

# ODDO BHF Immobilier

31 MARCH 2026

CI-EUR - Eur | *Fundamental Equities - Thematic - Eurozone Real Estate*

Assets Under Management	<b>196 M€</b>	Morningstar™ Category:	① ② ③ ④ <b>⑤</b> ⑥ ⑦
NAV per Unit	<b>190,877.87€</b>	Property - Indirect Eurozone	Risk scale <sup>(1)</sup>
Evolution vs M-1	<b>-30,484.81€</b>	★ ★ ★ ★ Rating at 2/28/26	6 <b>8</b> 9
		🌐 🌐 🌐 🌐 Rating at 1/31/26	SFDR Classification <sup>2</sup>

**Countries in which the fund is authorised for distribution to the public:**

FR IT CHE DEU PRT ESP SWE

**PORTFOLIO MANAGERS**

Véronique Gomez, Pierre Toussain

**MANAGEMENT COMPANY**

ODDO BHF AM SAS

**KEY FEATURES**

**Recommended investment horizon:** 5 Years

**Inception date (1st NAV):** 9/14/89

**Inception date of the fund:** 9/14/89

<b>Legal structure</b>	FCP
<b>ISIN code</b>	FR0010251124
<b>Bloomberg code</b>	ODDIMMB FP
<b>Dividend policy</b>	Accumulation unit
<b>Minimum (initial) investment</b>	250000 EUR
<b>Management company (by delegation)</b>	
<b>Subscriptions/redemptions</b>	11:15am D
<b>Valuation</b>	Daily
<b>Management fees</b>	0.90% (inclusive of tax) of the net assets excluding UCITs
<b>Performance fees</b>	Up to 10% of the Fund's outperformance relative to its benchmark index (net dividends reinvested), once past underperformance over the previous five years has been fully offset.
<b>Subscription fees</b>	4 % (maximum)
<b>Redemption fees</b>	Nil
<b>Management fees and other administrative or operating costs</b>	0.93 %

	Annualized volatility			
	1 year	3 years	5 years	10 years
<b>FUND</b>	17.2%	19.9%	20.5%	19.2%
Benchmark	16.9%	19.4%	20.3%	19.7%

**INVESTMENT STRATEGY**

Invested primarily in EU property companies, the ODDO BHF Immobilier seeks to outperform the MSCI EMU IMI Core RE 10/40 Index (dividends reinvested) over a minimum investment horizon of five years. The fund applies a bottom-up, conviction-based investment approach to select companies positioned on the best segments of the EU property market (shopping centres, offices, housing).

**Benchmark :** MSCI EMU IMI Core Real Estate Capped 10/40 NR

Net annual performance (12-months rolling)										
from	03/16	03/17	03/18	03/19	03/20	03/21	03/22	03/23	03/24	03/25
to	03/17	03/18	03/19	03/20	03/21	03/22	03/23	03/24	03/25	03/26
<b>FUND</b>	0.8%	14.4%	7.1%	-15.7%	16.4%	6.5%	-31.5%	16.7%	2.2%	4.5%
Benchmark	2.0%	13.2%	7.2%	-20.1%	19.7%	5.6%	-34.0%	16.5%	2.4%	6.6%

Calendar performance (from January 01 to December 31)									
	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>FUND</b>	17.9%	-7.2%	24.2%	-8.2%	8.3%	-31.6%	17.2%	-1.7%	8.3%
Benchmark	17.6%	-7.5%	22.2%	-10.9%	6.9%	-32.0%	15.6%	-1.5%	9.4%

Cumulative and annualized net returns									
	Annualized performance			Cumulative performance					
	3 years	5 years	10 years	1 month	YTD	1 year	3 years	5 years	10 years
<b>FUND</b>	7.6%	-1.9%	1.0%	-13.8%	-4.0%	4.5%	24.7%	-9.0%	10.3%
Benchmark	8.3%	-2.4%	0.5%	-13.4%	-3.2%	6.6%	27.2%	-11.4%	4.8%

Past performance is not an indication of future results. Performance may vary over time.

Risk measurement	1 Year	3 Years	5 Years	10 Years
Sharpe ratio	0.01	0.25	-0.20	0.01
Information ratio	-1.84	-0.41	0.31	0.21
Tracking Error (%)	0.98	1.47	1.87	2.52
Beta	1.01	1.02	1.00	0.97
Correlation coefficient (%)	99.85	99.75	99.58	99.19
Jensen's Alpha (%)	-1.83	-0.73	0.59	0.53

Change in index since 31 december 2020. The new benchmark is the MSCI EMU IMI Core RE 10/40 Index (dividends reinvested). Previous benchmark FTSE EPRA/NAREIT Eurozone Capped Index (Net TRI) since 26/07/2010 and previously FTSE EPRA Eurozone Index. As of 1 January 2012, the Fund is no longer eligible for the PEA (French equity savings plan) in respect of new subscriptions.

\*The glossary of indicators used is available for download on [www.am.oddo-bhf.com](http://www.am.oddo-bhf.com) in the Information section. | Sources : ODDO BHF AM SAS, Bloomberg, Morningstar® Sustainability provides company-level analysis used in the calculation of Morningstar's Sustainability Score.

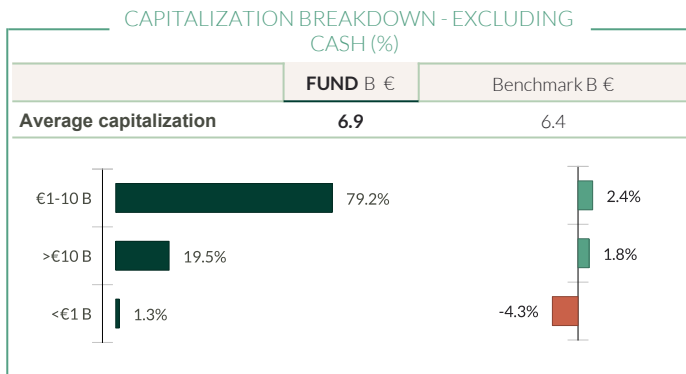
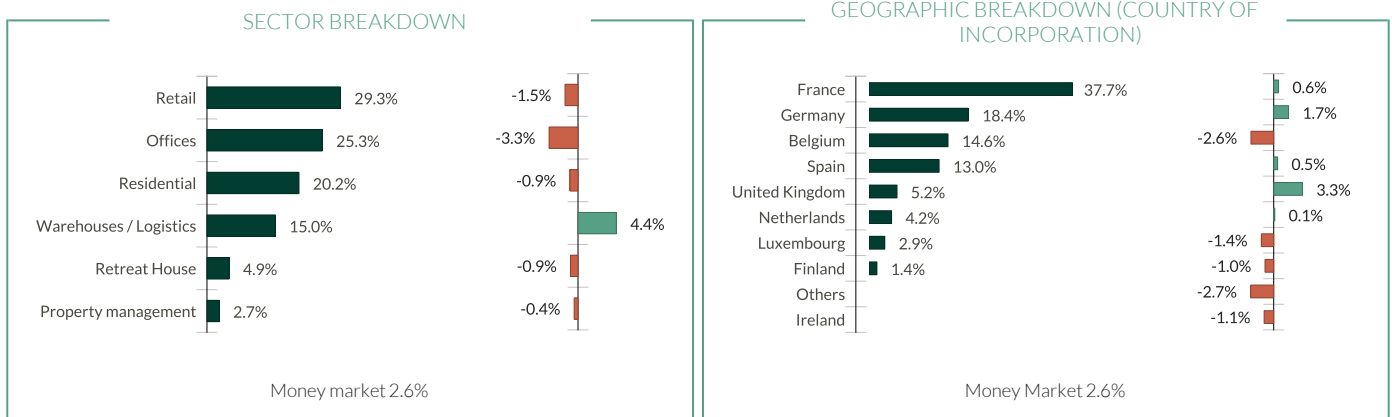
(1) The summary risk indicator (SRI) is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the market or because we are not able to pay you. It ranges from 1 (low risk) to 7 (high risk). This indicator is not constant and will change according to the fund's risk profile. The lowest category does not mean risk-free. Historical data, such as that used to calculate the SRI, may not be a reliable indication of the fund's future risk profile. There is no guarantee that the investment objectives in terms of risk will be achieved.

(2) Information on the EU Sustainable Finance Disclosure Regulation (SFDR) can be found in the SFDR classification(2) section of the document.

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31 MARCH 2026

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Weighted carbon intensity (tCO2e / €m turnover)		
	FUND	Benchmark
Weighted carbon intensity	72.8	71.5
Coverage ratio	100.0%	100.0%

Source MSCI. We use scopes 1 (direct emissions) and 2 (indirect emissions related to electricity, heat or steam consumption) to calculate the carbon intensity, expressed in tonnes of CO2 equivalent per million € of revenues. Cash and derivatives are not covered. Carbon metrics methodology: see details on page 4

■ Fund    ■ Overweight    ■ Underweight against benchmark

Main portfolio holdings					
	Weight in the fund (%)	Weight in the benchmark (%)	Country	Sector	MSCI ESG rating
Klepierre	9.87	9.27	France	Retail	AA
Unibail-Rodamco-Westfield	9.84	9.52	France	Retail	AAA
Merlin Properties Socimi Sa	9.74	9.53	Spain	Offices	A
Vonovia Se	8.57	8.15	Germany	Residential	AAA
Tag Immobilien Ag	4.92	4.28	Germany	Residential	AA
Aedifica	4.86	4.70	Belgium	Retreat House	AAA
Warehouses De Pauw Sca	4.81	4.49	Belgium	Warehouses / Logistics	AA
Covivio	4.73	4.37	France	Offices	AAA
Leg Immobilien Ag	4.25	4.23	Germany	Residential	AAA
Gecina Sa	4.11	4.53	France	Offices	AAA
<b>Number of holdings</b>	<b>33</b>				

\*\* rebased on the rated part of the fund | rating according to MSCI from CCC (High Risk) to AAA (Strong Opportunity).

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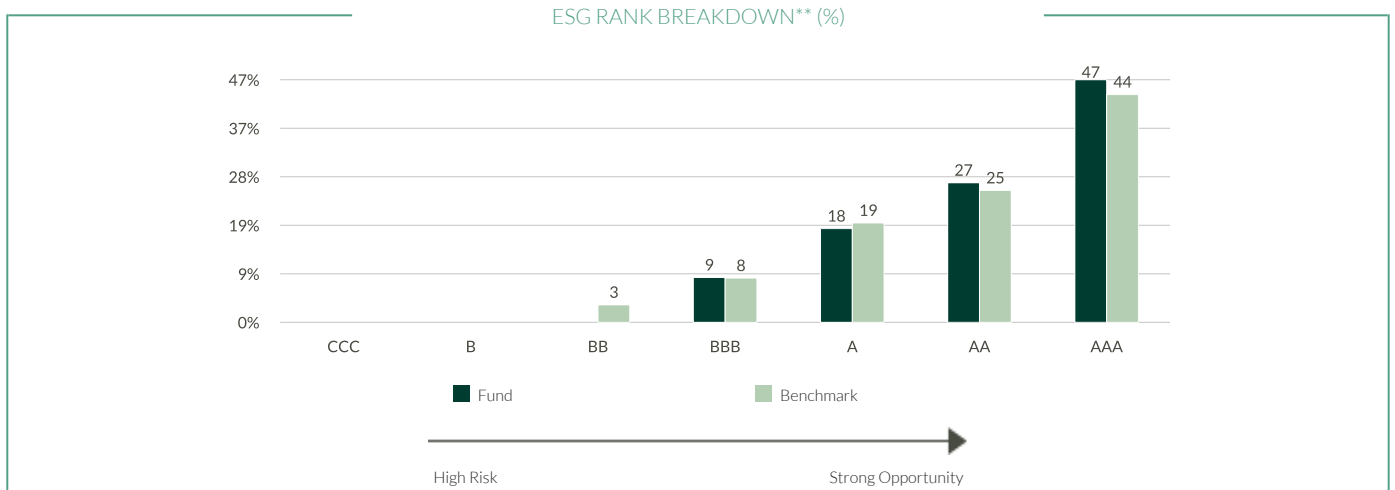
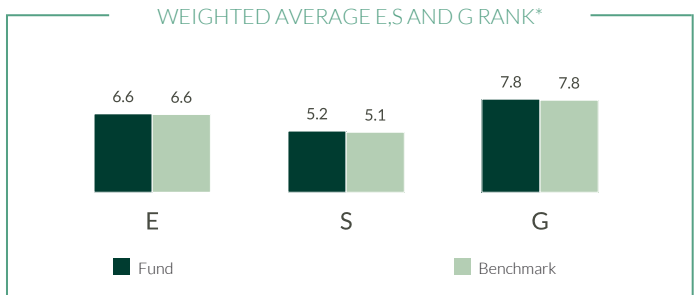
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## SUSTAINABLE REPORT - OVERVIEW

ESG Rating		
	FUND	Benchmark
	Mar 26	Mar 26
<b>MSCI ESG rating</b>	AA	AA
<b>ESG coverage**</b>	97.7%	98.5%

Benchmark : MSCI EMU IMI Core Real Estate Capped 10/40 NR



TOP 5 ESG rank				
	Sector	Country	Weight in the fund (%)	MSCI ESG rating
Unibail-Rodamco-Westfield	Retail	France	9.84	AAA
Vonovia Se	Residential	Germany	8.57	AAA
Aedifica	Retreat House	Belgium	4.86	AAA
Covivio	Offices	France	4.73	AAA
Leg Immobilien Ag	Residential	Germany	4.25	AAA
<b>Subtotal top 5</b>	-	-	<b>32.25</b>	-

\*ESG rank at the end of the period.

\*\* rebased on the rated part of the fund | rating according to MSCI from CCC (High Risk) to AAA (Strong Opportunity).

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## SUSTAINABLE REPORT – METHODOLOGY

ODDO BHF AM considers that measuring the environmental, social and governance impact of an investment is an essential step in disseminating good practices in ESG integration. To do this, it is imperative to have reliable, simple quantitative criteria (no reprocessing) and to allow comparison between portfolios regardless of their composition (large vs midcaps, geographical and sectoral diversity).

The choice of indicators is therefore crucial for the relevance of impact measurement. The data for the environmental indicators come from our external non-financial analysis provider, MSCI. We systematically indicate the availability of the data at the level of the portfolio and its benchmark.



**Carbon metrics methodology:** We updated our methodology of carbon intensity calculation.

Starting January 31st, 2023, when reported carbon values are unavailable or inconsistent, estimated carbon values are used.

The estimations are based on average carbon value (scope 1+2 emissions) of sectoral peers as a function of revenues

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## MONTHLY MANAGEMENT COMMENT

European equity markets were sent reeling by the US-Israeli attack on Iran, closing the month of March sharply lower (STOXX 600: -8%). The listed real estate sector was among those experiencing a sharp decline (-14.5% within the STOXX 600) amid a "déjà vu" scenario, weighed down by the rapid rise in interest rates (+60 bps) and fears of stagflation linked to the oil shock. However, the situation is different from 2022 (when the war in Ukraine broke out): Valuations are already depressed, asset yields are higher and inflation expectations remain under control at this stage, suggesting the market reaction was excessive. However, the fundamental impact remains uncertain and will depend on the duration of the shock, with potential risks to rental demand, financing costs and valuations.

As regards the portfolio, we had positioned ourselves to benefit from improved corporate growth prospects this year; thus the shock caused by this new geopolitical event was not conducive to the fund's performance.

Following the merger of Belgian healthcare property companies Cofinimmo and Aedifica, we took profits on Aedifica after the share swap and did not reinvest all the cash released by these sales. We bought cautiously to take advantage of the fall in share prices and strengthen our positions in companies such as German housing firm TAG Immobilien (following profit taking in February), Dutch shopping centre company Eurocommercial Properties, French diversified property company Covivio and its counterpart in the logistics sector, Argan.

Although the logistics segment is sensitive to economic growth, we believe there is still a structural trend towards increased storage capacity, particularly in the context of strengthening European self-sufficiency, which the "new war" is unlikely to slow down. We strengthened our position in Belgian logistics property companies WDP and Montea. In addition, we increased our holding in Spanish property company Merlin, notably at the time of a capital increase carried out to finance the various phases of investment aimed at the development of data centres. At its investor day, the company reaffirmed its ambitions given the appeal of this type of asset and the fact that it is in strong demand. Once these data centres have been completed (in 2032), the property company's revenue from this segment is expected to exceed 60%; this compares with 6% at the end of 2025.

We also took profits on French shopping centre company Unibail-Rodamco-Westfield following its outperformance since the start of the year.

At present we have little clarity on how the conflict will end; however, the longer it drags on, the more widespread the economic impact will be – indeed, downward revisions to growth forecasts are already under way.

Another factor of uncertainty is the stance of central bankers. Both the Fed and the ECB have opted to maintain the status quo for now; although the latter's deposit rate was unchanged at 2%, its forecasts reflect inflationary risk linked to the conflict in the Middle East. However, given the current pressure on long-term interest rates, the market is already anticipating that the ECB will raise key interest rates at least twice in the coming months.

## RISKS:

The fund is exposed to the following risks :risk of capital loss, equity risk, interest rate risk, credit risk, risk associated with discretionary management, currency risk, counterparty risk, risk associated with holding small and medium capitalisations, risks associated with concentrating the portfolio on the real estate sector, Sustainability risk and on an ancillary basis risk associated with high yield bonds, risk associated with convertible bonds, emerging markets risk

## SFDR CLASSIFICATION<sup>2</sup>

The EU Sustainable Finance Disclosure Regulation (SFDR) is a set of EU rules which aim to make the sustainability profile of funds transparent, more comparable and better understood by end investors. Article 6: The management team does not consider sustainability risks or adverse effects of investment decisions on sustainability factors in the investment decision making process. Article 8: The management team addresses sustainability risks by integrating ESG criteria (Environment and/or Social and/or Governance) into its investment decision making process. Article 9: The management team follows a strict sustainable investment objective that significantly contributes to the challenges of the ecological transition, and addresses Sustainability Risks through ratings provided by the Management Company's external ESG data provider.

## DISCLAIMER

This document has been drawn up by ODDO BHF AM SAS. Potential investors should consult an investment advisor before subscribing to the fund. The investor is informed that the fund presents a risk of capital loss, but also many risks linked to the financial instruments/strategies in the portfolio. In case of subscription, investors must read the Key Information Document (KID) and the fund's prospectus in order to acquaint themselves with the detailed nature of any risks incurred and all costs. The value of the investment may vary both upwards and downwards and may not be returned in full. The investment must be made in accordance with investors' investment objectives, their investment horizon and their capacity to deal with the risk arising from the transaction. ODDO BHF AM SAS cannot be held responsible for any direct or indirect damages resulting from the use of this document or the information contained in it. This information is provided for indicative purposes and may be modified at any moment without prior notice. Any opinions presented in this document result from our market forecasts on the publication date. They are subject to change according to market conditions and ODDO BHF AM SAS shall not in any case be held contractually liable for them. The net asset values presented in this document are provided for indicative purposes only. Only the net asset value marked on the transaction statement and the securities account statement is authoritative. Subscriptions and redemptions of mutual funds are processed at an unknown asset value.

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The Key Information Document (DEU, ESP, FR, GB, ITL, POR, SWD) and the prospectus (FR, GB) are available free of charge from ODDO BHF AM SAS or at [am.oddo-bhf.com](mailto:am.oddo-bhf.com) or at authorized distributors. The annual and interim reports are available free of charge from ODDO BHF AM SAS or on its internet site [am.oddo-bhf.com](http://am.oddo-bhf.com).

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12 boulevard de la Madeleine – 75440 Paris Cedex 09 France – Phone: 33(0)1 44 51 85 00 [AM.ODDO-BHF.COM](http://AM.ODDO-BHF.COM)