2024
Dividends paid per share P since 01/01/2024:	-
Dividends paid per share C since 01/01/2024:	-
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): 1.27% incl. tax in 2023**	
Property corporate operating charges:	0.77% incl. tax in 2023**
Net asset value of the fund:	€1,732m
Net asset value (share P):	€1,730m
Net asset value (share C):	€2.3m
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):	28.7%

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

NEWS

As of 29 February 2024:

- For share "P", the net asset value was €99.75 per share, down -1% over the month (i.e. -€1.01/share). The performance, with reinvested dividends, of the share "P" since 1st January 2024 was -0.78%*.
- For share "C", the net asset value was €100.24 per share, down -0.96% over the month (i.e. -€0.97/share). The performance, with reinvested dividends, of the share "C" since 1st January 2024 was -0.69%*.

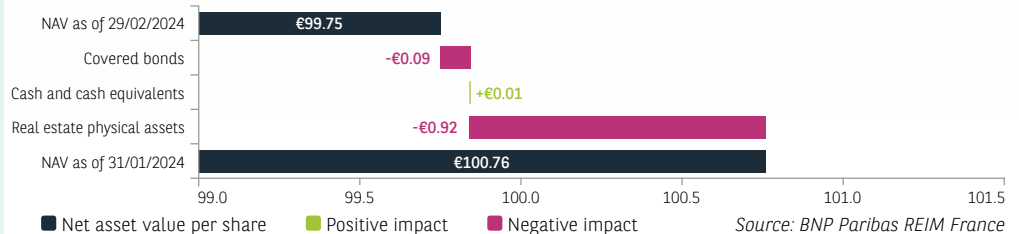
The contributions to performance over the period are illustrated in the graphs below.

The negative contribution of the physical real estate portfolio is mainly due to the continued correction in valuations due to the inclusion of higher interest rates and reduced liquidity, an effect partially offset by the rent indexation.

In addition, in February, your OPCI signed an agreement to sell the office building at 12 rue Vivienne, in Paris. This 3,500 sqm building was acquired in 2015. This divestment will strengthen the fund's liquidity profile.

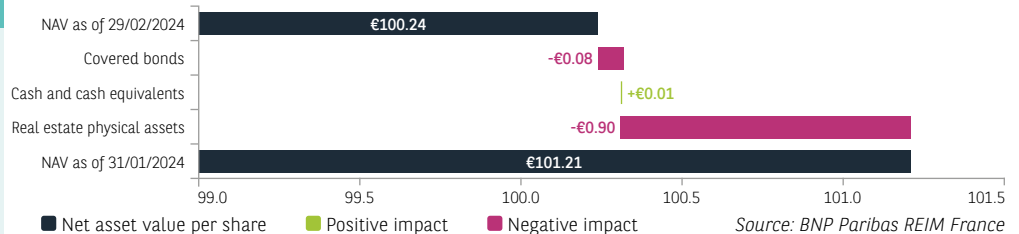
* Past performance, references to an award/label are not indicative of the future performance of the fund or the Fund Manager.

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



Source: BNP Paribas REIM France

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



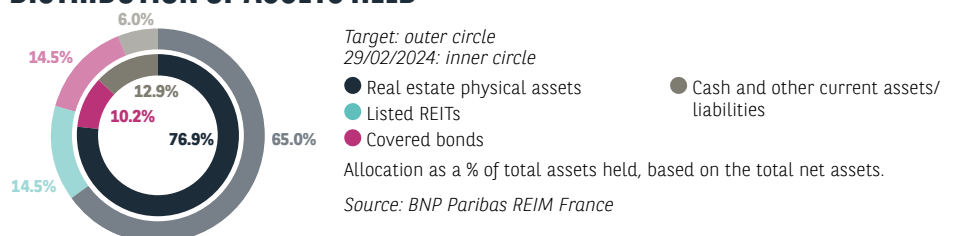
Source: BNP Paribas REIM France

KEY CHARACTERISTICS AS OF 29/02/2024

- ISIN code share P: FR0011513563
- ISIN code share C: FR001400GPG1
- 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⁽²⁾: Article 8
- Risk and return profile⁽³⁾:

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

DISTRIBUTION OF ASSETS HELD



Target: outer circle
29/02/2024: inner circle

● Real estate physical assets ● Cash and other current assets/liabilities
● Listed REITs ● Covered bonds

Allocation as a % of total assets held, based on the total net assets.

Source: BNP Paribas REIM France

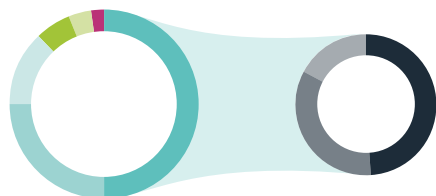
SUMMARY OF PERFORMANCE AS OF 29 FEBRUARY 2024

	Since launch	Since 01/01/2024	Last quarter	Last month	Latest NAV	Annualised performance since 31/12/2014
Share P	+12.48%	-0.78%	-4.95%	-1.00%	-0.92%	+1.21%
Share C	-11.28%	-0.69%	-4.83%	-0.96%	-0.91%	-

Past performance is not an indicator of future performance.

PHYSICAL REAL ESTATE ASSETS

Breakdown of assets as of 29/02/2024 (as a % of the total market value)



● France 50%
● Germany 25%
● Italy 13%
● Iberian Peninsula 6%
● Benelux 4%
● Others* 2%

● Regions 49%
● Paris 34%
● Île-de-France 17%

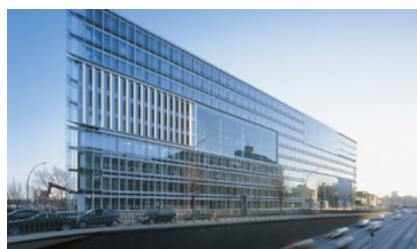
Source: BNP Paribas REIM France
* Others: Ireland, Austria and Finland.

As of 29 February 2024, BNP Paribas Diversipierre's physical real estate portfolio represented a total asset value of €1,880m, excluding fees and charges.

This portfolio consists of 36 assets (including 25 fully owned) spread across France and abroad and 2 non-controlled interests.

BNP Paribas Diversipierre owns 55% of office assets, 16% of retail assets, 13% of hotel assets, 9% of residential assets, 6% of alternative assets and 1% of logistics assets (as a % of total market value)**.

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



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Deichtor Office Center, Hamburg (Germany)
Owned at 48 %

Reminder: Past investments are not indicative of future acquisitions.

LISTED REITS

As a reminder, as of 29 February 2024, your OPCi is no longer exposed to listed REITs due to the sales made in 2023.

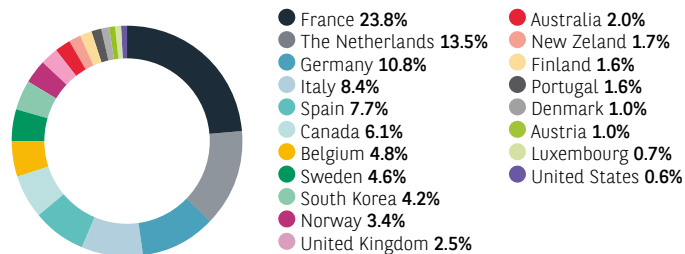
Increases and decreases of the value of listed REITs are linked to the fluctuations of financial markets, among other things.

BREAKDOWN OF COVERED BONDS BY MATURITY DATE AND COUNTRY

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

As of 29 February 2024, the exposure to covered bonds was valued at €175.9m (excluding related cash). Covered bonds posted a performance of -0.82% over the month and a performance of -0.92% since 1st January 2024.

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



● France 23.8%
● The Netherlands 13.5%
● Germany 10.8%
● Italy 8.4%
● Spain 7.7%
● Canada 6.1%
● Belgium 4.8%
● Sweden 4.6%
● South Korea 4.2%
● Norway 3.4%
● United Kingdom 2.5%
● Australia 2.0%
● New Zealand 1.7%
● Finland 1.6%
● Portugal 1.6%
● Denmark 1.0%
● Austria 1.0%
● Luxembourg 0.7%
● United States 0.6%

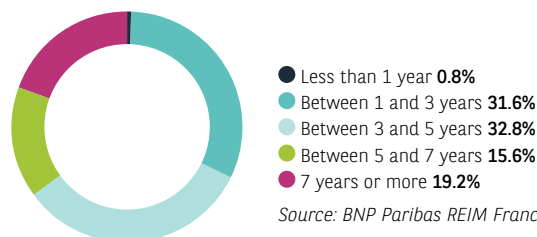
Source: BNP Paribas REIM France

Indicators as of 29 February 2024:

Duration: 4.32 years
Yield at maturity: 3.35%
Average rating: AA+

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)



● Less than 1 year 0.8%
● Between 1 and 3 years 31.6%
● Between 3 and 5 years 32.8%
● Between 5 and 7 years 15.6%
● 7 years or more 19.2%

Source: BNP Paribas REIM France

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

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

Disclaimer

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.

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.

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.

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.

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.

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 8 years.

