

ODDO BHF Immobilier

29 MAY 2026

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

| | | | |
|-------------------------|-------------|------------------------------|----------------------------------|
| Assets Under Management | 207 M€ | Morningstar™ Category: | ① ② ③ ④ ⑤ ⑥ ⑦ |
| NAV per Unit | 204,831.46€ | Property - Indirect Eurozone | Risk scale (1) |
| Evolution vs M-1 | 1,639.84€ | ★ ★ ★ ★ Rating at 4/30/26 | 6 8 9 |
| | | 🌐 🌐 🌐 🌐 Rating at 3/31/26 | SFDR Classification ² |

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

| | |
|--|---|
| Legal structure | FCP |
| ISIN code | FR0010251124 |
| Bloomberg code | ODDIMMB FP |
| Dividend policy | Accumulation unit |
| Minimum (initial) investment | 250000 EUR |
| Management company (by delegation) | |
| Subscriptions/redemptions | 11:15am D |
| Valuation | Daily |
| Management fees | 0.90% (inclusive of tax) of the net assets excluding UCITs |
| Performance fees | 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. |
| Subscription fees | 4 % (maximum) |
| Redemption fees | Nil |
| Management fees and other administrative or operating costs | 0.93 % |

| | Annualized volatility | | | |
|-------------|-----------------------|---------|---------|----------|
| | 1 year | 3 years | 5 years | 10 years |
| FUND | 17.9% | 20.2% | 20.8% | 19.4% |
| Benchmark | 17.8% | 19.7% | 20.6% | 19.9% |

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 | 05/16 | 05/17 | 05/18 | 05/19 | 05/20 | 05/21 | 05/22 | 05/23 | 05/24 | 05/25 |
| to | 05/17 | 05/18 | 05/19 | 05/20 | 05/21 | 05/22 | 05/23 | 05/24 | 05/25 | 05/26 |
| FUND | 7.2% | 10.6% | 3.0% | -11.0% | 21.2% | -10.2% | -29.3% | 31.9% | 5.6% | -0.1% |
| Benchmark | 8.1% | 10.3% | 2.5% | -15.9% | 25.1% | -10.4% | -32.3% | 31.2% | 7.4% | 1.0% |

| Calendar performance (from January 01 to December 31) | | | | | | | | | |
|---|-------|-------|-------|--------|------|--------|-------|-------|------|
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
| FUND | 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 M | YTD | 1 year | 3 years | 5 years | 10 years |
| FUND | 11.6% | -2.4% | 1.5% | 0.8% | 3.0% | -0.1% | 39.2% | -11.6% | 16.5% |
| Benchmark | 12.5% | -2.9% | 1.0% | 0.8% | 3.8% | 1.0% | 42.3% | -13.7% | 11.0% |

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 | | 0.12 | 0.42 | -0.21 | 0.04 |
| Information ratio | | -0.93 | -0.56 | 0.25 | 0.20 |
| Tracking Error (%) | | 0.91 | 1.44 | 1.85 | 2.51 |
| Beta | | 1.01 | 1.02 | 1.00 | 0.97 |
| Correlation coefficient (%) | | 99.87 | 99.77 | 99.60 | 99.21 |
| Jensen's Alpha (%) | | -0.87 | -1.01 | 0.47 | 0.51 |

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 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.

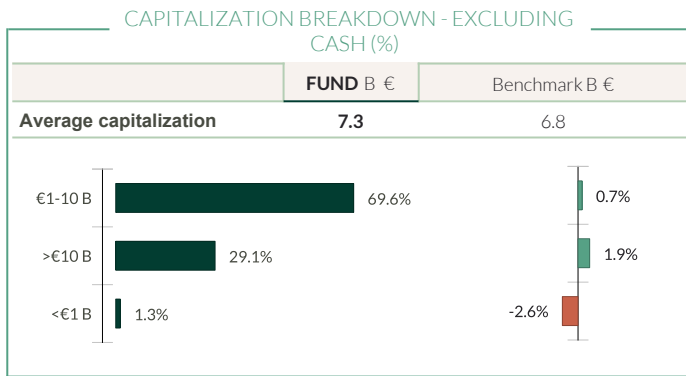
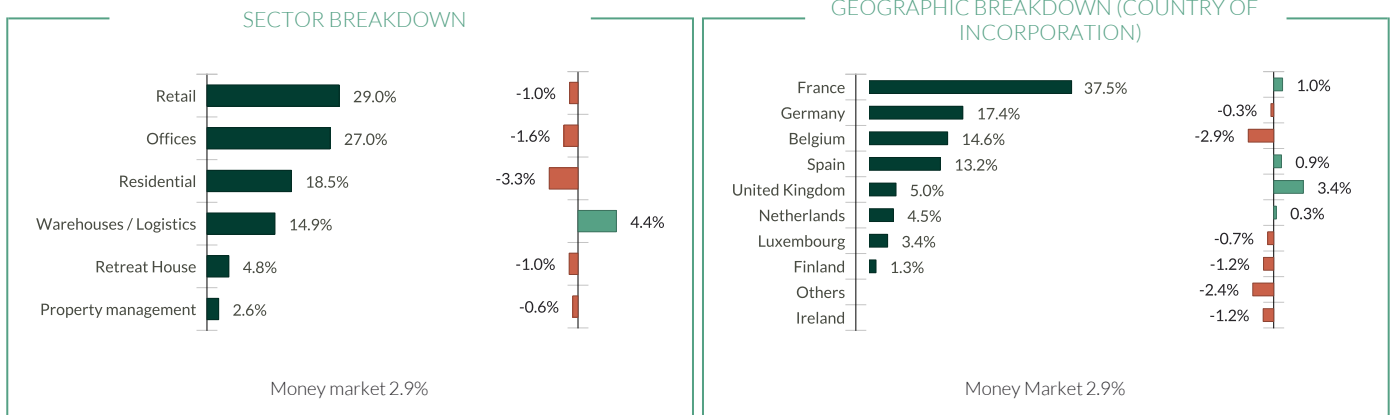
(1) The summary risk indicator (SRI) is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the market or because we are not able to pay you. It ranges from 1 (low risk) to 7 (high risk). This indicator 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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■ Fund ■ Overweight ■ Underweight against benchmark

| Weighted carbon intensity (tCO2e / €m turnover) | | |
|---|--------|-----------|
| | FUND | Benchmark |
| Weighted carbon intensity | 68.4 | 71.6 |
| 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

| Main portfolio holdings | | | | | |
|-----------------------------|------------------------|-----------------------------|---------|------------------------|-----------------|
| | Weight in the fund (%) | Weight in the benchmark (%) | Country | Sector | MSCI ESG rating |
| Merlin Properties Socimi Sa | 9.80 | 8.93 | Spain | Offices | A |
| Klepierre | 9.77 | 9.08 | France | Retail | AA |
| Unibail-Rodamco-Westfield | 9.61 | 9.10 | France | Retail | AAA |
| Vonovia Se | 8.09 | 8.94 | Germany | Residential | AAA |
| Aedifica | 4.81 | 4.49 | Belgium | Retreat House | AAA |
| Covivio | 4.76 | 4.57 | France | Offices | AAA |
| Warehouses De Pauw Sca | 4.76 | 4.51 | Belgium | Warehouses / Logistics | AA |
| Tag Immobilien Ag | 4.63 | 4.48 | Germany | Residential | AA |
| Gecina Sa | 4.24 | 4.54 | France | Offices | AAA |
| Leg Immobilien Ag | 3.99 | 4.28 | Germany | Residential | AAA |
| Number of holdings | 32 | | | | |

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

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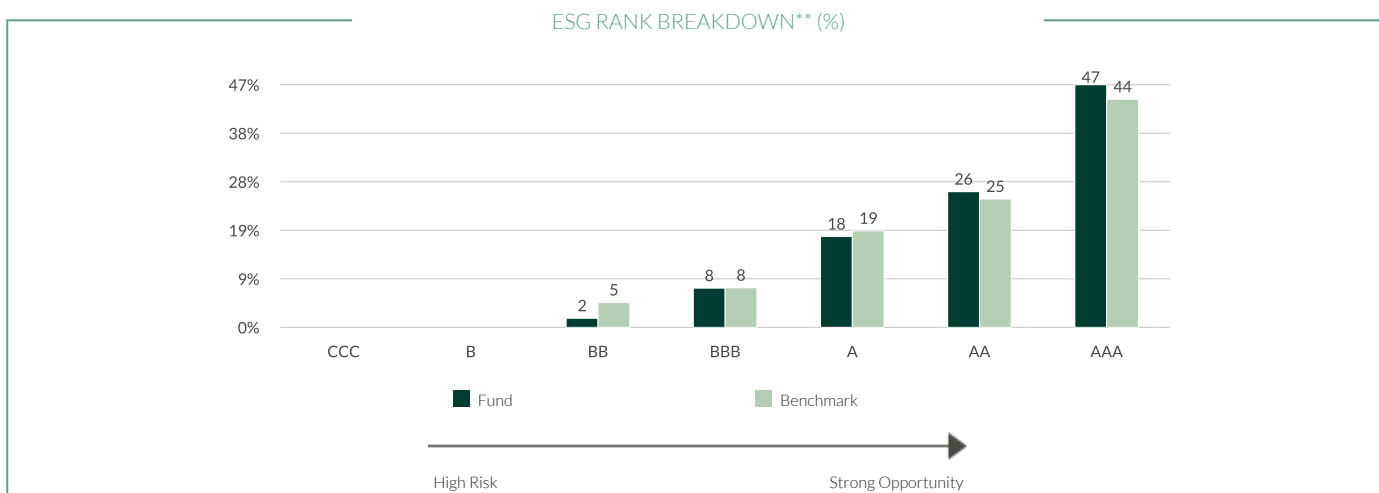
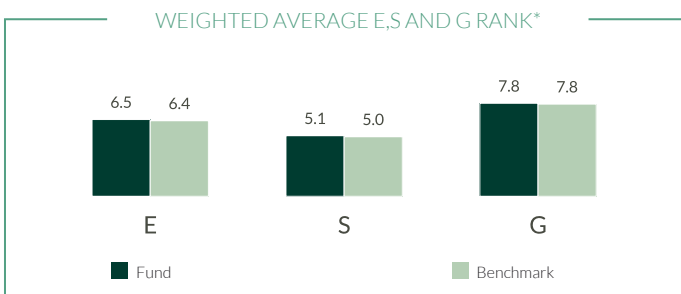
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SUSTAINABLE REPORT - OVERVIEW

| ESG Rating | | |
|------------------------|--------|-----------|
| | FUND | Benchmark |
| | May 26 | May 26 |
| MSCI ESG rating | AA | AA |
| ESG coverage** | 99.3% | 100.0% |

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 | 9.61 | AAA |
| Vonovia Se | Residential | Germany | 8.09 | AAA |
| Aedifica | Retreat House | Belgium | 4.81 | AAA |
| Covivio | Offices | France | 4.76 | AAA |
| Gecina Sa | Offices | France | 4.24 | AAA |
| Subtotal top 5 | - | - | 31.52 | - |

*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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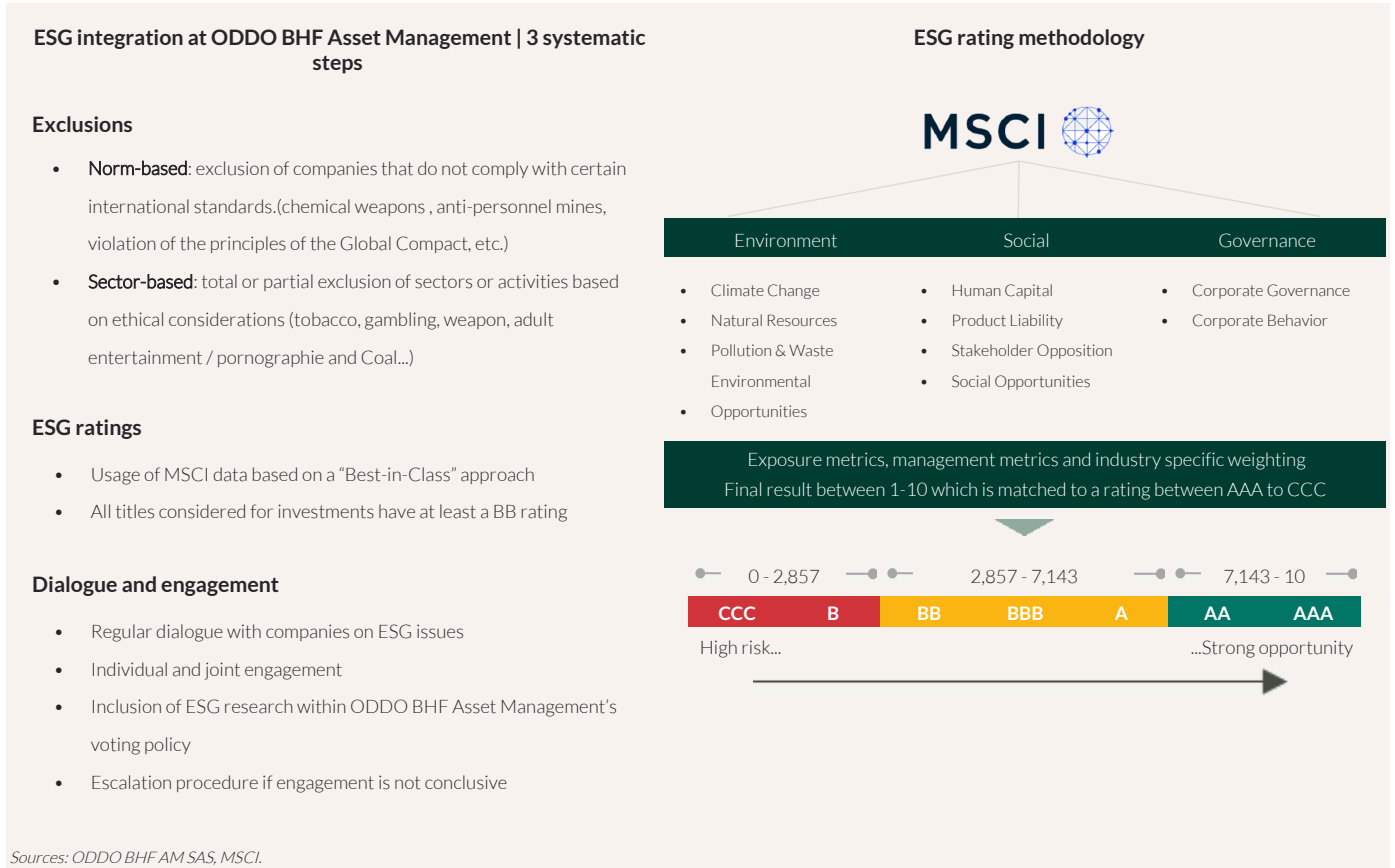
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SUSTAINABLE REPORT – METHODOLOGY

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.



Sources: ODDO BHF AM SAS, MSCI.

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

Equity markets showed signs of optimism, in particular regarding the end of the conflict in the Middle East, fuelled by repeated US statements about an imminent peace agreement between the US and Iran. However, despite the apparent progress, this situation remained unchanged throughout May. Nevertheless, investors largely reduced their aversion to geopolitical risk and shifted their focus towards cyclical sectors and those linked to artificial intelligence (AI). Investor enthusiasm for AI-related companies continued unabated.

Despite the fall in bond yields, European real estate underperformed in May, after rebounding in April on the back of good Q1 results. However, the results published in May were more mixed, particularly for self-storage stocks (Big Yellow, Shurgard, Safestore), which fell due to lower occupancy rates and concerns surrounding supply, particularly in the UK. We had anticipated this bad news by selling off most of our position in the UK company Big Yellow, mainly in favour of positions in the logistics segment, in particular the Belgian real estate companies WDP and Montea. We can see that momentum in the logistics sector is picking up, as the conflict in the Middle East is driving up demand for storage in Europe, once again highlighting the strategic importance of supply chains. We also took part in the capital increase of Belgian logistics developer VGP. Its share price was impacted by this capital increase, which, while unexpected, represents an opportunity to strengthen our position, in our opinion.

In the portfolio, we took partial profits on two real estate companies – Merlin (Spain) and Klépierre (France) – due to their outperformance. At the same time, we increased our position in Unibail-Rodamco-Westfield on the back of its ex-dividend date.

In the German residential property segment, the outlook was confirmed, but long-term interest rates, which remain high overall, weighed on the sector's stock market performance. With the fall in the share price of the German real estate company TAG Immobilien, our preferred stock in this sector, we resumed building up our position in the company.

Finally, investment in physical real estate markets remained weak despite strong operating fundamentals. Transaction volumes were down in the UK and Europe compared with historical averages as a result of the geopolitical climate. A gradual recovery is still expected this year, with growing interest in assets that offer diversification and protection against inflation, such as health care.

Regarding the Middle East conflict, we can only hope that diplomatic perseverance will lead to a peace agreement and the reopening of the Strait of Hormuz, which would help stabilise the price of oil at a level that would have little impact on global economic growth and would ease the pressure on the prices of certain essential raw materials produced in the Middle East, such as nitrogen and helium.

As for the stance of central bankers, the ECB is expected to take account of the resurgence in inflation and therefore raise its key interest rates in June, a move already anticipated by the markets, which also expect a further rise 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 CLASSIFICATION²

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 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.

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