

# OPCI BNP PARIBAS DIVERSIPIERRE

## 2021 ANNUAL REPORT



**BNP PARIBAS  
REAL ESTATE**

Real Estate  
for a changing  
world



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Disclaimer: 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.

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# MANAGEMENT AND ADMINISTRATION BODIES

## THE MANAGEMENT COMPANY

### BNP PARIBAS REAL ESTATE INVESTMENT MANAGEMENT FRANCE

A PUBLIC LIMITED COMPANY (SOCIÉTÉ ANONYME) WITH EXECUTIVE AND SUPERVISORY BOARDS AND CAPITAL OF €4,309,200.00.  
HEADQUARTERS: 50 COURS DE L'ÎLE SEGUIN – 92100 BOULOGNE BILLANCOURT. NANTERRE TRADE AND COMPANIES REGISTER NO. 300 794 278.  
AMF AUTHORISATION NO. GP-07000031 DATED 1 JULY 2007 - AIFM AUTHORISATION DATED 15 APRIL 2014 UNDER DIRECTIVE 2011/61/EU.  
IN ACCORDANCE WITH THE REGULATIONS IN FORCE, THE MANAGEMENT COMPANY IS A MEMBER OF TWO PROFESSIONAL ASSOCIATIONS, THE ASPIM (FRENCH ASSOCIATION OF PROPERTY INVESTMENT COMPANIES) AND THE AFG (FRENCH ASSOCIATION OF FINANCIAL MANAGEMENT).



#### EXECUTIVE BOARD (from left to right)

**Guillaume DELATTRE**  
Member

*Deputy Chief Executive  
in charge of Asset Management,  
Investments & Disposals*

**Sigrid DUHAMEL**  
Chief executive officer

**Sylvie PITTICCO**  
Member

*Deputy Chief Executive  
in charge of Financial  
& Corporate Activities*

**Jean-Maxime JOUIS**  
Member

*Deputy Chief Executive  
in charge of Fund Management  
& Private Investors Relations*

#### SUPERVISORY BOARD

##### Chairman

■ **Frédéric JANBON**

##### Vice-chairman

■ **Nathalie CHARLES**, Deputy CEO - Global Head of Investment Management de BNP Paribas Real Estate

##### Members

- **Sylvie FOSSEUX-FREVILLE**, Business Development Director, Omnichannel Retail, France
- **Guillaume BRATEAU**, Commercial Development Director of BNP Paribas Private Banking France
- **CARDIF ASSURANCE VIE**, represented by **Nathalie ROBIN**, Real Estate Director of BNP Paribas Cardif
- **Claire ROBOREL de CLIMENS**, Global Head of Private and Alternative Investments of BNP Paribas Wealth Management

# THE OPCl

## BNP PARIBAS DIVERSIPIERRE

OPEN-ENDED COLLECTIVE INVESTMENT REAL ESTATE FUND (ORGANISME DE PLACEMENT COLLECTIF EN IMMOBILIER – OPCl) FOR THE GENERAL PUBLIC, OPEN TO NON-PROFESSIONAL INVESTORS

INVESTMENT COMPANY WITH VARIABLE CAPITAL INVESTING MAINLY IN REAL ESTATE (SOCIÉTÉ DE PLACEMENT À PRÉPONDÉRANCE IMMOBILIÈRE À CAPITAL VARIABLE – SPPICAV) INCORPORATED AS A PUBLIC LIMITED COMPANY (SOCIÉTÉ ANONYME, SA) WITH A BOARD OF DIRECTORS

HEADQUARTERS: 50 COURS DE L'ÎLE SEGUIN – 92100 BOULOGNE-BILLANCOURT

REGISTERED WITH THE TRADE AND COMPANIES REGISTER UNDER NUMBER: 800 122 715 RCS NANTERRE

AMF APPROVAL: NO. SPI20130020 DATED 26 JULY 2013 – PROSPECTUS UPDATED ON 21 MARCH 2022

ISIN CODE: FR0011513563

The OPCl falls under Article 8 of Regulation (EU) 2019/2088 known as the SFDR of 27 November 2019 on sustainability-related 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.

On 30 November 2020, BNP Paribas Diversipierre obtained the «SRI label» applied to real estate (Afnor Certification N°2020/89188.1), which came into force on 23 July 2020.



### CHIEF EXECUTIVE OFFICER

- **BNP PARIBAS REIM France**, represented by Sigrid DUHAMEL, permanent representative

### BOARD OF DIRECTORS AT 31/12/2021

#### Chairman

- Sigrid DUHAMEL

#### Members

- **CARDIF ASSURANCE VIE**, whose permanent representative is Nathalie ROBIN
- **CARDIMMO**, whose permanent representative is Alessandro DI CINO

### STATUTORY AUDITOR

The BNP Paribas Diversipierre SPPICAV and its subsidiaries, SAS Diversipierre DVP1, SAS Issy Bords de Seine II, SAS DVP Heron, SAS Le Magellan, SCI DVP Hoche, SAS DVP Green Clover, SAS DVP European Channel, SAS DVP Haussmann, entrusted the certification of their annual financial statements to KPMG SA (Tour Egho, 2 avenue Gambetta, 92066 Paris-La Défense Cedex, France).

### THIRD-PARTY VALUATION EXPERTS

The property appraiser for the BNP Paribas Diversipierre SPPICAV are Cushman & Wakefield Valuation France and CBRE Valuation France. Cushman & Wakefield has taken out professional civil liability insurance with ALLIANZ under policy number 49 793 457. CBRE Valuation France has taken out a civil liability insurance policy with AON under policy number PSDEF1700562.

### DELEGATED FINANCIAL MANAGEMENT

BNP Paribas Asset Management manages the financial component of the BNP Paribas Diversipierre SPPICAV, as well as its liquid assets, with the exception of the current cash flow required for ongoing operations.

### CUSTODIAN BANK

#### BNP PARIBAS SECURITIES SERVICES

9 rue du Débarcadère, 93761 Pantin Cedex, Paris, France

Registered office: 3 rue d'Antin, 75002 Paris, France



# CORPORATE GOVERNANCE REPORT

## DATES OF BOARD MEETINGS DURING THE 2021 FINANCIAL YEAR

In 2021, the Board of Directors of the SPPICAV met on 11 March, 29 September.

## EXECUTIVE MANAGEMENT

The executive management of the SPPICAV is provided by the management company, BNP Paribas REIM France, through a permanent representative appointed for this purpose.

Sigrid Duhamel is the permanent representative of the management company within BNP Paribas Diversipierre.

## LIST OF MANDATES AND POSITIONS

### HELD IN ANY COMPANY BY EACH CORPORATE OFFICER DURING THE FINANCIAL YEAR

As at 31 December 2021, the SPPICAV Paribas Diversipierre Board of Directors was composed of the following members:

<b>Sigrid Duhamel, Chair of the Board of Directors, Director</b>	
Chair of the Executive Board Member of the Executive Board	BNP PARIBAS REIM FRANCE (an SA with executive and supervisory boards)
Chair of the Board of Directors, Director	BNP PARIBAS DIVERSIPIERRE (a SPPICAV in the form of an SA with a board of directors) TECHNICAL PROPERTY FUND 2 (a SPPICAV in the form of an SA with a board of directors)
Independent Director, Member of the Audit Committee	CONSTRUCTIONS INDUSTRIELLES DE LA MEDITERRANEE – CNIM (an SA with a board of directors) COVIVIO – FDR (a SA with a board of directors)
Vice-Chair of the Board of Directors, Director	BNP Paribas Real Estate Investment Management Italy SPA (SA)
Permanent representative of BNP PARIBAS REIM FRANCE, management company and Chief Executive Officer	HEALTH PROPERTY FUND 1 (a SPPICAV in the form of an SA with a board of directors) BNP PARIBAS DIVERSIPIERRE (a SPPICAV in the form of an SA with a board of directors)
Permanent representative of BNP PARIBAS REIM FRANCE, management company, Chair	C SANTÉ (SPPICAV SAS) DELTA LOISIRS EVASION (SPPICAV SAS) FRANCE I (SPPICAV SAS) HEALTH PROPERTY FUND 2 (SPPICAV SAS) K MONTIGNY (SPPICAV SAS) MF SANTE (SPPICAV SAS) NEIF II FRANCE (SPPICAV SAS) PARIS ESTATE PORTOFOLIO (SPPICAV SAS) PLEIN AIR PROPERTY FUND 1 (SPPICAV SAS) RESIDENTIAL PROPERTY FUND 1 (SPPICAV SAS) SHOPPING PROPERTY FUND 2 (SPPICAV SAS) SHOPPING PROPERTY FUND 3 (SPPICAV SAS) VREF FRENCH REAL ESTATE (SPPICAV SAS)
Permanent representative of BNP PARIBAS REIM FRANCE, manager	PFA FRENCH REAL ESTATE COMMERCIAL LOW SCI (SCI)
<b>Nathalie ROBIN, permanent representative of CARDIF ASSURANCE VIE, Director</b>	
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	COVIVIO HOTELS SCA (formerly FONCIÈRE DES MURS (société en commandite par actions, SCA – a publicly traded, limited liability partnership))
Permanent representative of CARDIF ASSURANCE VIE, Member of the Audit Committee	COVIVIO HOTELS SCA (formerly FONCIÈRE DES MURS (société en commandite par actions, SCA – a publicly traded, limited liability partnership))
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	COVIVIO IMMOBILIER (SE) – (formerly IMMEO)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	BNP PARIBAS REIM FRANCE (SA)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	OPERA RENDEMENT (SCPI)

Member of the Investment Committee	PRIMONIAL CAPIMMO (SCI)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	DAUCHEZ (SA)
Permanent representative of CARDIF ASSURANCE VIE, member of the Board of Directors	AEW IMMOCOMMERCIAL (SPPICAV)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	CFH (SCA)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	PLACEMENT CIOLOGER 3 (SCPI)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	FLI (SCI)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Board of Directors, Chairman of the Strategic Investment Committee, Member of the CSR Committee	CARMILA (SA)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Committee	CERTIVIA 2 (SICAV)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Committee	PREIM HEALTHCARE (SAS)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	ACCÈS VALEUR PIERRE (SCPI)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Board of Directors, Member of the Investment Board, Member of the Audit Committee, Member of the Steering Committee For EY	FREY (SA)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Committee	HEMISPHERE (SCI)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Committee	PWH (SPPICAV SAS)
Permanent representative of CARDIF ASSURANCE VIE, Director	POWERHOUSE HABITAT (SAS)
Permanent representative of CARDIF ASSURANCE VIE, Director	ICADE HEALTHCARE EUROPE (SPPICAV SAS)
Permanent representative of CARDIMMO, Member of the Supervisory Committee	HIGHT STREET RETAIL (SPPICAV SAS)
Member of the Investment Board	BATIPART PARTICIPATIONS
Member of the Advisory Board	FLI 2 (SPPICAV SAS)
Member of the Shareholders' Committee	SECAR (Société Civile pour l'Etude et l'Aménagement du Centre d'Affaires Régional de Rungis)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	KORIAN & PARTENAIRES IMMOBILIER 1
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	KORIAN & PARTENAIRES IMMOBILIER 2
Member of the Advisory Committee	HESTIA HOLDING (SPPICAV SAS)
<b>Alessandro DI CINO, permanent representative of CARDIMMO, Director</b>	
Permanent representative of CARDIF ASSURANCE VIE, Director	ICADE SANTÉ (SA)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	PRIMONIAL CAPIMMO (SCI)
Permanent representative of CARDIF ASSURANCE VIE, Member of the Supervisory Board	CFH (SA)
Permanent representative of CARDIF ASSURANCE RISQUES DIVERS, Member of the Supervisory Board	OPERA RENDEMENT (SCPI)
Permanent Representative of CARDIMMO, Member of the Supervisory Board	OPUS REAL (SCPI)
Permanent Representative of BNP Paribas REIM Luxembourg, Member of the Advisory Board	FLI 2 (OPPCI)

## REGULATED AGREEMENTS

No regulated agreements were entered into by BNP Paribas Diversipierre during the 2021 financial year.

## SUMMARY OF CURRENT DELEGATIONS

In 2021, no delegation of authority was granted by the General Meeting of Shareholders for capital increases, pursuant to Articles L.225-129-1 and L.225-129-2 of the French Commercial Code.



# Editorial

Alexis Robert,  
Fund Manager  
BNP Paribas Diversipierre



**T**hroughout 2021, Europe was once again affected by Covid-19, with the introduction of additional public health measures. This was soon followed by a sense of hope that the crisis would soon be over with an economic resurgence across all sectors, as shown most notably by strong performance in the equity markets.

In light of these circumstances, your **BNP Paribas Diversipierre** OPCI has continued to perform well, achieving a gain of +3.3%<sup>1</sup> in 2021, bringing the annualised performance over the last seven years since 2014 (the year in which the vehicle was set up) to +4.3%<sup>2</sup>. Your OPCI has benefited greatly from its highly diversified approach, especially in terms of geographic areas covered, to achieve its long-term performance objective.

Nevertheless, as you may have noted, unprecedented events in recent years, such as the Covid-19 crisis and the conflict in Ukraine, have increased volatility in the financial markets. BNP Paribas Diversipierre has therefore decided to increase the weighting of “physical” real estate in its overall allocation to 65%. In today’s turbulent climate, these assets play their part as a safe haven, now more than ever.

For example, the large-scale transactions completed in 2021 (“ID Cologne” in Cologne, Germany, and “Tanger” in Barcelona, Spain) are a perfect illustration of the investment strategy of your OPCI and have enabled it to build up a high-quality portfolio in terms of real estate. During these times of change for the real estate sector (especially for offices and retail) in which it must adapt to new societal trends, the robust real estate fundamentals of buildings are a guarantee of sustainable performance over time.

In this regard, your BNP Paribas Diversipierre OPCI will continue to cultivate this highly diversified approach and will continue to build up its real estate assets with the same high standards of asset selection.

<sup>1</sup> Dividend reinvested.

<sup>2</sup> Dividends reinvested.





# THE OPCI IN BRIEF

## AS AT 31/12/2021

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**€125.67**

NET ASSET VALUE PER SHARE

---

**€2.54 billion**

NET ASSET VALUE (NAV)

---

**31\***

NUMBER OF ASSETS

*\* Including 20 fully owned + 2 non-controlled shareholdings.*

---

**€1.81 billion**

MARKET VALUE OF PROPERTY ASSETS

---

**95.0% \*\***

FINANCIAL OCCUPANCY RATE

*\*\* The financial occupancy rate does not take into account the 51-53 boulevard Haussmann asset, which is completely unoccupied and on which extensive restructuring work will be undertaken.*

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**18.3%**

DEBT (LTV)

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**€1.75**

DIVIDEND PER SHARE PAID IN 2021

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**+4.25%**

ANNUALISED PERFORMANCE SINCE 31/12/2014,  
DIVIDENDS REINVESTED

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# CORPORATE SOCIAL RESPONSIBILITY AT THE HEART OF OUR COMMITMENTS

## CONTEXT AND CHALLENGES

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2021 marked the launch of an ambitious, long-term ESG roadmap for BNP Paribas REIM. A new action plan launched at the beginning of the year aimed at meeting our ESG commitments, thereby laying the groundwork for sustainable, long-term performance for all our funds. With our strategy and as a responsible asset manager, we are helping to accelerate and amplify the decarbonisation of the European real estate industry.

ESG integration is one of our five strategic pillars and enables BNP Paribas REIM to respond to the new challenges of rapidly changing markets and new regulations.

We are very vigilant when it comes to ESG at the asset level and closely monitor national regulations. At fund level, we adhere to the European Sustainable Finance Disclosure Regulation (SFDR) and European Taxonomy regulatory frameworks, ensuring that we rank and measure the impact of our funds and the assets they hold.

Each fund is now aligned and classified according to a four-step segmentation, based on the fund's ESG focus and goals, which corresponds to the three classifications (called "Articles") of the SFDR. Conventional funds and non-ESG focused funds are Article 6 compliant; ESG funds are Article 8 compliant, indicating that they promote "environmentally and socially responsible investments". Impact funds are Article 9 compliant: they are "products that target sustainable investments". The funds are assessed against specific criteria over their lifetime with the aim of achieving a net positive impact. We strive to improve the ESG performance of existing assets over time and to invest in new assets that incorporate sustainable characteristics. With regard to retail funds in particular, our aim is to obtain the French SRI label, which certifies that we have adopted a rigorous responsible investment approach.

Under our new ESG strategy, our action plan focuses on three simple objectives in order to achieve positive change. Each objective is supported by key performance indicators:

- We seek to reduce CO<sub>2</sub> emissions; we have selected five performance indicators to monitor the adaptation of assets to climate change, improve energy efficiency and implement in-use certification.
- We manage assets responsibly; we have selected four performance indicators to improve tenant comfort, encourage soft mobility, promote waste sorting and ensure access for disabled people.
- We raise awareness among our stakeholders; we have selected four performance indicators that reflect the environmental and social initiatives implemented by property managers and tenants.

Our investment, asset and fund managers are implementing specific approaches to enhance these ESG objectives across our funds. We work towards establishing long-term, continuous and sustainable performance strategies alongside our investors.

The roll-out of BNP Paribas REIM's ESG strategy has been successful, with 90% of our funds open for subscription by investors being classified as sustainable by 2025.

Slightly more than 80% of our funds are now close to the 2022 target, well above our published target of 70%.

In 2021, several funds improved their ESG performance, and five funds are now Article 8 compliant, with the number increasing to 13 by 2022. One fund is already Article 9 compliant, and four of our funds also hold the French SRI label.

Our teams are integrating ESG criteria into the acquisition and management process at the asset level, and sustainable and cost-effective solutions are being adopted to improve the sustainability of existing assets. We ensure that ESG risks are factored into our risk management approach relating to acquisitions and asset management. We aim to take into account future resilience in the acquisition process, including climate risk.

BNP Paribas REIM is actively involved in promoting sustainability by encouraging the involvement of external and internal stakeholders. In addition to a number of initiatives such as the tenant survey and tenant working groups to achieve sustainability objectives in our asset management, we participate in real estate industry working groups to encourage concrete application of best practices. We are a member of the European Association for Investors in Non-listed Real Estate Vehicles (INREV) and participate in the Global Real Estate Sustainability Benchmark (GRESB).

We are also a signatory to the Principles for Responsible Investment (PRI) and support the EU-wide expansion of the Green Building Observatory (Observatoire de l'immobilier durable, "OID").

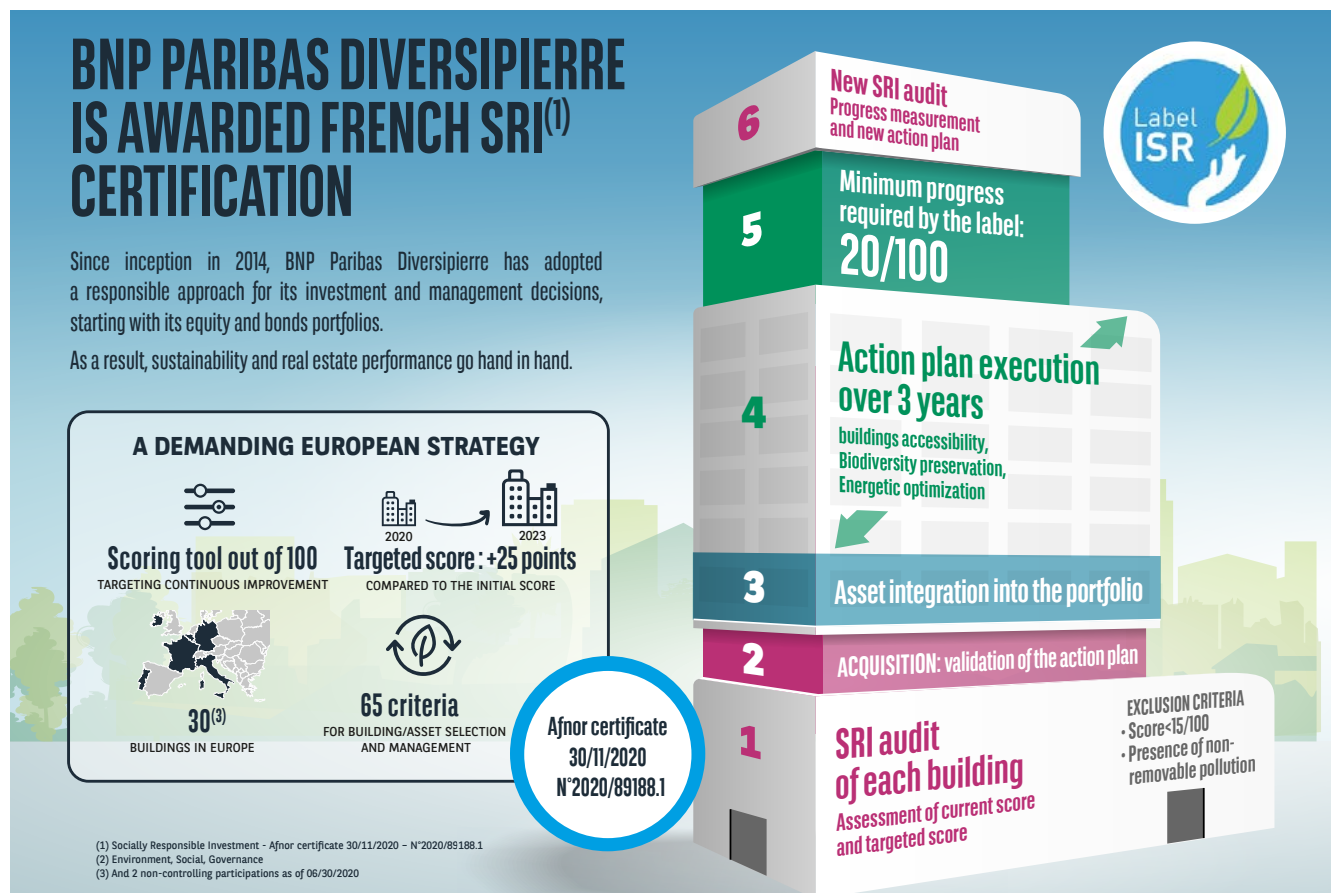
In 2021, we focused on employee engagement. We are committed to disseminating knowledge about sustainability-related issues to all our employees; this knowledge is essential when it comes to getting tenants and external stakeholders on board with more sustainable practices. We regularly organise learning sessions on such topics and invest in training programmes, which will be rolled out in 2022. Lastly, following the success of local initiatives, we launched REIM Social Days on a pan-European scale, giving all BNP Paribas REIM employees in Europe the opportunity to raise funds for children's cancer research.

Our approach reflects our belief that the real estate industry is focused on the long term, that our assets are not static, and that they are designed to evolve over time. The investments we make today allow us to prepare for a future that values sustainability.

In 2019, BNP Paribas REIM decided to integrate ESG (Environmental, Social and Governance) criteria into the selection of its investments and the management of its real estate assets, in line with the selection criteria for the financial assets in which BNP Paribas Diversipierre is invested. As such, BNP Paribas Diversipierre is now classified as one of BNP Paribas REIM's Article 8 funds. The aim of this approach is to make a positive contribution, at the level of your OPCV, towards the development of a sustainable society, while improving the quality and resilience of the property

assets held by BNP Paribas Diversipierre over the long term. BNP Paribas Diversipierre has thus adopted an engaging, concrete and sustainable methodology for the selection and management of its property assets, described in detail below.

This approach was rewarded by the award of the SRI label for French real estate funds in November 2020, which was published in the French Official Journal (Journal Officiel) on 23 July and came into force on 23 October 2020.



## BNP PARIBAS DIVERSIPIERRE'S SOCIALLY RESPONSIBLE INVESTMENT STRATEGY

### ESG SELECTION STRATEGY IN RELATION TO THE FINANCIAL SECURITIES PORTFOLIO

A Socially Responsible Investment (SRI) approach to the management of the financial securities portfolio has been implemented. This approach is incorporated at each stage of the investment process.

The financial securities portfolio is constructed from issuers or companies emerging most favourably after the financial and non-financial screening process and is subject to deviation risk control in relation to the benchmark indicators described below. The management team may deviate significantly from the benchmark risk level described below.

Non-financial analysis is taken into account at each stage of the investment process. It consists of incorporating an SRI approach into the selection of securities. In order to be included in the portfolio, the selected companies must comply with the following ESG standards:

- Compliance with sector policies on controversial activities (implementation of BNP PARIBAS ASSET MANAGEMENT France's Responsible Business Conduct Policy, available on its website);
- Exclusion of companies that contravene at least one of the 10 principles of the United Nations Global Compact (human rights, labour rights, environment and anti-corruption) and/or the OECD guidelines for Multinational Enterprises;

At least 90% of the financial securities portfolio (excluding liquidity) covered by this strategy is invested in securities and UCIs whose environmental (E), social (S) and governance (G) criteria (ESG) have been analysed by a dedicated team of ESG analysts from BNP Paribas Asset Management.

Following this analysis, the management team applies the following approaches when taking into account non-financial aspects of the main types of investments:

- A “rating improvement” approach for the equity component, whereby the average ESG rating of the portfolio is higher than that of the benchmark after removing at least 20% of the lowest rated stocks included in the benchmark. The management team may select stocks outside its benchmark. It shall, however, ensure that the benchmark is a relevant comparison regarding the ESG rating of the equity component.
- A “selective” approach with regard to the covered bonds component and the cash component, whereby financial securities with the lowest ESG ratings are excluded from the investment universe. It should be noted that the investment universe for the real estate bond component is the same as that of its benchmark, while the universe for the cash component corresponds to short-dated corporate bonds.

A dedicated team of ESG analysts assesses companies/issuers according to ESG criteria, as defined internally. For example (non-exhaustive list):

- From an environmental standpoint: global warming and the fight against greenhouse gas emissions, energy efficiency, natural resource conservation, CO<sub>2</sub> emission levels and energy intensity...;
- From a social standpoint: management of employment and restructuring, workplace accidents, training policy, remuneration, staff turnover and PISA (Programme for International Student Assessment) results...;
- From a corporate governance standpoint: independence of the board of directors, respect for the rights of minority shareholders, separation of management and control functions, the fight against corruption, respect for freedom of the press.

Lastly, ESG analysis is complemented by an active and strategic engagement policy with companies towards responsible practices (individual and collective engagement with companies, voting policy at general meetings, etc.).

## SRI APPROACH TO “PHYSICAL” PROPERTY ASSETS

An investment decision is made on the basis of a two-pronged approach: first, the financial performance of the transaction is taken into account and, second, the non-financial quality of the property is also considered, particularly in terms of environmental, social and governance (ESG) criteria, its market positioning, its construction quality, its ability to generate income over the long term and its potential for value enhancement.

The OPCl thus adopts a Socially Responsible Investment (SRI) approach that ensures sustainable performance and value of its real estate assets over the medium and long term.

The Management Company implements its SRI approach by factoring in ESG criteria at every stage of the real estate asset management process, namely during its acquisition, ownership and disposal. The Management Company developed an ESG analysis tool for real estate assets based on the following ESG criteria:

- Energy efficiency / carbon footprint;
- Pollution (soil pollution, asbestos, lead);
- Water management;
- Waste management;
- Social / environmental certifications and labels;
- Biodiversity;
- The comfort and well-being of occupants;
- Mobility and accessibility;
- Resilience of buildings;
- Stakeholder responsibility: seller, property manager, tenant.

## DESCRIPTION OF THE BEST-IN-PROGRESS SYSTEM

### General methodology

The analysis tool built for BNP Paribas Diversipierre, called the “ESG analysis grid”, enables each asset to be given a non-financial score of between 0 and 100 prior to its acquisition.

Each property is therefore audited by a specialised external and independent consultant during the Due Diligence phase (i.e. the analysis phase preceding the acquisition), leading to an inspection report detailing the state and characteristics of the property from an ESG standpoint, as well as the definition of the ESG score attributed to each property using the ESG analysis grid.

The 10 thematic areas listed above are weighted according to the degree of importance given to them by the Management Company, in line with its commitments. The thematic areas currently considered as priorities are pollution, energy and carbon. In order to make the approach more rigorous and to ensure a more refined selection of assets, disqualifying factors have been established: an initial rating of less than 15/100 is deemed to constitute a disqualifying factor for investment. Similarly, the existence of pollution that is both non-reducible and presents a health risk for occupants, and the presence of the current tenant and/or the seller on the BNP Paribas Group’s watch list and exclusion list are also disqualifying factors.

The weights assigned to the 3 areas, namely E, S and G, were established as follows: Environmental 54%; Social 27%; Governance 20%.

Two ratings are defined for each asset:

- The initial or current asset rating (minimum required to join the fund: 15/100);
- The projected three-year rating reflects its potential for improvement. An ESG action plan and corresponding budget accompany this second rating.

### Asset management

Asset action plans are incorporated into the Business Plans, which are updated quarterly. The Asset Managers of each asset are tasked with ensuring the feasibility of each action and monitoring their implementation over the course of the 3-year cycle. Each of the assets must have an action plan enabling the OPCl to improve by +20 bps/100 in three years, or to reach an average rating greater than or equal to 65/100.

More generally, the ESG analysis of the assets in the BNP Paribas Diversipierre portfolio is carried out using a tool (Deepki-Ready) that enables the creation of an evolving scorecard for each asset according to the performance indicators defined by the Management Company.

### Scope of the analysis

The analysis of the portfolio is performed on a constant perimeter: portfolio assets acquired up to 30 June 2020 belong to the first perimeter on which actions will be carried out up until 30 June 2023. The initial average rating of the portfolio was 42/100 as of 30 June 2020, and the aim is to improve by nearly 25 points by 30 June 2023. A review of the progress of the assets in this first perimeter will be carried out on that date in order to assess whether the portfolio has met its improvement commitments.

## ESG ASSESSMENT OF THE FUND

Socially Responsible Investment (SRI) is an essential part of BNP Paribas REIM's CSR strategy. BNP Paribas REIM has therefore selected specific impact assessment criteria to monitor the ESG performance of assets with a Socially Responsible Investment (SRI) approach.

As part of our new ESG strategy, launched at the end of 2020, and in accordance with the requirements of the real estate SRI label, BNP Paribas REIM's SRI policy is based on the E, S and G pillars. Specific ESG criteria have been selected for each of these pillars in order to measure the impact of the assets on sustainable development issues and to measure our progress towards achieving the objectives set out in our 2021-2025 ESG action plan, namely: (i) reducing CO2 emissions, (ii) managing assets responsibly, and (iii) raising awareness among our stakeholders in order to achieve a positive change.

Our investment policy meets both the market requirements for all our funds and a more specific SRI approach for selected funds. Energy and carbon management is considered to be the most important issue in our activity sector. As a result, we measure 1) the energy performance indicator (kWh/m<sup>2</sup>) and 2) the greenhouse gas emissions indicator (kgCO<sub>2</sub>eq/m) for all our assets forming part of the CSR cluster. These indicators, monitored by the French Green Building Observatory (Observatoire de l'Immobilier Durable), enable us to measure and optimise energy consumption and show the improvement in the non-financial performance of real estate assets.

BNP Paribas REIM bases its Socially Responsible Investment (SRI) policy on nine performance indicators for its SRI rating grid. These indicators were selected based on their relevance and the market trends in recent years. As a member of several industry bodies (INREV, GRESB, OID, PRI), BNP Paribas REIM boasts a high level of visibility with regard to the most relevant ESG issues.

Thematic areas	Energy performance	Greenhouse gas emissions	Supply chain	Mobility		Occupant comfort	Resilience	Tenant engagement	Pollution
Description	Average consumption per sqm, weighted by the surface area of each asset	Average emissions per sqm weighted by the surface area of each asset	Percentage of property manager contracts that include ESG clauses	Distance to public transportation (less than 500 metres from a rail network)	Electric vehicle charging stations available to tenants	Accessibility for people with disabilities of assets	Resilience audit	Tenant engagement on ESG issues	Assets with no asbestos-related risks
Unit	kWhEF/sqm/yr	kg CO <sub>2</sub> eq/sqm	% of number of contracts	% of total assets	% of total assets	% of total assets	% of total assets	% of total number of tenants	% of total assets
BNP PARIBAS DIVERSIPIERRE	147.36	27.57	61%	48%	31%	78%	0%	21%	14%
Top 5 assets by value									
Héron Park	93	5	1	NO	YES	YES	NO	NO	NO
Visalto Bd d'Indochine	156	9	1	YES	NO	YES	NO	NO	NO
Deichtor	233	71	0	YES	NO	NO	NO	NO	NO
EP1-Grands Moulins	425	25	1	YES	YES	NO	NO	NO	NO
51 bd Haussmann	155	9	NA	YES	NO	YES	NO	NA	YES
5 best performing assets									
Ibis Munich East	40	12	0	NO	NO	YES	NO	YES	NO
Ibis Munich South	42	13	0	NO	NO	YES	NO	YES	NO
Poseidon Algarve	54	16	0	NO	NO	-	NO	NO	NO
Horizon	66	19	0	YES	YES	YES	NO	YES	NO
Karré 1 Vaulx-en-Velin	72	4	1	NO	NO	YES	NO	NO	NO
5 worst performing assets									
EP1-Axeo	225	23	1	NO	YES	YES	NO	YES	NO
Deichtor	233	71	0	YES	NO	NO	NO	NO	NO
Kiel Primark	265	103	0	YES	NO	-	NO	NO	YES
EP1-Grands Moulins	425	25	1	YES	YES	NO	NO	NO	NO
Luxembourg 56 Grand Rue	437	89	0	YES	NO	YES	NO	NO	YES



## FIRST YEAR OF SRI

Following the award of the SRI label to BNP Paribas Diversipierre in November 2020, 2021 was mainly marked by the launch of action plans for all property assets held by the OPCl.

Substantial work was undertaken alongside all the asset and property managers in all the European countries concerned, in order to adjust the organisational structure to be adopted by the various teams, to launch the first audits and studies to fine-tune some of the actions to be carried out, and also to raise awareness among the various stakeholders, particularly tenants, of this virtuous approach.

Working groups and training sessions were launched to ensure that each stakeholder has an equal level of knowledge of the issues addressed as part of the BNP Paribas Diversipierre methodology.

### DETAIL OF ESG ASSESSMENT BY ASSET (ASSET RATING AS AT 31/12/2021)

Asset	Country	Characteristic	Asset rating as at 31/12/2021 (out of 100)	
			Year 1	Year 2
Magellan	France	Offices	33	33
Vivienne	France	Offices & Residential	22	22
Montrouge	France	Offices	23	23
Héron Parc	France	Retail	37	37
Hoche	France	Offices	41	41
Carré de Soie	France	Offices	75	75
Visalto	France	Offices	56	56
Leroux	France	Hotel	36	36
Tribeca	France	Offices	72	72
Haussmann	France	Retail & Offices	22	22
Visium	France	Offices	47	47
Axéo	France	Offices	51	51
Carat 2	France	Offices	47	47
Grands Moulins	France	Offices	50	50
Sextant	France	Offices	57	57
The One Building	Ireland	Offices	36	36
Grand Rue	Luxembourg	Offices	28	28
Horizon	Germany	Offices	70	70
Tortona	Italy	Offices	37	37
Munich City South	Germany	Hotel	35	35
Munich City East	Germany	Hotel	34	34
Schwedler Carré	Germany	Offices	48	48
The Hype	Belgium	Offices	40	40
Poséidon Algarve	Portugal	Retail	-	46
Kiel Primark	Germany	Retail	-	62
Deichtor	Germany	Offices	47	47
OREP#1	France	Mixed	-	21
<b>Overall rating of the perimeter studied</b>			<b>42</b>	<b>42</b>

#### Assets excluded from the perimeter studied according to SRI criteria

Poséidon Algarve	Portugal	Retail	Scoring not yet available due to COVID	Audit done post COVID
Kiel Primark	Germany	Retail	Scoring not yet available due to COVID	Audit done post COVID
PowerHouse	France	Residential	PowerHouse will get its own SRI Label	PowerHouse will get its own SRI Label
OREP#1	France	Mixed	Exclusion as non-controlling	Participation integrated to the methodology



Primark - Kiel - Germany

# MARKET OVERVIEW

# €273

billion invested in commercial property in Europe in 2021.

## THE ECONOMIC SITUATION

### EUROPE

2020 was a year marked by the outbreak of the Covid-19 pandemic and the recession, and 2021 was expected to be a year where the economy would return to "normal". The euro zone experienced an upturn in activity with growth of 5.3%, albeit still below expectations due to continued health restrictions caused by a resurgence of Covid-19 cases and the emergence of new variants. Nonetheless, vaccination programmes against Covid-19 allowed the economy to improve significantly. The recovery in activity, aided by fiscal support measures, may be accompanied by higher inflation and interest rates, moderated by active central bank oversight.

Downside risks have increased, leading to a 0.6 percentage point downward revision of our growth forecast for 2022 (to 3.6%) in mid-February. Despite a more pronounced slowdown, expected growth in 2022 is expected to remain well above its trend rate. Meanwhile, inflation keeps rising, delaying the expected peak.

### GDP GROWTH



Source: BNP Paribas Real Estate Research

### FRANCE

Despite a first quarter dampened by the ongoing health measures in place, the ramping up of the vaccination programme in the second quarter allowed the economy to recover strongly in 2021. The pre-crisis GDP level was reached in the third quarter, sooner than expected. GDP growth was +7.0% in 2021, higher than the euro zone average of +5.3%.

Activity in the industry and services sectors should continue to grow, in spite of recruitment problems in several sectors. Uncertainties related to the unfolding Covid-19 pandemic as well as the military and geopolitical conflict in Ukraine make it difficult to construct a macroeconomic forecast at the time of the drafting of this report.

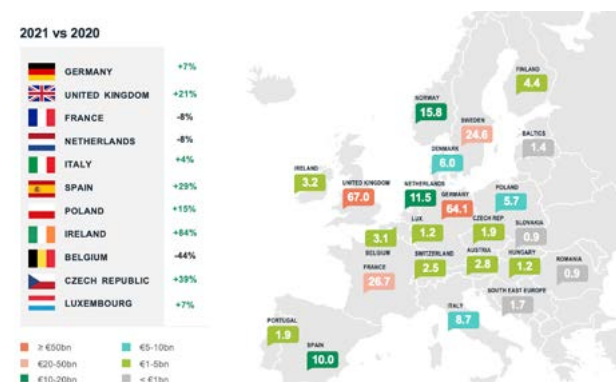
## THE REAL ESTATE INVESTMENT MARKET IN EUROPE

### INVESTMENT VOLUME

- In the course of 2021, commercial property investment in Europe were up by 15% year-on-year, reaching €272.7 billion.
- Investments in office buildings rebounded despite the introduction of large-scale teleworking (+10% to €106.1 billion).
- Investors' interest in business & logistics warehouses continues unabated, and 2021 saw an all-time high in investment amounts (+52% to €65.5 billion).
- The retail sector was affected by a sluggish business climate, which was not conducive to a market recovery (-7% to €37.4 billion).
- Investors' strong appetite for logistics assets is pushing yields to historic lows quarter after quarter. However, while the spread with the prime office yield has never been so small, we believe that the contraction in the logistics prime yield over the next 12 months should be more muted than that seen over the last 1-2 years.
- European CBD prime office yields started to contract again in 2021, after stabilising in 2020.

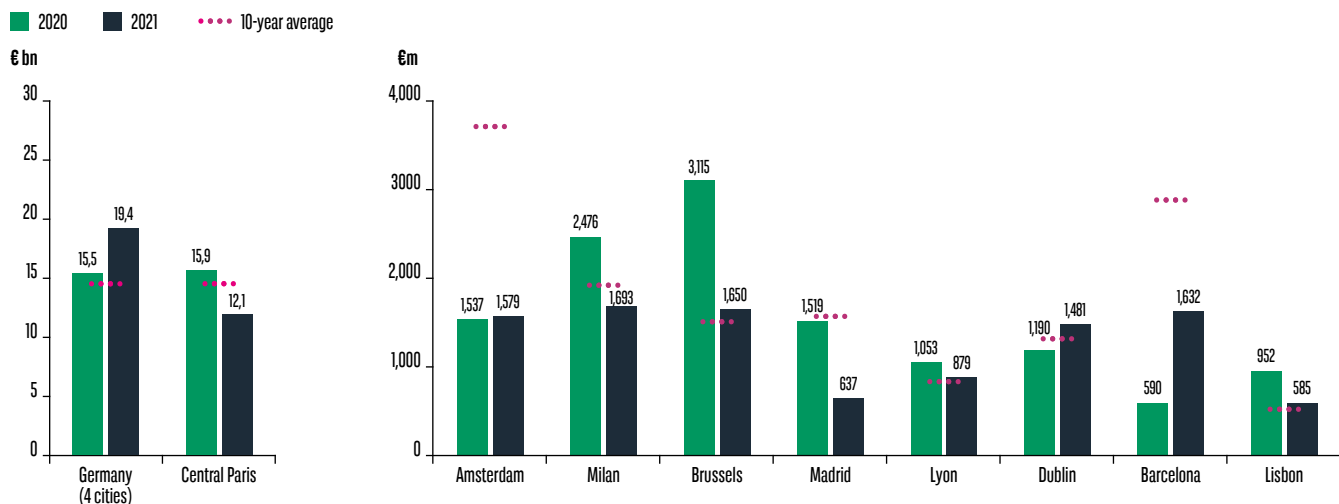
- The prime retail yields are at best equal to last year's level. We believe, however, that the market correction is coming to an end and that the market should stabilise or even contract in the coming months, particularly for the best retail parks and for food retail.

### INVESTMENT VOLUME IN COMMERCIAL PROPERTY IN EUROPE



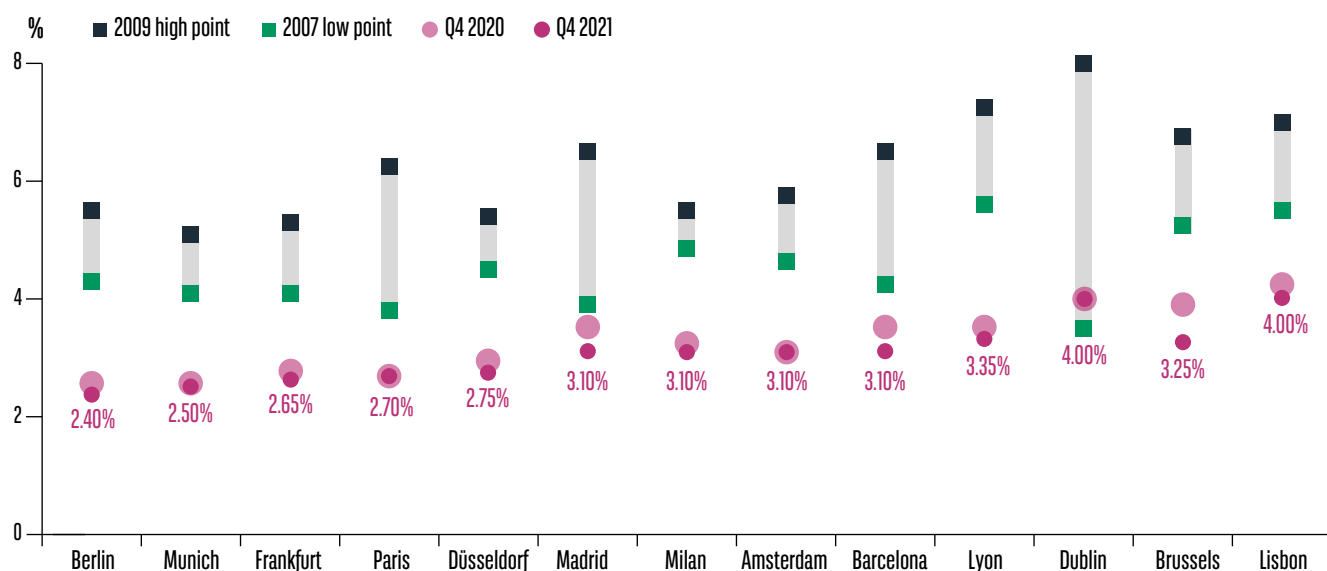
Source: BNP Paribas Real Estate

## INVESTMENT VOLUME IN OFFICE PROPERTIES BY CITY



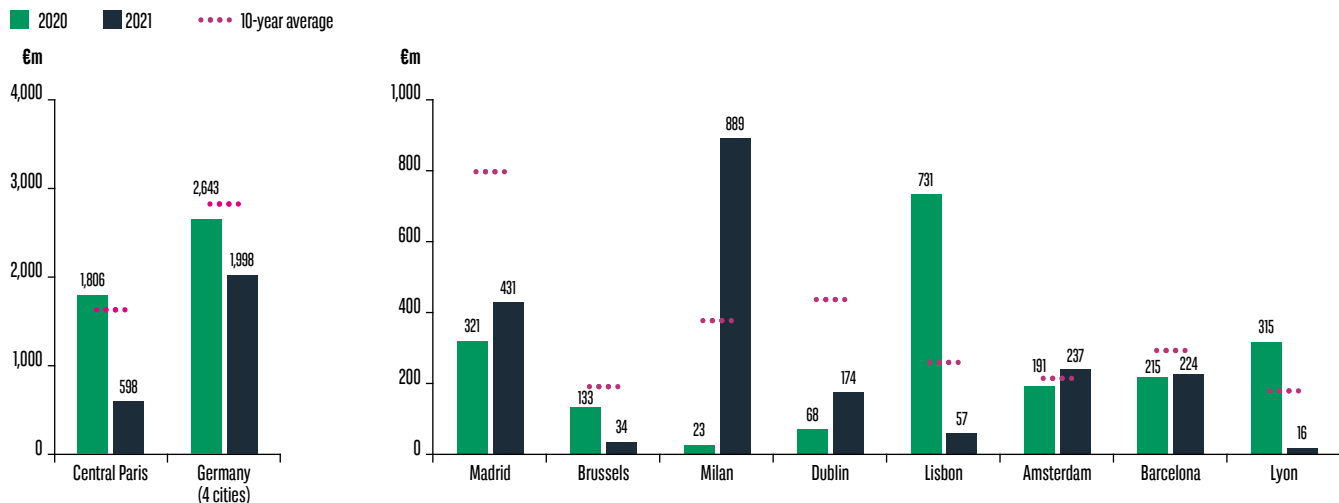
Source: BNP Paribas Real Estate

## PRIME OFFICE YIELDS BY CITY



Source: BNP Paribas Real Estate

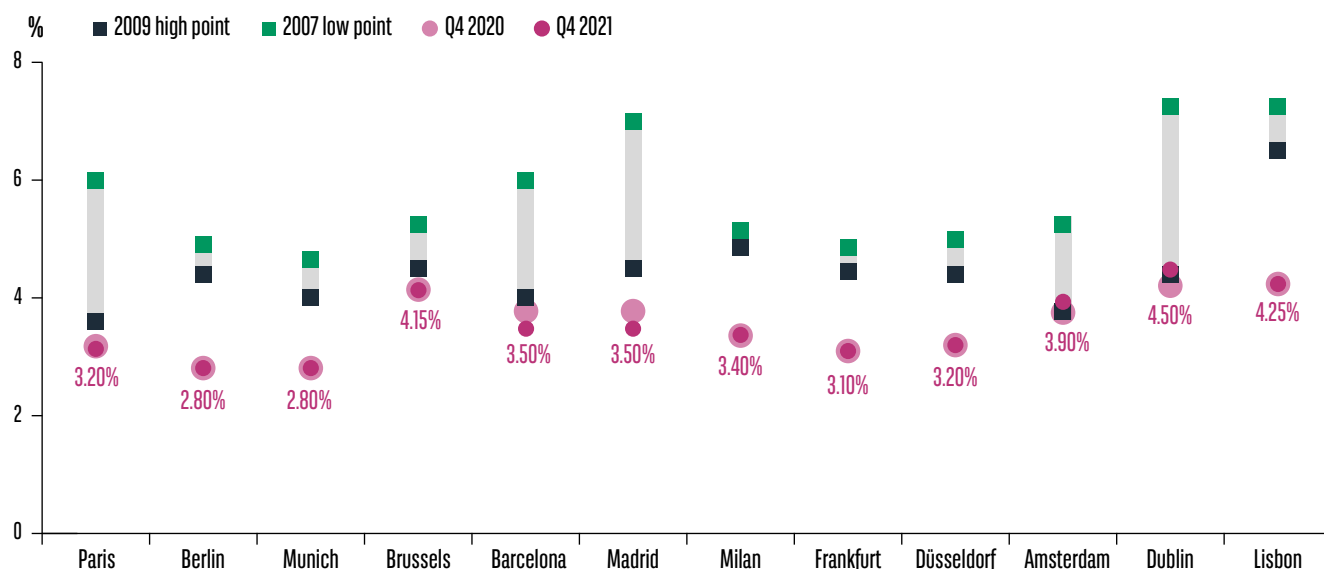
## INVESTMENT VOLUME IN RETAIL PROPERTIES BY CITY



Source: BNP Paribas Real Estate



## PRIME RETAIL YIELD BY CITY



Source: BNP Paribas Real Estate

- Commercial property investments for 2021 amounted to €26.7 billion. This decline compared to 2020 (-8%) is attributable to the difference between the respective Q1 figures. March to December 2021 was slightly better than 2020 (€21.5 billion vs. €21 billion).
- While the Île-de-France market (€15.8 billion) remains far from its historical high (€31.0 billion), the Regions showed encouraging dynamism. With €10.9 billion in commitments, this represents the second best performance over 10 years, following on the heels of the €12.4 billion recorded in 2019.
- 2022 should be a year of growth, especially if the market in the Paris region recovers.
- Investments in logistics warehouses (€6.7 billion) exceeded those in retail property (€3.0 billion) this year. This trend is expected to continue over the next few years.
- The prime office yield in Paris remained stable at 2.70%. As regards regional office property, we observed a decline of -15 bps to 3.35%, while the prime retail yield (3.20%) is now higher than that for logistics (3.0%).
- Although up 7% year-on-year to €64.1 billion, Germany lost its position as Europe's leading market in terms of investment volumes in commercial property to the UK (+21% to €67.0 billion). Germany still recorded its second best performance, following the all-time high of €73.4 billion in 2019. Office property investments in the four largest markets (Berlin, Düsseldorf, Frankfurt and Munich) rebounded by 26% year-on-year to €19.4 billion, matching the record high of 2019. Berlin came first with €6.4 billion invested, followed by Munich (€6.0 billion), Frankfurt (€5.6 billion) and Düsseldorf (€1.5 billion). Retail property investments (€9.7 billion) declined in 2021 (-29% vs. 2020), while the previous year benefited from the sale of several large portfolios, including the €4 billion TLG portfolio transaction.

Prime office yields nevertheless dropped further in the main German cities in 2021, with rates now at 2.40% in Berlin, 2.50% in Munich, 2.55% in Hamburg, 2.60% in Cologne and 2.75% in Frankfurt and Düsseldorf. Prime retail yields remained stable once again in Berlin (2.80%), Düsseldorf (3.20%), Frankfurt (3.10%) and Munich (2.80%).

- Office property investment in Madrid was down again this year, with €636 million invested (-58%). Retail property investments amounted to €431 billion (-35%). The prime office yield contracted to 3.10% (-40 bps) and the prime retail yield to 3.50% (-25 bps).
- The Barcelona office property investment market experienced an exceptional rebound (+177%), allowing investment volumes to reach a record level of €1.6 billion. Following a fall in 2020 (-35%), retail property investment rebounded slightly by +4% to €224 billion. Both the prime office yield (3.10%) and the prime retail yield (3.50%) fell in 2021, by -40 bps and -25 bps respectively.
- In 2021, office property investment in Milan decreased by -32%, with €1.7 billion invested. The retail property asset class, on the other hand, experienced a spectacular rebound (+3730%) after the collapse experienced in 2020 (-95%). With €887 million invested, 2021 was one of the best years to date. Prime office yields contracted slightly to 3.10% (-10 bps) at the end of 2021, while retail yields remained stable (+30 bps to 3.40%).
- The Dublin office property investment market performed well, rising by 24% in 2021 to €1.5 billion. Retail property investment rebounded by +155%. However, at €173 million, it remained well below its 2019 level of €444 million. Prime office yields remained stable (4.00%), while a slowdown was observed for retail property assets (+25 bps), with a prime yield of 4.50%.



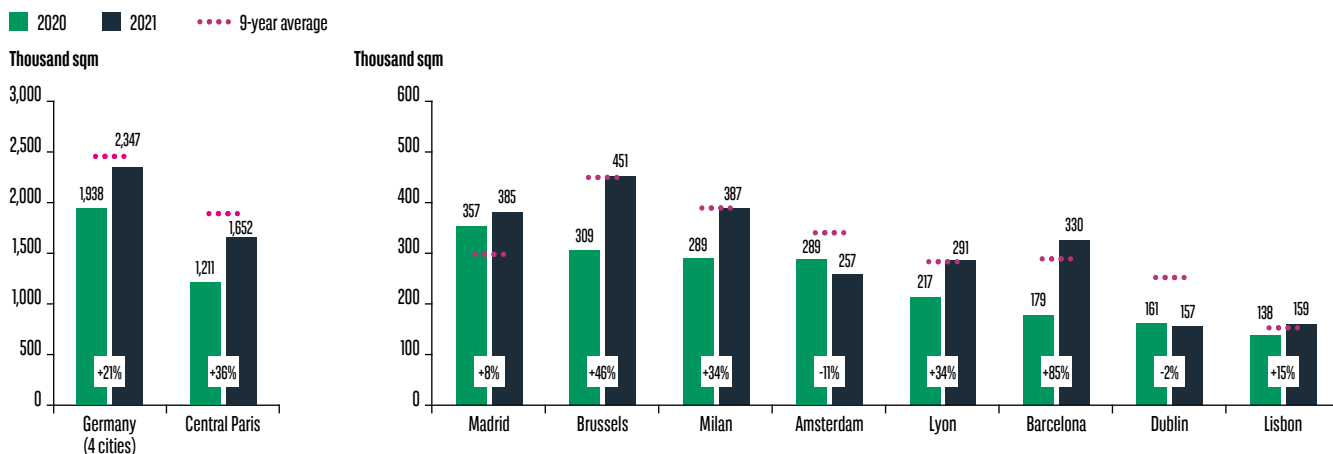
- The Amsterdam office property investment market remained fairly in line with its 2020 activity (+3%), with almost €1.6 billion invested. On the other hand, the balance sheet for the retail segment was more positive, with an increase of +24% in committed amounts (€237 million).  
The prime office yield remained stable at 3.10%, while the prime retail yield increased to 3.90% (+10 bps).
- After a record year in 2020, the Brussels office property investment market contracted by -47% in 2021, but remained at a reasonable level with €1.6 billion invested. The retail market was sluggish (-75% to €34.7 million).

The prime office yield shrank to 3.25% (-65 bps) by the end of 2021. The prime retail yield stabilised at 4.15%.

- Office property investment in Lisbon returned to a normal level in 2021 (€585 million), after a historic peak in 2020 (€909 million). The fall in retail property investment was sharp (-92%), resulting in only €57 million being invested. Prime office yields fell (-25 bps) and retail yields rose (+25 bps) to 4.0% and 4.25%, respectively.

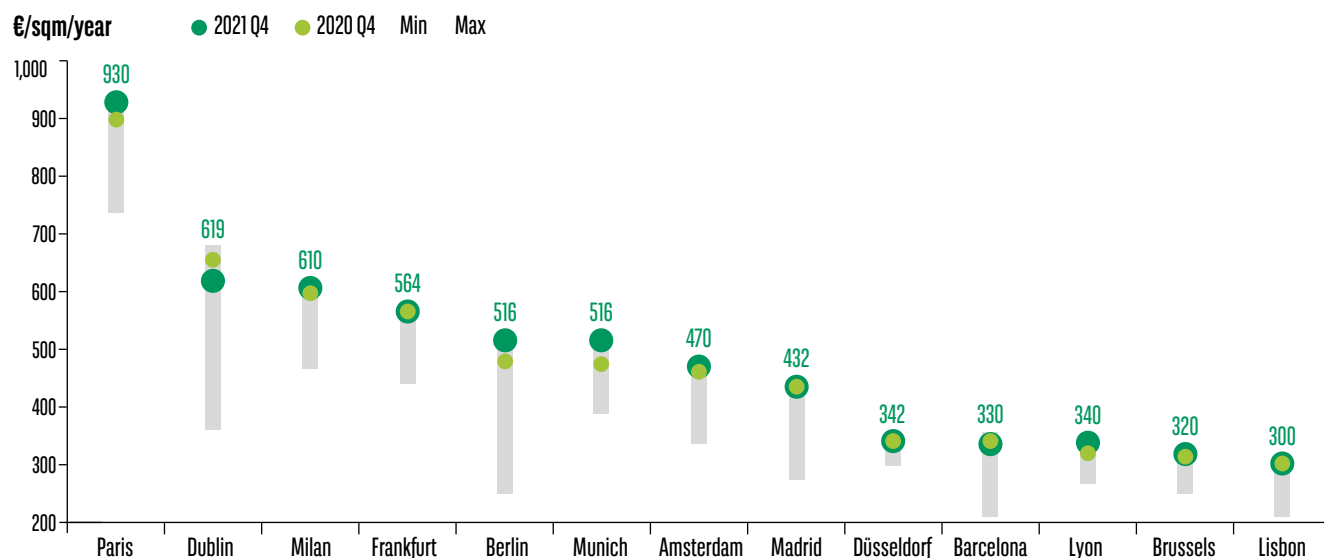
## THE PROPERTY RENTAL MARKET IN EUROPE

### OFFICE TAKE-UP IN EUROPE



Source: BNP Paribas Real Estate

### PRIME OFFICE RENTS IN EUROPE



Source: BNP Paribas Real Estate

## THE OFFICE PROPERTY MARKET

- Significant increase in take-up in 2021, compared with 2020. 10.1 million sqm were taken up across the 26 markets covered, equivalent to an increase of +27%. This remained below the pre-Covid level (13 million annually from 2017 to 2019).

The vacancy rate in the European markets surveyed by BNPP RE Research was 7.4% at 1 January 2022 (+60 bps vs. Q4 2020). The vacancy rate for new buildings, the most sought-after assets, remained in check overall. On the other hand, second-hand buildings in secondary suburban areas could face a structural vacancy issue.

- The volume of rental transactions in the six major German markets increased by +27% at end-2021, representing 3.16 million sqm. Berlin remained the largest German market, with take-up of 834,000 sqm.

Berlin still had the lowest vacancy rate in Europe (3.4%) at end-2021.

Prime rents increased or were stable in the major German markets, resulting in the following figures at the end of 2021: €516/sqm/year in Berlin, €342/sqm/year in Düsseldorf, €516/sqm/year in Munich and €564/sqm/year in Frankfurt.

- Take-up in the Paris rental market stood at 1,853,400 sqm at the end of the year, showing a significant rebound of +32% over one year. The Paris CBD demonstrated its strong ability to rebound from the crisis, thanks to a very dynamic market for small and medium-sized premises. The immediate vacancy rate in Île-de-France stabilised at around 7.4%, although the situation varies from region to region. Some sectors are experiencing a reversal of the trend, with a fall in available space, such as in the Paris CBD, where the vacancy rate fell from 3.6% to 3.1% over one year. In the most sought-after sectors, average rents continue to rise and prime rents have exceeded their historical highs, as is the case in the Paris CBD with a prime value of €930 per sqm per year.

- 1,100,000 sqm of office space was let in the six main markets in the Regions. This represented an annual increase of +27%, once again surpassing the ten-year average (962,000 sqm). Lyon remained in the lead with a volume of almost 292,000 sqm in take-up, closely followed by Lille which recorded a significant increase (+98% over one year) and reached 274,000 sqm in take-up.

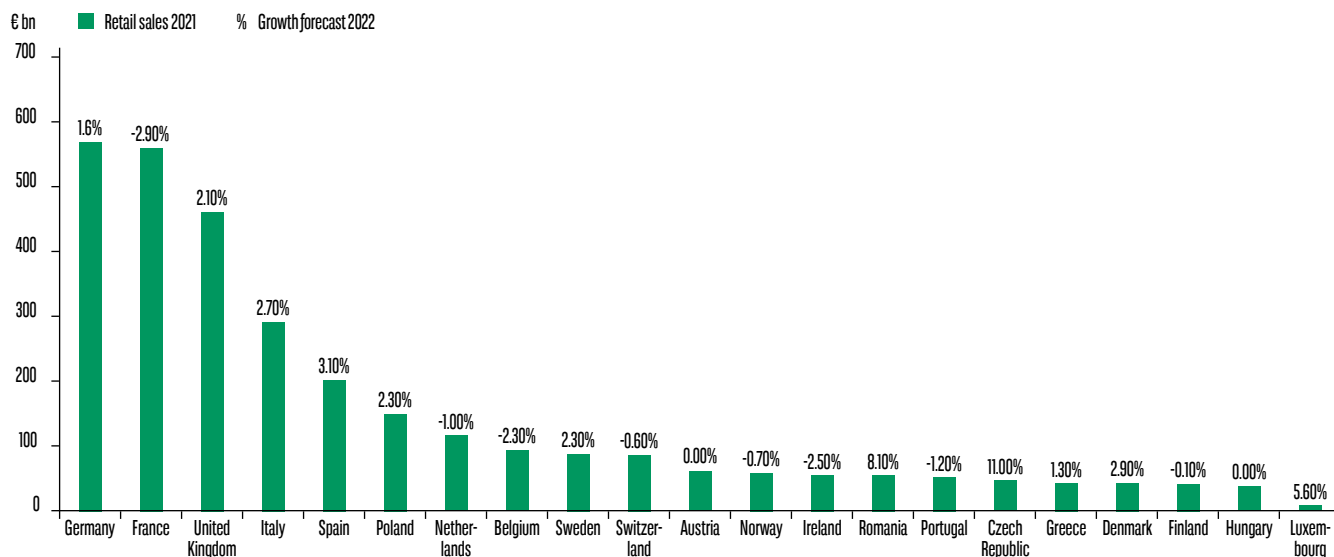
4 of the 6 main regional markets recorded an increase in prime rent: Lyon (€340/sqm/year), Bordeaux (€320/sqm/year), Marseille (€280/sqm/year) and Toulouse (€245/sqm/year).

- The Milan office property market recorded its third best performance ever, with a take-up of 387,000 sqm (+34%). Vacancy in the Milan CBD remained at a very low level at 3.8%, compared to 10.6% for the whole of the conurbation at 1 January 2022. Given the low availability of office space in the most sought-after areas of Milan, prime rents increased by €10/sqm/year to €610/sqm in the Duomo CBD.

- Take-up in Luxembourg was 167,000 sqm in 2021. This represented a decline of 25% on an annual basis. The availability of office space in Luxembourg remained very limited, with a vacancy rate of 3.9% at the end of 2021 compared to 3.8% at the end of 2020. In several districts (CBD, Kirchberg, Station) the shortage of available space was much more pronounced, with a vacancy rate of around 2%. As a result, prime rents increased by 10% to €660/sqm/year.

## THE RETAIL MARKET

### RETAIL SALES 2021 (GROWTH FORECAST 2022)



Source: Oxford Economics

- With at least €450 billion of retail sales each, Germany, the UK and France are the three most important countries for retail in Europe.  
After a decline in retail sales in some regions in 2020, 2021 was a year of growth across Europe. Overall, retail trade growth in the euro zone increased by +5.1%. In 2022, the economic and geopolitical situation remains uncertain, which is likely to result in a more moderate growth rate (+1.9%).
- The retail trade sector performed well, growing steadily in 2021. This resulted in annual growth of +11.1%, taking the sector above its pre-crisis level.

While, on the whole, trade professionals experienced a much more favourable year in 2021 than the previous one, some sectors benefited from a more marked rebound effect. For instance, the catering and culture & leisure sectors experienced renewed growth, after several sluggish quarters due to health restrictions. With regard to e-commerce, the FEVAD reported a turnover of €129 billion in 2021 (€112 billion in 2020), representing an annual increase of +15.1%. The market share of online purchases in 2021 rose from 13.4% to 14.1% for retail trade as a whole in France.

## THE HOTEL MARKET

- After a historic drop in 2020, the tourism industry began to recover in 2021. However, the emergence of new variants slowed the recovery, and international tourist arrivals at the global level remained 72% below its 2019 level according to the World Tourism Organisation. All regions of the globe were impacted, with declines ranging from -63% in Europe and the Americas to -94% in Asia-Pacific.
- The French hotel industry continued to record very poor performances in 2021, with the year having started rather badly with the closure of ski lifts in Alpine ski resorts. On average, the occupancy rate (OR) and RevPar were 44% and €36, i. e. 25 basis points and 43% below 2019 levels respectively.  
Nevertheless, performances recovered after a very challenging year in 2020. More importantly, they steadily improved over the course of 2021, benefiting from the initial effects of the vaccination campaign and the beginning of an improvement in public health. In December 2021, the declines in the OR and RevPar were limited to -9 basis points and -14% compared to December 2019. Although a fifth wave of the Covid-19 epidemic hit at the end of 2021, raising new concerns for the hotel industry, early information on the danger posed by this wave suggested that the sector would be more resilient this time around.  
Furthermore, the performance of the French hotel industry remained rather mixed in 2021. The high level of dependence on international customers was the main factor behind the mixed performance. Indeed, business activity generated by international customers, particularly those from outside Europe, remained by far the market segment most affected by the crisis, heavily impacted by restrictions on cross-border travel and the uncertainties related to the epidemic. From a location standpoint, like in 2020, this resulted in poorer performances in Paris and Île-de-France, which are heavily dependent on business and international tourism, with RevPar declining by -62% and -56% respectively for the year as a whole compared to 2019.  
On the upside, the French regions were able to take advantage of the significant size of the French domestic market and a partial

postponement of international departures, resulting in a much more resilient performance (RevPar 28% lower than in 2019). Thus, Brittany, Pays de la Loire and Nouvelle-Aquitaine posted the best occupancy rates (slightly above 50% over 2021 as a whole) and the least decline in RevPar compared to 2019 (between -17% and -23 %). Furthermore, the PACA region generated the highest RevPar (€56), and achieved the strongest rebound compared to 2020 (+66% against 47% for the country as a whole).  
The mixed performances were not simply due to geographical factors. In line with 2020, the standard of service offered by French hotels was a determining factor. Thus, 2021 once again highlighted the strongest resilience of the low-end hotel segments, largely dependent on domestic customers, which posted the best ORs (50%) and the least decline in RevPAR compared to 2019 (-26% for low-end hotels). In contrast, high-end hotels, which rely far more on international customers, trade fairs and conferences, again recorded the lowest ORs (33%) and consequently the greatest decline in RevPar compared to 2019 (-54%). However, the upturn compared to 2020 was relatively homogeneous for all hotel ranges (around +11 points in OR on average).  
Although public health uncertainties are not fully resolved, it is likely that hotel activity will begin to return to normal in the course of 2022. However, given that the return of international customers is expected to be a very gradual process, the sector is not expected to return to its pre-Covid performance levels over the course of the year, and the current interregional and intersegmental hierarchies are likely to remain relatively unchanged in the short term.

- In 2021, Germany had 12,338 hotels with 1,125,703 beds, according to Destatis, the German national statistics institute. RevPAR for 2021 was €24.9, up +1.8% compared to 2020, but still down -63.2% compared to 2019. The occupancy rate was 31% and the average price was €80.3 in 2021.  
Following its lowest level since 2014 in an unprecedented 2020 (€2.2 billion), hotel investment in Germany increased by +13% to €2.5 billion.

# 2021 MANAGEMENT REPORT

## INTRODUCTION TO THE OPCI

BNP Paribas Diversipierre is an open-ended collective investment real estate fund (organisme de placement collectif en immobilier, "OPCI") open to non-professional investors, certified by the AMF on 26 July 2013 under number SPI20130020.

It was incorporated on 20 January 2014 for a 99-year term with effect from the date of its registration in the French Trade and Companies Register. It is an Investment Company with variable capital investing mainly in property (société de placement à prépondérance immobilière à capital variable, "SPPICAV") incorporated as a public limited company (société anonyme, "SA").

BNP Paribas Diversipierre is a holding company which:

- **directly holds a portfolio of transferable securities** (shares of listed companies, bonds, etc.), in accordance with its management objective;
- **holds its property assets directly or via subsidiaries.**

## LIST OF SUBSIDIARIES AND EQUITY INTERESTS

As at 31 December 2021, the structure of the BNP Paribas Diversipierre group is as follows:

### BNP Paribas Diversipierre controls 100%:

- **Diversipierre DVP1 SAS**, a simplified joint-stock company (société par actions simplifiées) incorporated on 17 February 2014 for the purposes of purchasing the first property asset. Diversipierre DVP1 is an unlisted real estate company, which has opted for the corporation tax exemption derogation scheme provided for by Article 208C of the French General Tax Code, in return for an obligation to distribute its profits.
- **Le Magellan SAS**, acquired on 27 October 2014 as a property investment. From financial year 2015, this company has opted for the corporation tax exemption derogation scheme provided for by Article 208C of the French General Tax Code, in return for an obligation to distribute its profits.
- **DVP Heron SAS**, acquired on 22 December 2016 as a property investment. From financial year 2010, this company has opted for the corporation tax exemption derogation scheme provided for by Article 208C of the French General Tax Code, in return for an obligation to distribute its profits.
- **The Luxembourg Sàrl GRPI** (société à responsabilité limitée, limited liability company), acquired on 30 June 2017 as a property investment.
- **DVP Haussmann SAS**, a simplified joint-stock company (société par actions simplifiées) incorporated on 13 November 2019 for the purposes of purchasing the first property asset. From financial year 2019, this company has opted for the corporation tax exemption derogation scheme provided for by Article 208C of the

French General Tax Code, in return for an obligation to distribute its profits.

- **DVP European Channel SAS**, a simplified joint-stock company (société par actions simplifiées) incorporated on 25 June 2019 for the purposes of purchasing the first property asset.
- **DVP Green Clover SAS**, a simplified joint-stock company (société par actions simplifiées) incorporated on 19 March 2020 for the purposes of purchasing the first property asset in Ireland.
- **Bodio 1 SRL**, acquired on 5 August 2020 as part of a property investment.
- The Italian regulated real estate fund **PHOENIX**<sup>1</sup>, set up on 11 June 2021 in order to welcome Bodio real estate asset

### BNP Paribas Diversipierre also holds:

- A 48.2% stake in **EPL SAS**, a shareholding it acquired in two stages: firstly 38.2% on 30 June 2017, followed by an additional 10.0% on 15 November 2018.
- 50% of the capital of a regulated Italian property fund called **CONCEPTO**<sup>2</sup>, a vehicle created specifically for the acquisition of a property asset on 6 December 2017.
- 11% of the capital of **Powerhouse Habitat SAS**<sup>3</sup>, which has opted for the corporation tax exemption derogation scheme provided for by Article 208C of the French General Tax Code, in return for an obligation to distribute its profits

### Through its subsidiary Diversipierre DVP1, BNP Paribas Diversipierre holds:

- 17.1% of the capital of **Issy Bords de Seine II SAS**, acquired on 17 December 2014 as a property investment. From financial year 2015, this company has opted for the corporation tax exemption derogation scheme provided for by Article 208C of the French General Tax Code, in return for an obligation to distribute its profits.
- 99.9% of the capital of **DVP Hoche SCI**, acquired on 22 December 2016 as a property investment.
- 100% of the capital of **DIVERSIPIERRE GERMANY GmbH**, acquired on 13 July 2016 as a property investment in Germany. On 22 December 2017, DIVERSIPIERRE GERMANY acquired one third of the capital of **Horizon Development** and holds 100% of the capital of its subsidiaries, **DVP Munich Hotel**, **DVP Germany Assets and DVP Deichtor**, **DVP Deichor**, **ID Cologne A1**, **ID Cologne A2**, et **DVP German Resi** all six of which were created specifically for the acquisition of property assets.

### Through its subsidiary DVP European Channel, BNP Paribas Diversipierre holds:

- 30% of the capital of **FREYPROP**<sup>4</sup> since 9 December 2019.
- 100% of the capital of **SA THE HYPE**, acquired on 17 December 2019 as a property investment
- 9.2 % of the capital of the real estate fund OREP#1 in which the OPCI have done a first investment in January 2020

<sup>1</sup> As Phoenix is regulated by the Italian authorities, the management company is BNP Paribas REIM Italy.

<sup>2</sup> As Concepto is regulated by the Italian authorities, the management company is BNP Paribas REIM Italy.

<sup>3</sup> SCAPRIM is the management company for PowerHouse Habitat.

<sup>4</sup> FREYPROP's management company is FREY.

- 100% of the capital of **SL ROMCU**, acquired on 2 November 2021 as part of a property investment. SL ROMCU acquired 100% of the capital of **SLU DVP TANGER** on 15 December 2021 as part of a property investment.

BNP Paribas REIM France acts as the OPCI's management company and, as such, performs the duties of Fund Manager and Asset Manager for all companies within the BNP Paribas Diversipierre Group.

None of the companies in which BNP Paribas Diversipierre holds a stake employs any staff.

BNP Paribas Asset Management has been entrusted with the management of the SPPICAV's securities portfolio as well as its liquid assets, with the exception of the cash required for its ongoing operation.

## CHANGES IN CAPITAL AND REVALUED NET ASSETS

During the financial year 2021, the SPPICAV issued a total of 1,972,093.239 shares and redeemed a total of 178,811.358 shares. As a result, at 31 December 2021, the capital of BNP Paribas Diversipierre was divided into 20,243,004.889 shares.

	Number of securities issued	Number of securities redeemed	Securities outstanding after calculation of the net asset value	Net asset value per share (€)	Net asset value (€)
20/01/2014	10,000.0000,	-	<b>10,000.0000</b>	100.00	<b>1,000,000.00</b>
31/12/2014	1,058,427.5750	232.0890	<b>1,058,195.4860</b>	100.71	<b>106,576,191.52</b>
31/12/2015	443,803.5630	547.0620	<b>1,501,451.9870</b>	107.18	<b>160,928,744.30</b>
31/12/2016	4,671,608.2620	4,078.1250	<b>6,168,982.1240</b>	111.34	<b>686,854,781.85</b>
31/12/2017	3,243,547.0150	15,859.5410	<b>9,396,669.5980</b>	117.68	<b>1,106,080,611.16</b>
31/12/2018	2,320,929.5590	38,242.3040	<b>11,679,356.8530</b>	117.61	<b>1,373,649,758.70</b>
31/12/2019	4,060,302.6800	48,074.2800	<b>15,691,585.2530</b>	126.59	<b>1,986,472,465.22</b>
31/12/2020	2,848,618.865	90,481.11	<b>18,449,723.008</b>	123.31	<b>2,275,086,299.27</b>
31/12/2021	1,972,093.239	178,811.358	<b>20,243,004.889</b>	125.67	<b>2,544,126,427.15</b>

Source: BNP Paribas REIM France.

## MANAGEMENT OBJECTIVE AND STRATEGY

The OPCI seeks to harness the performance of the property markets by selecting buildings from different sectors (offices, retail, warehouses, etc.) and at the same time allocating a significant portion of its assets to financial products that depend on the property market and whose performance is linked to fluctuations in the financial markets.

BNP Paribas Diversipierre will therefore seek to invest 65% of its assets directly or indirectly in physical property assets. This involves taking advantage of investment opportunities in France and other eurozone countries, using selective criteria both in terms of the type of buildings acquired and their geographical locations. Specifically, property assets are selected on the basis of:

- Their prospects for generating income over the long term;
- Their potential for increasing in value;
- Their liquidity;
- Their architectural and technical features;
- Their location in areas that promise to be popular with tenants in the long term.

Furthermore, BNP Paribas Diversipierre aims to invest 29% of its assets in shares of listed REITs companies in Europe, covered bonds denominated in euros or liquid investments (short-term UCITS, sovereign bonds, term deposits, tradeable certificates, etc.). Financial products are selected and managed on the basis of:

- The outlook for each of the markets on which the SPPICAV is or may be invested;
- A sector and fundamental analysis for each selected security;
- Socially Responsible Investment criteria, in accordance with an internal methodology developed by BNP Paribas Asset Management, for listed REITs securities.

Lastly, BNP Paribas Diversipierre maintains a target of holding 6% of its assets in cash and cash equivalents.

In accordance with the regulations in force and its Prospectus:

- Physical property must represent a minimum of 51% of the value of the assets of the OPCI;
- Physical property and shares in listed property companies must together represent at least 60% of the value of the assets of the OPCI;
- Cash must represent a minimum of 5% of the assets of the OPCI, so that it is able to fulfil any redemption requests.

The SPPICAV incurs debt to finance the acquisition or retention of property assets as part of property renovation or upgrading programmes. The Fund's debt ratio is limited to 40% of the value of property assets, on the understanding that the target debt ratio stands at 20% of the value of these assets.

A summary of the strategy adopted with regard to the main asset classes likely to be held by the OPCI is set out below (for full details, please refer to the BNP Paribas Diversipierre Prospectus):

### STRATEGY ADOPTED ON "PHYSICAL" PROPERTY ASSETS

The property assets primarily comprise buildings or real rights (leases, usufruct, construction leases, etc.) held directly by the OPCI or through its subsidiaries.



The OPCl aims to build a diversified property fund. It adopts a flexible approach to the selection of its assets and may vary its allocation among various types of property assets based on market appraisals. To this end, it may hold mainly offices, retail property, warehouses and, to a lesser extent, residential property units, as well as assets such as retirement homes, student accommodation, etc. These investments may be made in France or in the eurozone.

The strategy adopted for BNP Paribas Diversipierre's "physical" property portfolio focuses on three main areas, allowing it to meet its performance objectives while owning high-quality buildings: strong geographical and sectoral diversification, a selection of buildings that combine both value creation and secure income, and consideration of non-financial criteria associated with sustainable development.

- **Diversification:** BNP Paribas Diversipierre's "physical" property portfolio aims to reflect a strong geographical and sectoral diversification, allowing it to benefit from the various trends in each country and each asset type, from both a macroeconomic perspective and that of the various property markets. As such, nearly half of its assets are located in Europe – in the eurozone, outside France – while all types of property assets may feature within the OPCl's assets (offices, retail, hotels, residential, logistics), though office buildings remain in the majority.
- **Selection of buildings:** BNP Paribas Diversipierre targets property assets that meet two complementary asset management strategies, firstly "prime" or "core" assets, i.e. located in the centre of major European cities, leased to national or international tenants and offering secure long-term income; and secondly, assets with the potential for value creation, through proactive asset management activities following acquisitions (restructuring, marketing risk, renegotiation of leases).
- **Environmental impact:** since sustainable performance is a fundamental aspect in the management of BNP Paribas Diversipierre, the vehicle adopts an engaging, concrete and sustainable methodology for selecting and managing its property assets from an ESG (Environmental, Social and Governance) perspective. This policy thus allows buildings in the portfolio to make progress from an ESG standpoint. This methodology is set out in more detail in this document, and has been validated with the awarding of the SRI label in 2020.

## STRATEGY ADOPTED ON THE FINANCIAL SECURITIES PORTFOLIO

The selection and management of financial securities held by BNP Paribas Diversipierre focus on three main areas:

- **Underlying real estate assets:** All the OPCl's assets have a connection with the Real Estate sector, allowing BNP Paribas Diversipierre to be a fully-fledged property product;
- **Balanced allocation:** BNP Paribas Diversipierre seeks to maintain an equal distribution in terms of weighting between between listed REITs' securities and covered bonds, enabling the overall performance remain close to the one of its physical assets component. The balanced allocation also offsets the greater volatility generated by listed REITs securities and, overall, maintains a level of volatility similar to that of "physical" property;
- **ESG selection criteria:** In addition to the responsible investment policy applied to "physical" property assets, ESG selection criteria are applied by the management team during the process used to select financial securities, so that the players with the best practices from an Environmental, Social, and Governance perspective can be selected. This SRI selection methodology is set out in detail in the "Corporate Social Responsibility" section of this annual report.

The management company determines the investment strategy, and therefore the allocation between the various types of financial instruments, on the basis of market conditions. The allocation decision is determined by the convictions of BNP Paribas REIM France, supported by research conducted by BNP Paribas Asset Management.

BNP Paribas Asset Management, acting as the delegated manager of the financial component, is entrusted with implementing the strategy decided by BNP Paribas REIM France.

The financial instruments used will be denominated in euros. The financial securities portfolio does not bear any currency risk.

## Equities

The SPPICAV invests in securities of listed REITs securities traded on markets in Europe and not limited to shares denominated in Euro.

Its investment strategy is based on an active management style that takes a disciplined approach to stock picking by combining financial and non-financial analysis.

At least 90% of the net assets of the financial component (excluding the cash component) covered by this strategy are invested in securities that have been analysed according to the management company's environmental (E), social (S) and governance (G) (ESG) criteria. Following this analysis, the strategy applies a "selective" approach, which aims at a minimum reduction of 20% of the investment universe.

The manager then selects the companies they wish to invest in, based on financial criteria such as clarity of strategy, quality of management, financial health, income, prospects for revenue growth and performance, and valuation.

The financial and non-financial analysis is based in particular on company visits and meetings with management.

Each stage of the investment strategy and the management process results in the identification of the most attractive securities that match the management objective.

## Mortgage Bonds and Covered Bonds

Mortgage bonds and covered bonds are bonds issued by financial institutions which are collateralised by assets. These bonds thereby have a claim on the issuing entity (the financial institution) and, if the latter becomes insolvent, a claim on a pool of assets (a set of loans) that will be used to repay the bond as a priority.

The SPPICAV invests a maximum of 35% of its assets in euro-denominated covered bonds or in equivalent euro-denominated financial securities issued by financial institutions. The selected bonds will be rated at least Investment Grade at the time of purchase. The assets used as collateral are mainly made up of mortgage loans.

The covered bond investment universe uses non-financial criteria (CO2 emissions, job creation, independence of governance, etc.) to select the issuers demonstrating the best environmental, social and governance practices.

At least 90% of the net assets of the financial component (excluding cash) covered by this strategy are invested in securities that have been analysed according to the management company's environmental, social and governance (ESG) criteria. Following this analysis, the strategy applies a "selective" approach, which aims at a minimum reduction of 20% of the investment universe.

Within this investment universe, the manager then selects the issuers they wish to invest in, based on financial analysis criteria (clarity of strategy, quality of management, financial health, etc.) and interest rate scenarios. Non-financial investment criteria are set, and revised where necessary, by BNP Paribas Asset Management's internal SRI Research team.

## STRATEGY ADOPTED ON LIQUID ASSETS

In order to deal with any redemption requests, a portion of the assets of the SPPICAV is invested in deposits and financial instruments of a liquid nature, including treasury bills, negotiable debt securities, bonds issued or guaranteed by a member state of the Organisation for Economic Cooperation and Development, and units or shares of French or foreign money market or bond UCITS that invest more than 90% of their net assets in the asset classes referred to above. The financial instruments selected shall be denominated in euros.

The cash component may represent 5% to 40% of the SPPICAV's NAV and aims to remain close to its minimum limit.

## RISK FACTORS AND INVESTMENT VEHICLE RISK LEVEL

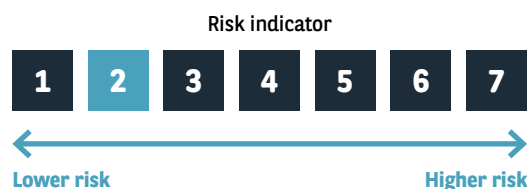
The risk factors to which the BNP Paribas Diversipierre OPCI is exposed are described in the full prospectus for the SPPICAV. The main risks, however, are summarised below:

- **Risk of capital loss:** the OPCI does not guarantee or protect the capital invested. Investors' attention is also drawn to the fact that the OPCI may not perform in line with its objectives and that the capital invested may not be recovered in full, even if investors retain their shares for the entire recommended holding period.
- **Liquidity risk:** the OPCI is exposed to liquidity risk as a result of low liquidity in the property market. Property sales inherently require considerable time, which may be extended during periods of market stress.
- **Currency risk:** within the strict framework of securities management of listed real estate companies, the OPCI may be required to hold securities denominated in currencies other than euro. Activities of the OPCI in the strict framework of the management of company securities real estate may therefore be subject to general exchange rate volatility risks.
- **Risks associated with the property market:** property investments made by the OPCI are directly or indirectly subject to the risks inherent in the ownership and management of property assets. In this respect, the performance and development of the invested capital is exposed to risks associated with fluctuations in this asset class. Numerous factors (generally linked to the economy or more specifically to the property market) may have a negative impact on the value of the assets or equity interests held by the OPCI.

- **Specific risks associated with development and off-plan sales transactions:** the OPCI may engage in development transactions (property development contracts, delegated project management contracts, etc.) and off-plan sales (VEFA) transactions, which are likely to expose it to the following risks:
  - Project management construction risks;
  - Risk of default by the developer, project manager or general contractors;
  - Risk of time-delayed revenue collection between completion of construction and rental of the building.
- **Counterparty risk:** the OPCI is exposed to counterparty risk in the property market, but also in the forward financial instruments market if a counterparty with which a contract has been concluded does not meet its commitments.
- **Credit risk:** any deterioration in the credit quality of an issuer may result in a reduction in the value of the securities it has issued.
- **Risk associated with the use of debt:** the OPCI may incur debt in order to finance purchases and other works. Under these circumstances, fluctuations in the property market may have a considerable impact on the ability to repay the debt and fluctuations in the credit market may limit funding sources and significantly increase financing costs.
- **Interest rate risk:** the OPCI may be partially invested in interest rate instruments. These present a risk of depreciation in response to changes in interest rates.
- **Equity risk:** the OPCI may be partially invested in listed REITs securities. Equity markets may be subject to significant price fluctuations.
- **Risk associated with the use of derivative instruments:** the OPCI may use derivative instruments to hedge against adverse market exposure. There may be a risk of imperfect hedging that makes it impossible to fully protect the OPCI from a fall in the value of the hedged assets.

According to the product's synthetic risk and reward indicator, which is set out in the Key Investor Information Document available on the management company's website, BNP Paribas Diversipierre is classified as 2 on a scale of 7, i.e. moderate risk.

The synthetic risk indicator helps to assess the level of risk of this product compared to others. It indicates the likelihood that this product will show losses in the event of market fluctuations.



The risk indicator is based on the assumption that you retain the product for eight years. This OPCI, which is mainly invested in Real Estate, has a low risk of capital loss, i.e. a level of 2. 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".

# SIGNIFICANT MANAGEMENT ACTIONS IN THE YEAR

In 2021, BNP Paribas Diversipierre continued to expand its asset base with investments of nearly €170m in property assets.

## PROPERTY ASSETS

### ACQUISITIONS

In 2021, BNP Paribas Diversipierre realised 3 acquisitions for a total investment volume of €130m.

- On 29 June 2021, the OPCI finalised the acquisition of the ID Cologne property complex, comprising of 2 new office buildings in Cologne, Germany, upon completion of the construction of the buildings. The transaction and its financial terms were secured in the first half of 2019 for an acquisition price of around €160m (100%), the transaction having been carried out in partnership with institutional investors and BNP Paribas Diversipierre, which holds nearly 45% of the property. The property, which is now 100% leased, was valued at the time of the final acquisition in June 2021 at a value almost 16% higher than its acquisition price, allowing the property to capture the evolution of the German market and the development of the area where the properties are located.



- On 30 July 2021, the OPCI acquired the Bodio H building, adjacent to the Bodio Center's asset (acquired in 2020), located in Milan, Italy. The asset, which was vacant at the time of acquisition, is integrated into the Center as a whole and will benefit from marketing dynamics as well as from the asset's refurbishment plan and the wider urban redevelopment plan for the area in the context of the hosting of the Winter Olympics in 2026, and which will reinforce the attractiveness of the area.



- On 15 December, OPCI finalised the acquisition of the 7,200 sqm "Tanger" office building located in Barcelona, Spain. Completely restructured in 2018 and located in the popular District 22@ area, the building is fully leased to Hewlett-Packard on a long-term basis and offers excellent environmental performance, which has been awarded the LEED platinum label.



In addition, in December 2021, your OPCI signed a purchase agreement for a complex of six residential buildings in Hamburg Germany, in the "Bergedorf" family district. The 155 apartments have been fully let since their construction in 2020. The acquisition has since been finalised in January 2022.

### ACQUISITION OF SHAREHOLDINGS

In 2021, BNP Paribas Diversipierre increased its stake to the tune of €19m in 2 real estate vehicles.

- In the OREP#1 vehicle, managed by the management company OSAE Partners, in which BNP Paribas Diversipierre had agreed to acquire a stake of €20m in 2019. OREP#1 is an investment fund specialising in complex transactions and development and redevelopment projects located mainly in Paris, and is open to all types of assets. In 2021, €7.4m was called for a total amount called at the end of the year of €15.3m.
- In the Powerhouse Habitat residential fund managed by the Scaprim management company, in which BNP Paribas Diversipierre invested €50m in 2017. The Powerhouse Habitat fund secured the acquisition of a residential portfolio consisting of quality assets located in tense areas in the Paris region (Paris, 1<sup>st</sup> and 2<sup>nd</sup> suburbs), your OPCI participated in a capital increase of €11.9m in order to finance the acquisition.

## DISPOSAL

- On 9 December 2021, the OPCI finalised the sale of the office building "Ilot Jallais", located in Nantes, France. This modern building, which was acquired and delivered in 2016, has been awarded the BREEAM "Very good" label. It has a total surface area of more than 9,000 sqm and benefits from an attractive location, opposite the TGV station, in the Euronantes area. The sale has enabled a very good level of IRR to be crystallised with 13.5% for this operation.



Ilot Jallais - Nantes - France

## RENTAL EVENTS

The tables below summarise the main additions to and removals from the portfolio.

NEW TENANTS	Building	Floor Area (sqm)	Contractual rent (€k)	Effective date of lease	Term (years)	Deduction	Notes
	Karré	574	115.6	01/12/2021	6/9	12 months	New lease
	Axéo	132	39.3	01/01/2021	1,5/3/6/9	4 months	New lease
	Carat 2	106	46.3	01/01/2021	6/9	-	New lease
	Vivienne	77	30.6	23/04/2021	5	-	New lease
	Vivienne	45	16.0	20/12/2021	1	-	New lease
	Héron Park	10,358	950.2	01/01/2021	3/6/9	-	Renewal
	The Hype	199	36.8	01/11/2021	3/6/9	6 months	New lease
	Deichtor Office Center	1,962	730.9	01/07/2021	10	4 months	New lease
	Deichtor Office Center	472	146.0	17/09/2021	5	4 months	New lease
	Deichtor Office Center	453	171.6	01/07/2021	8	-	Extension
Bodio	1,015	281.3	07/08/2021	7/13	-	New lease	
OUTGOING TENANTS	Building	Floor Area (sqm)	Contractual rent (€k)	Departure date			Notes
	Leroux	1,951	1,401.9	21/04/2021			Judicial liquidation, advanced negotiations with a potential buyer
	Carat 2	1,290	391.4	30/09/2021			Judicial liquidation
	Deichtor	520	148.0	15/06/2021			Release
	Héron Park	905	151.0	15/10/2021			Release
	Le Sextant	326	99.2	31/03/2021			Partially Release

Source: BNP Paribas REIM France.



## FINANCIAL ASSETS WITH REAL ESTATE UNDERLYINGS

During 2021, BNP Paribas Diversipierre did not make any new investments in financial securities with an underlying real estate underlyings (Listed REIT's securities and covered bonds). At the end of 2021, the value of the portfolio of financial assets reached €760m.

In 2021, the major management event was the opening of the investment universe of the listed REITs securities portfolio, previously limited to the property companies making up the EPRA Eurozone index (43 stocks) and whose headquarters were located within the European Union, to a universe composed of the companies making up EPRA Europe index (106 stocks), and therefore not limited to the Eurozone.

Taking advantage of this larger investment universe, the OPCI adjusted its portfolio by selling and reinvesting in December 2021, and now has 28 stocks invested, compared to an average 15 in the past years.

This adjustment aims to:

- reduce the volatility of the portfolio and the OPCI, notably through better dispersion.

- reinforce its diversification by being invested in new sectors excluded from its previous investment universe, such as student residence, self storage and social utility real estate companies.

Thus, as at 31 December 2021, nearly 57% of REITs securities held by BNP Paribas Diversipierre are denominated in euro, while the other securities are denominated in British Pound (25%), Swedish Krona (15%) and Swiss Franc (3%).

As a result of changes in the value of the portfolios held, at the end of 2021, the exposure to financial assets will be divided between 51% bonds and 49% in listed REITs securities.

As in previous years, BNP Paribas Diversipierre also took positions and made specific arbitrages on certain securities throughout the year, depending on the management's convictions.

BNP Paribas Diversipierre's exposure to financial securities as at 31 December 2021 is detailed in the section "«Financial Situation at end of 2021» below.

## FINANCIAL SITUATION AT END OF 2021

### DISTRIBUTION OF GROUP ASSETS

Given the property investments made during 2021, "Physical" Real Estate ratio is 60% at the end of 2021, compared to 57% at the end of 2020, while the liquidity ratio stood at 10%.

Accordingly, BNP Paribas Diversipierre's asset allocation changed as follows over the year:

Composition of total net assets of BNP Paribas Diversipierre	31/12/2020	30/06/2021	31/12/2021
Physical real estate net of debt	57%	62%	60%
Listed real estate	15%	15%	15%
Covered bonds <sup>5</sup>	15%	14%	15%
Other non-real estate financial assets	0%	0%	0%
Cash & other current assets/liabilities	13%	9%	10%
<b>Total net assets of BNP Paribas Diversipierre (in €)</b>	<b>2,275,086,299</b>	<b>2,433,272,261</b>	<b>2,544,126,427</b>
Regulatory real estate ratio (defined by Articles L.214-37 and L.214-36 of the French Monetary and Financial Code)	63.51%	65.01%	65.45%
Regulatory liquidity ratio (defined by Articles L.214-37 and R.214-100 of the French Monetary and Financial Code)	6.35%	7.91%	8.79%

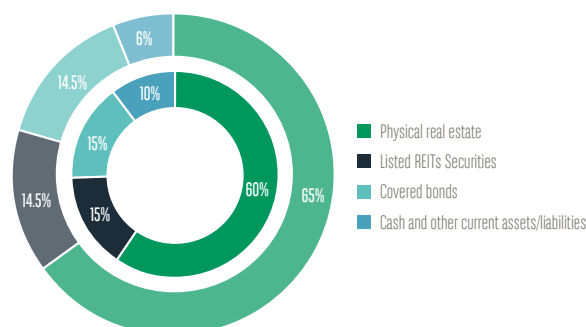
Source: BNP Paribas REIM France

As at 31 December 2021, and following investments in real estate and financial securities made during the year, the OPCI's financial allocation is still close to the "target" allocation.

The graph illustrates the asset allocation of BNP Paribas Diversipierre as at 31 December 2021, compared to the target allocation defined in the OPCI's strategy.

### BREAKDOWN IN % OF TOTAL ASSETS HELD ON THE BASIS OF TOTAL NET ASSETS

Outer circle: target  
Inner circle: 31/12/2021



<sup>5</sup> Covered bonds excluding bonds considered as liquid (which are included in cash).



## PROPERTY ASSETS

As at 31 December 2021, the physical real estate assets of the BNP Paribas Diversipierre OPCI consisted of 31 assets (20 of which are wholly owned) for office, retail and hotel use, distributed across France and Europe (eurozone), as well as two non-controlling interests in the PowerHouse and OREP#1 vehicles.

### SUMMARY OF ASSETS HELD

The table below summarises the real estate assets held:

Building	Postcode	Address	Region	Usage	100% of surface area (sqm)	% held
<b>France</b>						
Heron Parc	59650	Avenue de l'Avenir - Villeneuve d'Ascq	Hauts de France	Retail/Offices	40,386	100%
Visalto	75019	8, boulevard de l'Indochine - Paris	Île-de-France	Offices	7,653	100%
Hoche	75008	Avenue Hoche - Paris	Île-de-France	Offices	2,917	100%
Pantin les Grands Moulins	93500	9, rue du Débarcadère - Pantin	Île-de-France	Offices	21,059	48.2%
Portefeuille PowerHouse <sup>6</sup>	France	Plusieurs localisations	France	Residential	685,612	12.22%
Le Magellan	75019	Rue de Cambrai - Paris	Île-de-France	Offices	6,321	100%
12, rue Vivienne	75002	Rue Vivienne - Paris	Île-de-France	Office/Residential	3,297	100%
Leroux	75116	Rue Leroux - Paris	Île-de-France	Aparthotel	1,950	100%
Arcueil le Visium	94110	22, rue Aristide Briand - Arcueil	Île-de-France	Offices	12,487	48.2%
Châtillon le Carat	92230	20, rue André Gide - Châtillon	Île-de-France	Offices	11,032	48.2%
Le Karré	69120	Rue Bataillon Carmagnole-Liberté - Vaulx-en-Velin	Auvergne-Rhône Alpes	Offices	10,131	100%
Arcueil Axéo	94110	19, rue Aristide Briand - Arcueil	Île-de-France	Offices	9,203	48.2%
Marseille le Sextant	13002	44, boulevard de Dunkerque - Marseille	Provence-Alpes- Côte d'Azur	Offices	9,226	48.2%
Montrouge	92120	Rue Camille Pelletan - Montrouge	Île-de-France	School	3,200	100%
Tribequa	33000	ZAC St-Jean Belcier Îlot 8.3 - Bordeaux	Nlle Aquitaine	Offices	10,500	100%
51-53, bld Haussmann	75009	51-53, boulevard Haussmann - Paris	Île-de-France	Retail/Offices	3,393	100%
OREP#1 <sup>6</sup>	France	Plusieurs localisations	France	Mixed	35,726	9.17%
<b>Germany</b>						
Horizon	40476	Johannstrasse 1 - Düsseldorf	Germany	Offices	24,332	33.33%
City East	81673	Berg-am-Laim-Strasse 125 - Munich	Germany	Hotel	5,501	100%
City South	81539	Raintaler Str.47 - Munich	Germany	Hotel	4,510	100%
Schwedler Carré	60314	Otto-Messmer-Strasse 1 - Frankfurt	Germany	Offices	8,483	100%
Deichtor Office Center	20457	Oberbaumbrücke 1, Willy-Brandt-Strasse 1 - Hamburg	Germany	Offices	21,707	100%
Primark	24103	Holstenstraße 37 - Kiel	Germany	Retail	8,837	100%
Haus Am Platz (ID Cologne A1)	51063	Am Kabellager, 5, 7, 9 - Cologne	Germany	Offices	21,222	44.6%
Patiohaus (ID Cologne A2)	51063	Am Kabellager, 11, 13 - Cologne	Germany	Offices	13,312	44.6%
<b>Ireland</b>						
The One	Dublin 2	Grand Canal Street - Dublin	Ireland	Offices	4,345	100%
<b>Italy</b>						
Via Tortona	20145	Via Tortona, 25 - Milan	Italy	Offices	19,137	50%
Bodio Center	20158	Viale Luigi Bodio, 37 - Milan	Italy	Offices	54,172	100%
Mazzini	20123	Via Mazzini, 9-11 - Milan	Italy	Offices	7,667	50%
<b>Luxembourg</b>						
Grand Rue	1660	56 Grand Rue - Luxembourg	Benelux	Offices	5,326	100%
<b>Belgium</b>						
The Hype	1000	Avenue Louise, 250-262 - Brussels	Benelux	Offices	9,956	100%
<b>Portugal</b>						
Albufeira Shopping Center	8200	Albufeira - Faro	Portugal	Retail	58,350	30%
<b>Spain</b>						
Tanger	08018	Carrer de Tànger, 66 - Barcelona	Spain	Offices	7,211	100%

Source: BNP Paribas REIM France.

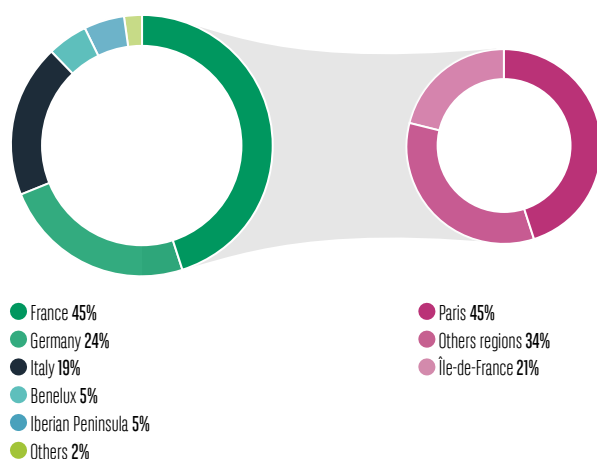
N.B. Some assets are not wholly owned. The surface areas given do not take into account the proportion of the property held.

<sup>6</sup> PowerHouse and OREP#1 are non-controlling interests.

The two graphs below show the distribution of assets<sup>7</sup> by:

- **Geographical area** (calculations of market value net of duty as at 31 December 2021);
- **Class of property assets** (calculations of market value net of duty as at 31 December 2021, based on the main use of each asset held).

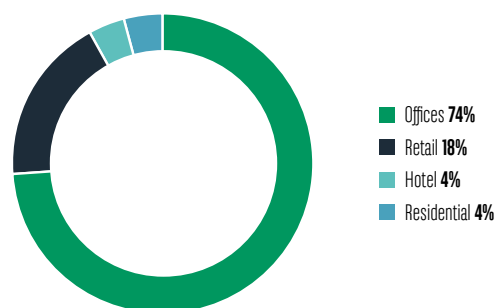
## BREAKDOWN OF THE MARKET VALUE OF REAL ESTATE ASSETS BY GEOGRAPHICAL SECTOR AS AT 31/12/2021



In accordance with the strategy pursued to increase the proportion of European holdings in the property assets during 2021, those property assets located outside France now represent 55% of the value of assets at the end of 2021, compared to 51% a year previously.

This ratio is in line with the management team's objective in terms of geographical diversification, which aims to maintain nearly half of the assets located in Europe outside France.

## BREAKDOWN OF THE MARKET VALUE OF PROPERTY ASSETS BY TYPE AS AT 31/12/2021

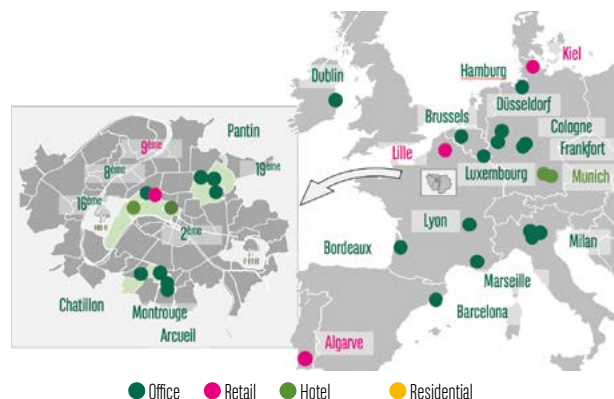


Given the property acquisitions completed in 2021 (100% office space), the breakdown of the value of assets by type at 31/12/2021 is close to that presented at 31/12/2020.

<sup>7</sup> Non-controlled interests in PowerHouse and OREP#1 are included in the graphs, valued on the basis of their revalued NAV and the current account granted by the OPCI in respect of PowerHouse.

<sup>8</sup> Excluding PowerHouse and OREP#1, which represent non-controlling interests.

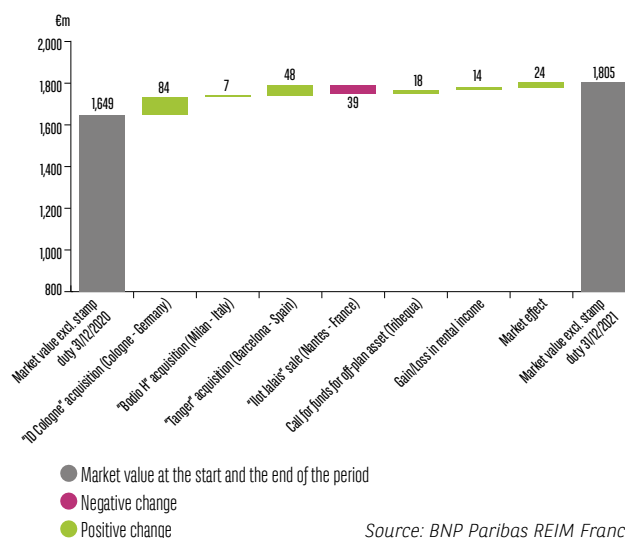
## GEOGRAPHIC DISTRIBUTION OF ASSETS



N.B. The PowerHouse and OREP#1 non-controlling interests are not shown on the map, as these two portfolios are spread across France.

## CHANGES IN REAL ESTATE ASSETS

The market value of the assets increased by €156m over one year, from €1,649m to €1,805m<sup>8</sup> excluding duty as at 31 December 2021.



Source: BNP Paribas REIM France

## MAIN CHANGES AND FACTORS

The impact of acquisitions, progress of off-plan purchases, as well as conversion works:

- Acquisition of the 2 "ID Cologne" office buildings in Cologne, Germany (+€84m excluding duty);
- Acquisition of the "Bodio H" office building in Milan, Italy (+€7m excluding duty);
- Acquisition of the "Tanger" office building in Barcelona, Italy (+€48m excluding duty);
- Sale of the "Ilot Jallais" office's building in Nantes (-€39m excluding duty);
- Progress in the construction of the asset previously acquired under an off-plan agreement (VEFA, "Tribeca", in Bordeaux (+€18 million excluding duty). As a result, the value of the asset increases over time, due to the reduction in the discount for maturities remaining to be paid to the vendor.

The €38 million progression in value, on a like-for-like basis, generated by:

- An increase in the total rent of assets on a like-for-like basis (+€14m excluding duty);
- The progression of the value of assets, linked to the economic recovery after the known downfall in 2020 in like-for-like basis (+€24m excluding duty).

## OCCUPANCY RATES AND MAIN LEASE MATURITIES

### OCCUPANCY RATE AND AVERAGE RESIDUAL TERM

As at 31 December 2021, the financial occupancy rate for all BNP Paribas Diversipierre real estate assets was **87.8%**, compared to 87.7% a year earlier.

Excluding “51-53 Bld Haussmann” from the calculation, an asset located in the 9<sup>th</sup> district of Paris lying entirely vacant due to the ongoing major restructuring operation, the occupancy rate of the buildings in BNP Paribas Diversipierre’s asset base was 95%.

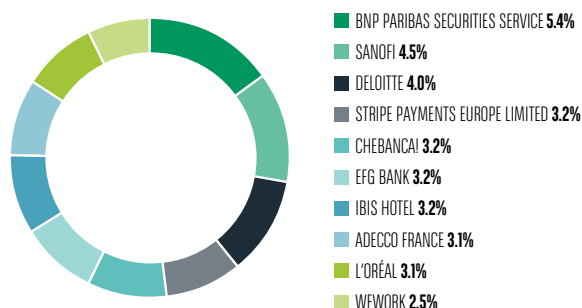
As at 31 December 2021, the portfolio’s financial vacancy is mainly focused on:

- The “51-53 Bld Haussmann” property, accounting for 63% of the financial vacancy;
- The “4-6 Leroux” property, accounting for 13% of the financial vacancy;
- The “Bodio Center” complex, accounting for 7% of the financial vacancy;
- The “Héron Parc” property, accounting for 3% of the financial vacancy;
- The “Deichtor Office Center” building, accounting for 3% of the financial vacancy;
- The “Vivienne” building, accounting for 2% of the financial vacancy.

### AVERAGE TERM, MAIN TENANTS AND LEASE EXPIRY

As at 31 December 2021, the average residual **fixed** term of the leases entered into by BNP Paribas Diversipierre on its assets amounted to **4.6 years**<sup>9</sup>, compared with 4.4 years one year previously; the total average residual term of these same leases was 7.0 years.

The 10 main tenants of BNP Paribas Diversipierre<sup>10</sup> are shown in the chart below:



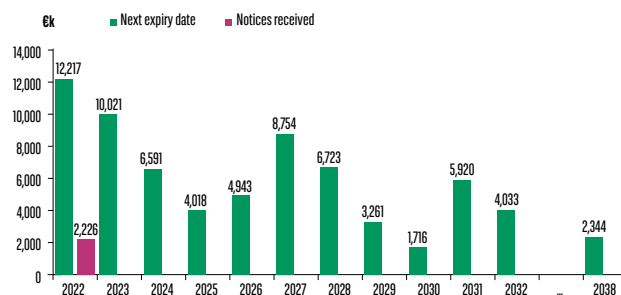
The 10 largest tenants account for approximately 35% of the Fund’s total rents, compared to 37% at the end of the previous year, while no tenant accounts for more than 5.5% of total rents, showing the good diversification of rental income from buildings in the portfolio.

It should be noted that, as the “Tribeca” building is under construction, with delivery scheduled for the third quarter of 2022, it is excluded from occupancy rate and lease expiry calculations.

The graph below shows the distribution of tenants’ lease expiries. These expiries reflect the possible exit dates of the tenants and not the end dates of the leases<sup>11</sup>. Notices of vacancy already received is also shown.

### BREAKDOWN OF TENANCY EXPIRIES FOR ASSETS HELD BY BNP PARIBAS DIVERSIPIERRE

(in contractual rent expressed as €k excl. taxes and charges)



Source: BNP Paribas REIM France

The notices of vacancy shown in the graph above correspond to areas vacated by tenants from the “Carat 2” asset located in Châtillon and the “Bodio Center” asset located in Milan, Italy. It should be noted that these vacancies do not involve all of the leased space, but only part of it. The notices of vacancy indicated above thus represent the difference in rent between the old areas and the new areas. The tenants concerned also recommit themselves over firm periods with regard to the new areas.



<sup>9</sup> et <sup>10</sup> Excluding the non-controlling interests in Powerhouse and OREP#1.

<sup>11</sup> Some retail leases included in the rental position of the OPCI have already expired and are in the tacit renewal phase. In order to correctly reflect the risk of departure of these tenants, who may give six months’ notice of departure at any time, it has been assumed that the lease termination date is D+6 months from the date of this report, i.e. 30 June 2021. This calculation is deliberately conservative and does not reflect the management company’s assessment of the risk of departure of the said tenants.

## FINANCIAL ASSETS

As at 31 December 2021, the financial assets of BNP Paribas Diversipierre accounted for 29% of net assets (excluding bonds considered liquid and sovereign bonds), for a total value of €753.7 million (excluding sovereign bonds only). This allocation stood at 51% for the covered bonds portfolio and 49% for the listed REITs securities portfolio.

Statement of net assets	31/12/2020	30/06/2021	31/12/2021
Listed REITs securities traded on a regulated market	339,396,075.81	369,787,416.94	367,958,960.34
Covered bonds <sup>12</sup>	389,405,555.43	388,129,915.96	385,776,006.90
<b>Total</b>	<b>728,801,631.24</b>	<b>757,917,332.90</b>	<b>753,734,967.24</b>

Source: BNP Paribas REIM France

Composition of total net assets of BNP Paribas Diversipierre	31/12/2020	30/06/2021	31/12/2021
Listed REITs securities traded on a regulated market	14.9%	15.2%	14.5%
Covered bonds <sup>13</sup>	14.8%	14.0%	14.1%
<b>As % of total net assets</b>	<b>29.7%</b>	<b>29.2%</b>	<b>28.6%</b>

Source: BNP Paribas REIM France

## SHARES OF LISTED REITS

The gross performance of the portfolio of real estate company share (consisting of 28 stocks at the end of 2021) held by the OPCl over the year 2021, amounts to +9.05%.

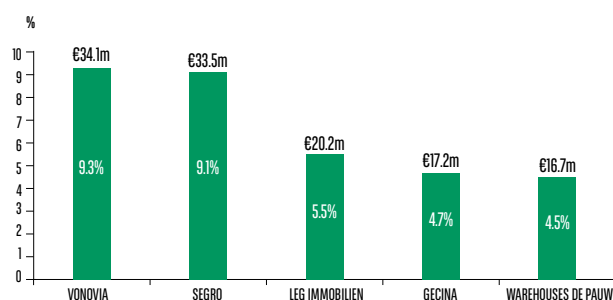
During December 2021, the investment universe of the listed REITs securities portfolio evolved towards a universe of European real estate companies, and no longer limited to Eurozone real estate companies. This change has made it possible to significantly increase the number of real estate companies' eligible for the portfolio, allowing the OPCl to mechanically reduce its volatility while reinforcing its diversification by benefiting from new types of real estate.

The stocks invested by BNP Paribas Diversipierre are now selected from FTSE EPRA NAREIT Europe (25% UK Capped) 110 index, which includes 106 of the largest listed real estate companies in Europe. The term "underweight" and "overweight" used in the following are to be understood in relation to the composition of this benchmark.

The securities are selected on the basis of a fundamental analysis of the securities, liquidity criteria (sufficiently large free float) as well as an analysis of "Environmental, Social and Governance (ESG)" criteria (see the Corporate Social Responsibility section of this report).

The graph below shows the 5 highest weightings of REITs shares in the fund's total net asset at 31 December 2021.

### BNP PARIBAS DIVERSIPIERRE LISTED REITS PORTFOLIO TOP 5 HOLDINGS (as a % of portfolio value)

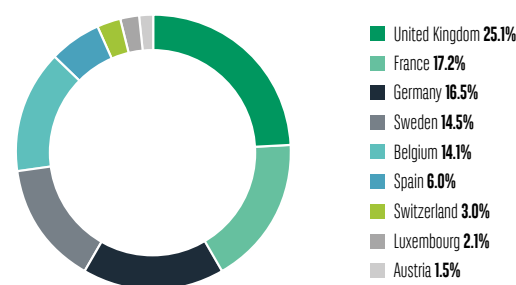


Source: BNP Paribas REIM France

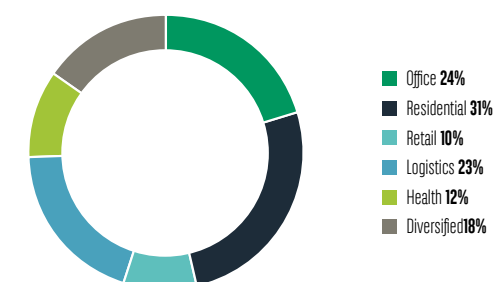
The weight of these 5 REITs in relation to the overall valuation of the portfolio is 33% at 31 December 2021, compared to 49% at 31 December 2020, this better dispersion of exposure having been made possible thanks to the opening of the investment universe.

The distribution of the overall valuation of the assets according to the specialty of REITs (office, retail, etc.) is also more homogeneous and balanced at 31 December 2021, with real estate companies specialising in logistics and health now representing nearly 35% of the total valuation, compared to 10% at 31 December 2020.

### BREAKDOWN OF LISTED REITS SECURITIES BY COUNTRY (as a % of the value of the component)



### BREAKDOWN OF LISTED REITS SECURITIES BY TYPE (as a % of the value of the component)



In addition, REITs in United Kingdom are now the most represented in the listed REITs securities portfolio, with a valuation of nearly 25% of the value of the portfolio, while French REITs now account for 17% of the portfolio compared to 24% at the end of 2020.

<sup>12</sup> Bonds including bonds considered to be liquid, i.e. bonds with a maturity of less than 397 days, excluding sovereign bonds.

<sup>13</sup> Ratio excludes bonds considered to be liquid and sovereign bonds.

## MANAGEMENT ANALYSIS OF LISTED REITS SECURITIES

"Overall, the euro area listed real estate market grew in 2021, although the sector underperformed the general markets, and evolved throughout the year according to the evolution of the pandemic (reconfinement/deconfinement), as well as the rise in long rates and inflationary expectations.

These two factors have led to high volatility in the sector and very contrasting performances across the different sub-segments:

- Very strong outperformance of logistics companies, benefiting from the exponential development of internet sales;
- Very strong outperformance of storage companies, benefiting from both the reorganization of housing in the context of working from home and the rise of entrepreneurship during COVID (demand for small storage areas);
- Outperformance of retail stocks thanks to the gradual reopening of stores and especially the end-of-year "value" rally;
- Underperformance of German residential stocks, due to their very defensive profile and growing fears of tightening regulations concerning the setting of rents.

The sector has been very active in terms of mergers and acquisitions, the most important transaction having been the acquisition of Deutsche Wohnen by Vonovia (transaction of more than 21 billion euros), but we can also mention the acquisition of Alstria (offices) in Germany by Brookfield, acquisition which explains most of the outperformance of the office segment in 2021.

The portfolio significantly outperformed its benchmark in 2021 thanks to stock selection:

- In Germany, it particularly benefited from the strong rebound of two overweight stocks (Alstria and Deutsche Wohnen) benefiting from the merger operations mentioned above;
- The portfolio benefited from the underperformance of Adler and Deutsche Euroshop, both of which were not held;
- The portfolio benefited from its exposure to so-called "alternative" sectors such as logistics with Warehouses in Pauw (Belgium) or healthcare with Aedifica (Belgium).

All these elements have more than largely compensated for the underperformance of office players in France such as Gecina or Icade (also penalised by the postponement of the IPO of its Healthcare subsidiary), as well as that of Vonovia and LEG Immobilien in Germany. There was also an unfavourable impact from non-portfolio holdings such as Kojamo (residential) in Finland, Montea (logistics) in Belgium and Eurocommercial (retail) in the Netherlands.

Furthermore, the ESG score for the portfolio was 65.8/100 compared to 59.3/100 for its benchmark index<sup>14</sup>. We also remind that we collaborate with real estate companies explaining our rating process, and we ensure that these companies have or are implementing an engaging ESG policy."

**Anne Froideval – BNP Paribas Asset Management  
Listed REITs Portfolio Manager for BNP Paribas Diversipierre**

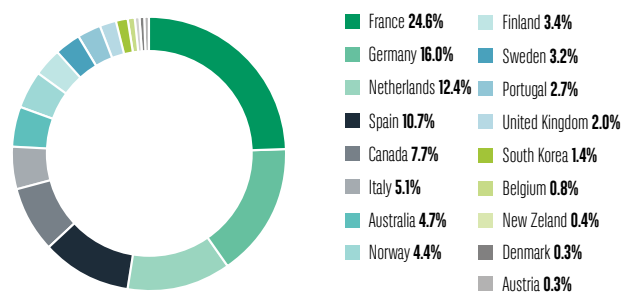
## COVERED BONDS

The gross performance of the portfolio of covered bonds (consisting of 159 values at the end of the year) held by the OPCI over the year 2021 amounted to -2.26%. In addition, the allocation is mainly composed of bonds with maturities of more than 3 years.

It is recalled that all real estate bond securities are denominated in euros, therefore without currency risk, and that the investment universe is that of the benchmark index of the bond portfolio: the Bloomberg Barclays Euro Aggregate Securitized 500MM index, which includes bonds from the "securitized" sector (or "collateralised") at a fixed rate and of high "investment grade" quality.

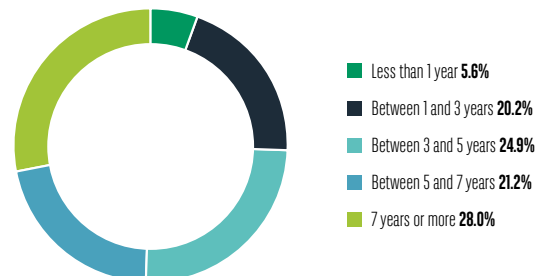
The following graphs are expressed as a % of the value of the bond portfolio, excluding related liquidity.

### BREAKDOWN OF COVERED BONDS BY COUNTRY (as a % of the value of the component)



Source: BNP Paribas REIM France

### BREAKDOWN OF COVERED BONDS BY MATURITY



Source: BNP Paribas REIM France

<sup>14</sup> EPRA Eurozone Capped Index.



## MANAGEMENT ANALYSIS OF COVERED BONDS

"2021 marks a significant change in the global economic context, illustrated by the rise in long-term rates: the French 10-year OAT increased by nearly 53 basis points in 2021, while the German Bund posted an increase of 39 basis points compared to the end of 2020.

The context of high inflation has indeed pushed the various central banks to adjust their accommodative policy in place for several years and maintaining interest rates at historically low, and even negative, levels. This increase in inflation is mainly caused by 3 factors:

- The rapid reopening of economies following the pandemic and the acceleration or catching up of consumption,
- Supply difficulties (such as semiconductors for example), having an impact according to the principle of supply and demand,
- The rise in energy prices (oil, gas, electricity) due in particular to environmental explanations.

Unlike the FED (US Federal Reserve), the ECB (European Central Bank) has retained the assumption of the temporary nature of the acceleration of inflation, although uncertainty is "exceptionally high" and closely monitors wage developments.

Thus, in order to limit the decorrelation of the level of interest rates in this "inflationary" context, central banks have decided to adjust their policy, including the announcement following the monetary policy meeting of 16 December 2022 of the reduction of the ECB's securities purchase programme from 2022, this anticipation having therefore had an impact on interest rates from 2021.

The 2021 performance of the real estate bond portfolio has therefore suffered from this development, since the valuation of these assets is sensitive to changes in interest rates.

New issues of covered bonds remained at historically low levels in 2021, well below the volume of repayments. As a result, the covered bond market contracted, as did 2020. Negative net supply and ECB purchases created strong valuation support, especially in the first half of the year.

We expect the sustainable and secured bond segment to grow in the coming years; new issuances should be supported by the clarity brought by the new Taxonomy of the European Union.

In addition, the portfolio's ESG score is 63.6/100 compared to 58.9/100 for its benchmark."

**Peter Benschop – BNP Paribas Asset Management  
Covered Bonds Portfolio Manager for BNP Paribas Diversipierre**

The financial assets held by the OPCI (listed REITS securities as well as covered bonds) make it possible to strengthen the geographical and sectoral diversification of the portfolio, since 42% of the selected financial assets are invested in European countries where BNP Paribas Diversipierre does not hold direct assets.

Regarding the portfolio of listed REITS securities, the majority of the companies selected (76% of the value of the portfolio) specialize in asset classes other than "office", a type of majority asset in BNP Paribas Diversipierre's real estate portfolio, and in particular in the residential sector in Germany or shopping centres at European level.

## CASH AND CASH EQUIVALENTS

The cash held directly by the OPCI BNP Paribas Diversipierre at 31 December 2021 amounted to €223,583,542.97, or 8.79% of net assets.

In euros	31/12/2021	31/12/2020
<b>Financial instruments of a liquid nature</b>	<b>34,615,849.53</b>	<b>54,973,198.30</b>
Sovereign bonds or bonds maturing in <397 days	28,843,183.60	54,973,198.30
Money market instruments	-	-
Treasury bills	-	-
UCITS and AIFs invested in the previous three classes	5,772,665.93	-
<b>Liquid assets</b>	<b>188,967,693.44</b>	<b>154,452,581.88</b>
Demand deposits/Bank deposits	182,841,823.52	152,217,410.18
Term deposits	-	-
Rents receivable and other operating receivables	6,125,869.92	2,235,171.70
<b>Regulatory liquidity ratio (defined by Articles L.214-37 and R.214-100 of the French Monetary and Financial Code)</b>	<b>8.79%</b>	<b>6.35%</b>

Source: BNP Paribas REIM France

## DEBT AND LEVERAGE

During the month of July 2021, your OPCI signed a new revolving credit facility with the European Bank of Crédit Mutuelle for a period of 3 years on attractive financial terms, allowing greater flexibility in the management of its liquidity, especially during future acquisitions.

On 30 June 2021, BNP Paribas Diversipierre set up new mortgage bank financing to acquire "ID Cologne" asset's, located at Cologne in Germany, for which BNP Paribas Diversipierre holds indirectly 45%.

This new financing, set up with Münchener Hypothekenbank, has the following characteristics:

- Amount: €65.2 million, i.e. an LTV ratio of 40% (at 100%);
- Maturity of 10 years;
- Redemption in full at the end of the term of the loan;
- Fixed interest rate of 1.08%;

As at 31 December 2021, the average cost of long-term mortgage financing was 1.24%, compared to 1.26% in 2020.

The bank debt calculated below therefore takes account of:

- Existing bank debts in the EPL, Horizon, Deichtor, Diversipierre Munich Hotel, and SAS DVP Heron vehicles, in proportion to the percentage of BNP Paribas Diversipierre's holding;
- The mortgage loan set up in 2021.

In euros	31/12/2021	31/12/2020
<b>Total net debt</b>	<b>345,055,555</b>	<b>373,428,614</b>
<b>Long-term outstanding bank debt</b>	<b>294,979,374</b>	<b>266,366,687</b>
EPL	53,332,828	53,891,287
Horizon	21,748,061	21,668,436
DVP Heron	56,075,133	56,075,133
Diversipierre Munich Hotels	22,500,000	22,500,000
DVP Deichtor	80,750,000	80,750,000
DVP Hoche	31,507,192	31,481,831
ID Cologne A1	17,832,000	-
ID Cologne A2	11,234,160	-
<b>Short-term outstanding bank debt</b>	<b>50,026,181</b>	<b>107,061,927</b>
BNP Paribas Diversipierre	50,026,181	107,061,927
<b>Nominal amount of rate hedging instruments</b>	<b>-</b>	<b>-</b>
Or variable debt hedging rate (%)	-	-
<b>Market value of real estate assets excluding fees and charges<sup>1</sup></b>	<b>1,884,084,423</b>	<b>1,705,379,857</b>
Or loan-to-value ratio (including interest accrued not yet due) <sup>2</sup> (%)	18.3%	25.0%
<b>Leverage calculated by the commitment method<sup>3</sup> (%)</b>	<b>114%</b>	<b>119%</b>
<b>Leverage calculated as per the gross method<sup>4</sup> (%)</b>	<b>102%</b>	<b>107%</b>

<sup>1</sup> Valuation of non-controlling interests in revalued NAV excluding any potential shareholder current account.

<sup>2</sup> Following clarification from the AMF on the consideration of advances from external partners in the debt ratio, these were excluded from the calculation in 2020.

<sup>3</sup> et <sup>4</sup> As defined by "AIFM" Directive 2011/61/EU, expressed as a percentage of net assets.

Source: BNP Paribas REIM France

In addition, Directive 2011/61/UE- the so-called AIFM Directive - introduced two new measures relating to the notion of leverage. Leverage refers to the use of debt to increase investment capacity and its impact on the return on capital invested. The delegated Regulation EU 231/2013 of 19 December 2012 (Articles 7 and 8) states that the AIFM leverage must be calculated according to two the first is called "gross", and the second is called "commitment".

The AIFM levers express the ratio between the vehicle's risk exposure, consisting of its assets, gross of leverage (debt and derivatives), on the one hand, and the revalued net assets for OPCI, on the other hand.

The exposure calculated according to the gross method excludes the cash in the assets of the OPCI and includes the absolute values of all derivatives entered into by the vehicle.

The exposure calculated according to the commitment method includes the cash in the assets of the OPCI and takes into account the netting effects that may exist between the vehicle's assets and the derivatives entered into to reduce the risk exposure.

At 31 December 2021, BNP Paribas Diversipierre's AIFM leverage levels were 102% under the gross method and 114% under the commitment method.

For example, the AIFM leverage calculated using the commitments method for an OPCI that does not use debt equal to 100%, reflecting a neutral exposure. Conversely, leverage of more than 300% is considered substantial by the regulator.

## TOTAL RISK

The method used by the management company to calculate the overall risk of the SPICAV is the commitment approach.

# FINANCIAL ASPECTS

## NET ASSET VALUE OF THE SPPICAV

As at 31 December 2021, the net asset value of the BNP Paribas Diversipierre OPCI was €125.67 per share.

Changes in the NAV since 31 December 2020 take account of:

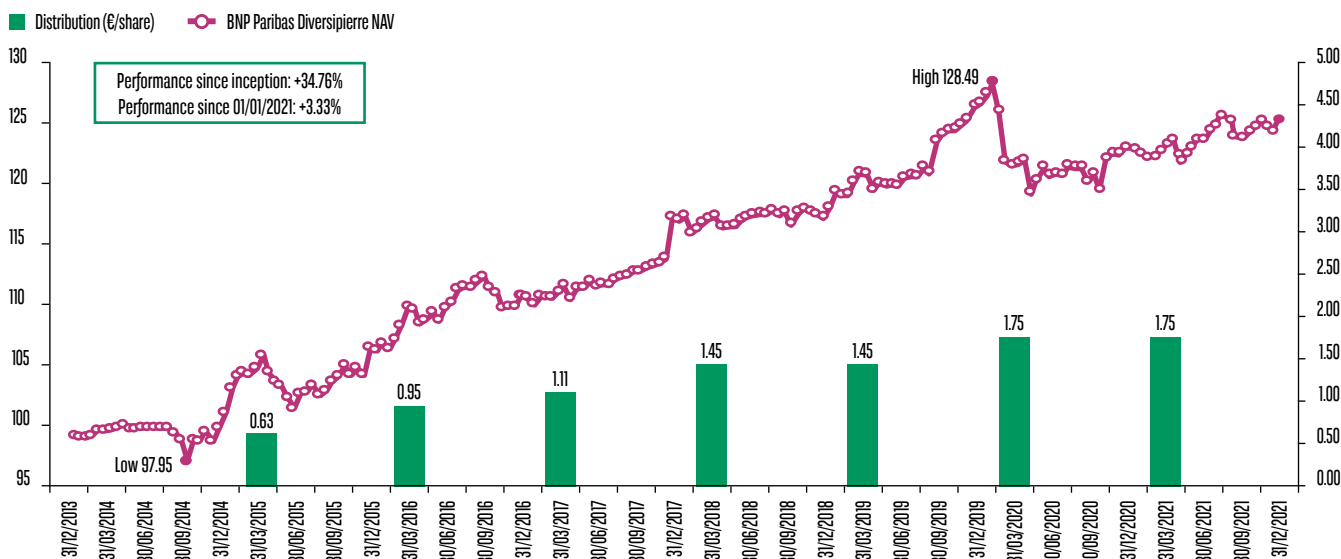
- Variations in the value of the real estate assets on a like-for-like basis,
- Variations in the value of the real estate assets acquired in 2021 compared to their acquisition price,
- Variations in the value of the financial products held (primarily

shares of listed REITs companies and covered bonds),

- Income received by the BNP Paribas Diversipierre SPPICAV and its subsidiaries, as a result of its investments in real estate assets and financial products,
- Expenses incurred by the OPCI during the financial year.

The graph below shows the changes in the net asset value of the BNP Paribas Diversipierre OPCI since its creation:

### GRAPH SHOWING HISTORY OF NAV CHANGES

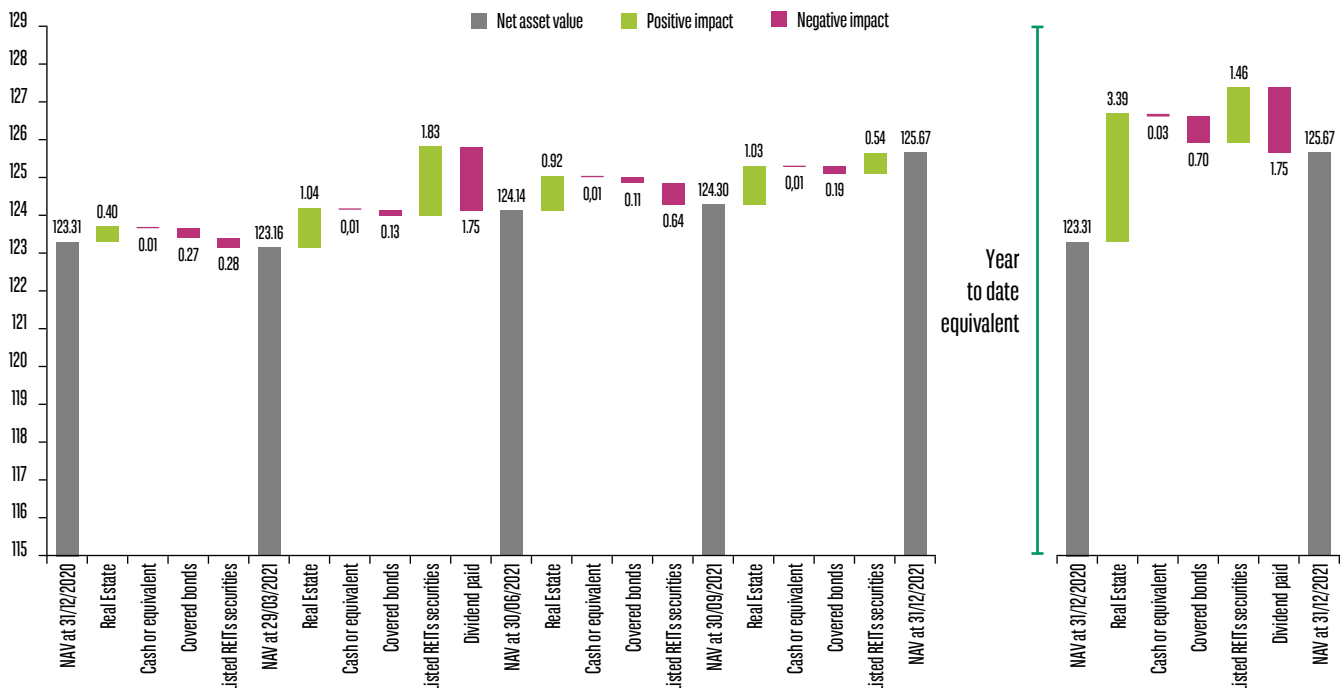


Source: BNP Paribas REIM France

BNP Paribas Diversipierre distributed a 2021 dividend of €1.75/share in April 2021 (in accordance with the decision of the Annual General Shareholders' Meeting of 23 April 2021). Consequently, the OPCI's performance<sup>15</sup>, including dividends, was +3.33% for the financial year 2021 and 4.25% over the previous seven years, i.e. since the vehicle was created.

### GRAPH EXPLAINING CHANGES IN THE ANNUAL NAV DURING 2021

The graph below illustrates the contribution made to the annual performance by each asset class to which BNP Paribas Diversipierre is exposed, displayed per semester (left-hand side of the graph) and for the full year (right-hand side):



Source: BNP Paribas REIM France

<sup>15</sup> Performance =  $\frac{\text{Net asset value per share at the end of the period} + \text{dividends paid over the period}}{\text{Net asset value per share at the start of the period}} - 1$

## FACTORS EXPLAINING PERFORMANCE

- BNP Paribas Diversipierre's real estate assets made a positive contribution to performance in 2021, with an impact of more than +€3.39 per share. Despite the continuing health crisis, particularly in the first half of the year, the performance of the physical real estate portfolio was steady and resilient each trimester.
  - Listed REITS securities made a positive annual contribution of €1.46 per share over the year 2021, accompanying the economic recovery in the equity markets as well as for all other sectors. However, it should be noted that the contribution within each quarter was quite heterogeneous, due to the evolution of health crisis.
  - Covered bonds contributed negatively to the 2021's performance with an impact of -€0.70, due to the adjustment of the policy of the various central banks and the anticipation by the market of a probable rise in rates, although this should be gradual over the long term and very controlled.
  - Finally, the dividend paid in May 2021 (in line with the decision of the General Meeting of Shareholders of 23 April 2021) contributed negatively to the reported change in the net asset value of the OPCI, with an impact of -€1.75 per share.
- It should be noted that, for the purposes of this analysis, the overheads paid by BNP Paribas Diversipierre are broken down in proportion to the weighting of each asset class in the Fund's total assets.

## CHARGES AND FEES

Fees table (amounts in €)	31/12/2021	31/12/2020
Custodian's fees	571,761	566,507
Appraiser fees	179,834	181,112
Management fees	2,743,897	24,367,206
<b>Total recurring expenses</b>	<b>28,190,565</b>	<b>25,114,825</b>
% of net assets at the end of period	1.11%	1.10%
Other overheads	5,095,688	5,349,972
<b>Total overhead costs</b>	<b>33,286,253</b>	<b>30,464,797</b>
% of net assets at the end of period	1.31%	1.34%
<b>Total property costs</b>	<b>14,188,480</b>	<b>9,496,001</b>
% of net assets at the end of period	0.56%	0.42%
Investment fees	2,033,399	3,192,177
% of the price of buildings acquired*	1.38%	1.00%
Other acquisition costs	1,114,398	6,182,070
<b>Total acquisition costs</b>	<b>3,147,796</b>	<b>9,375,046</b>
% of price excl. transfer taxes of buildings acquired	2.13%	2.94%
Arbitrage fees	376,622	327,627
% of the price of buildings sold*	0.97%	1.00%
Other disposal costs	1,115,885	-
<b>Total disposal costs</b>	<b>1,492,507</b>	<b>327,627</b>
% of price excl. transfer taxes of buildings sold	3.85%	1.00%
<b>Net Assets</b>	<b>2,544,126,427</b>	<b>2,275,086,299</b>
Price of buildings acquired*	147,643,152	318,527,987
Price of buildings sold*	38,778,088	32,762,735

\* Excluding transfer taxes and (i) at 100% of value for off-plan (ii) PowerHouse valued at its revalued NAV + associated current account granted by the OPCI.

This statement shows (i) the acquisition costs paid directly by the BNP Paribas Diversipierre SPPICAV and its subsidiary companies, in proportion to their holding, if applicable (48.2% for EPL, 50% for Concepto, 33.33% for Horizon, 12.22% for PowerHouse, 9.17% for OREP#1, 30% for FREYPROP and 45% for ID cologne A1/A2) (ii) the overheads and property charges paid directly by the BNP Paribas Diversipierre SPPICAV and its subsidiary companies, excluding the non-controlling interests.

## BUSINESS OUTLOOK 2022

The OPCl will also seek to strengthen the sectoral diversification of its physical property assets, in particular by increasing its exposure to resilient real estate types, such as logistics, residential and healthcare, but also diversifying its portfolio of listed real estate with the selection of real estate companies specializing in new sectors (Student residences, social services...).

The year 2022 will also see the completion of a number of asset management actions on the assets in the portfolio offering value creation levers, such as the emblematic "51-53 Bld Haussmann" in Paris, where the ambitious renovation plan began in January 2022.

In 2022, your OPCl will continue to deploy its IS Policy on all of the properties in its Portfolio, with the aim of guaranteeing the sustainable nature of the fund's performance.

## SIGNIFICANT EVENTS AFTER PERIOD END

The war in Ukraine since 24 February 2022 could affect the economic environment of the company. Although the company has no direct exposure to Russia or Ukraine, notably regarding the location of its assets, these events could have negative consequences on the company's activity, financial situation, cash flow, results or the value of its real estate assets. At the date of preparation of the annual financial statements, no element likely to significantly affect the company's activity had occurred.







*Le Karré - Vaulx-en-Velin - France*



# INTERNAL CONTROL AND RISK MANAGEMENT

## RULES OF GOOD PRACTICE AND PROFESSIONAL CONDUCT APPLICABLE TO ALTERNATIVE INVESTMENT FUND MANAGERS (AIFMS)

### THE INTERNAL CONTROL ENVIRONMENT

#### REGULATORY SOURCES

As a Portfolio Management Company approved by the Autorité des Marchés Financiers (AMF), BNP Paribas REIM France ("REIM France") is subject to specific legal and regulatory provisions in terms of internal control, the sources of which are as follows:

- The General Regulations of the Autorité des Marchés Financiers ("AMF", French regulator) contained in Books III and IV thereof;
- The French Order of November 3<sup>rd</sup>, 2014 on the internal control of companies in the banking sector, transposing the governance and internal control provisions of European Directive 2013/36/UE (CRD IV Directive) into French law;
- The Code of Conduct of BNP Paribas Group and the codes of Ethics of BNP Paribas Real Estate and those of the professional associations it belongs to (AFG and ASPIM);
- All Compliance procedures in place at REIM France and within the BNP Paribas Group.

#### ORGANIZATIONAL PRINCIPLES

The organizational principles for the internal control system at REIM France are:

- **The comprehensive nature of internal control**, which applies to risks of all types and all activities undertaken by REIM France, without exception. It extends to the outsourcing of essential activities, such as those entrusted to Property Managers. Compliance with these principles is checked regularly, specifically through investigations conducted by the general Inspection. This comprehensive coverage of risks and activities is summarized in mapping that is subject to, as a minimum, an annual review;
- **The responsibility of operational staff**: a sizeable component of permanent control has been integrated into the operational structure, under the direct responsibility of the operational and functional teams. Each manager, at their own level, is required to ensure effective control of the activities for which they are responsible;
- **An accurate definition of duties and tasks**, specifically through the systematic formalization of detailed job specifications and the assessment of their application via an annual appraisal interview;
- **The separation of tasks**, specifically in terms of commitment and control: this takes place specifically between the origination and performance of transactions, their recording, their settlement and their monitoring; it is also reflected by the introduction of independent specialist functions and a clear separation between the different lines of defense;
- **The formalization and maintenance of a set of procedures**. These procedures are made available to all employees through a computer database;

- **The existence of a three-level system of control**, including continuous monitoring (first and second level) and periodic inspection (third level – BNP Paribas Inspection Générale);
- **The implementation and testing of the business continuity plan (BCP)**.

### THE INTERNAL CONTROL SYSTEM

#### THE INTERNAL CONTROL SYSTEM: THE THREE-LINE OF DEFENSE MODEL

To incorporate internal control within REIM France, a 'three-line of defense' model has been implemented. Within this governance structure, the three lines of defense work closely together in providing advice and support each other in order to mitigate the risks which have an impact on the organization and business.

The REIM France internal control framework is in compliance with the BNPP Group's guidelines.

#### THE FIRST LINE OF DEFENSE

The first line of defense is responsible for the internal control framework, and specifically for managing the risks to which BNP Paribas REIM France is exposed, and for the permanent control framework. This is overseen by the operating teams and their line managers. The first line of defense's role is:

- To identify and assess the risks to which BNP Paribas REIM France is exposed using risk mapping, which is updated annually;
- To establish the plan for major controls, which are enacted by the 'Fundamental Monitoring Points' (FMP) and updated annually alongside the risk mapping;
- To manage major controls and create action plans in case anomalies are identified;
- To draft procedures for operational risk management and permanent control;
- To implement recommendations given by the second and third lines of defense;
- To manage and monitor operational risk incidents (past incidents). These are reported to the Permanent Control function of BNP Paribas Real Estate, which is responsible for entering them into a dedicated BNP Paribas Group tool; and
- To raise early warnings on risk management to BNP Paribas REIM France's Executive Board.

For each 'FMP' control, a methodology determines the frequency, scope, and the test sample, as well as the operational staff responsible for performing it with a specific control grid. The controls are carried out by a person external to the operational teams to comply with the BNP Paribas guidelines.

The first line of defense contributes to risk reporting within the framework of the Internal Control Committees ("ICC"), which meet at least once every six months.

## THE SECOND LINE OF DEFENSE

The second line of defense is comprised of two functions, independent from each other and independent from the operational teams from a hierarchical and functional perspective:

- **The Risk Management function, including Operational Risk and Control:** under the responsibility of the Risk Manager, who is independent from the operational teams, this function oversees the operational and financial risks control framework.

To ensure his independence, the Risk Manager reports to the Chairman of the Executive Board of REIM France and to the Head of Risk Management at BNP Paribas REIM.

His main tasks are the following:

1. Ensure compliance, by the operational teams, with internal and Group's procedures and guidelines;
2. Undertake a critical review of the financial risks (liquidity, counterparty, credit and market risks) identified by the first line of defense for each fund under management. The Risk Manager is responsible for monitoring the implementation of these risk-mitigation measures. As part of liquidity management, the Management Company has implemented a regular monitoring process, including the completion of 'liquidity stress tests', in both normal and exceptional market conditions, and 'market stress tests'. Stress tests are performed at least annually, taking into account parameters such as the legal nature of the fund, possible redemptions of shares, obligations related to the fund's liabilities or the constraints associated with the property acquisitions or disposals;
3. Report both to the REIM France's Executive Board and BNP Paribas Real Estate RISK function on a regular basis, as well as to the REIM France's Supervisory Board. In particular, an Internal Control Committee ("ICC"), whose main role is to report on the internal control framework and any issues encountered/overcome, are held at least every six months. These meetings are attended by REIM France's Executive Board and the Compliance, Risk, Legal and Permanent Control functions of BNP Paribas Real Estate.

*Quantitative and qualitative limits set to manage the financial risks do not reflect any limits exceeded or excessive risk-taking at the annual 2021 closing of the OPCI.*

- **The Compliance function:** under the supervision of the Head of Compliance and Internal Control (HCIC), the Compliance function is structured around the following topics:

1. Putting the customer's interests first;
2. Prevention of money-laundering and financing of terrorism;
3. Preventing and managing conflicts of interests;
4. Professional conduct;
5. Fight against corruption;
6. Market integrity.

All these topics are detailed in the Compliance procedures and the BNP Paribas Real Estate's Code of Ethics, which applies to all staff. Training on these rules is delivered as a matter of course whenever they are updated or whenever there are new hires at REIM France.

To ensure his independence, the HCIC reports to the Chairman of the Executive Board of REIM France and to the Head of Compliance at BNP Paribas Real Estate.

His main tasks are the following:

1. Monitor and assess the consistency and effectiveness of the compliance system in order to detect any risk of non-compliance with REIM France's professional obligations;
2. Provide advice and support to operational teams and management;

3. Report both to the REIM France's Executive Board and BNP Paribas Real Estate Compliance function on a regular basis, as well as to the REIM France's Supervisory Board.

The risk and compliance functions (second line of defense) contribute to risk reporting within the framework of the Internal Control Committees ("ICC").

## THE THIRD LINE OF DEFENSE

Regular monitoring (level 3 checks) is carried out retrospectively by the general Inspection of BNP Paribas Group and is used to evaluate the risk management, controls, and corporate governance processes and their compliance with laws and regulations, as well as to issue recommendations for improving their effectiveness. It works by managing:

- Assurance assignments that lead to the issuing of observations and recommendations;
- Special assignments establishing facts and responsibilities following suspicious or fraudulent transactions;
- And study and research assignments, designed to assess – at the earliest opportunity – the risks and threats to which the Group may be exposed.

The third line of defense provides reasonable assurance to the REIM France Executive Board and the supervisory boards of the funds under management of the effectiveness of the Management Company's methods for assessing and managing risks, and evaluates the effectiveness of the first two lines of defense.

## THE REMUNERATION POLICY OF BNP PARIBAS REIM FRANCE

In accordance with AIFM Directive 2011/61/EU of 08/06/2011 regarding Alternative Investment Fund Managers (AIFM), the Management Company has implemented a compensation policy applicable to employees whose duties are likely to influence the risk profile of the Management Company or of managed AIF.

The remuneration policy has been reviewed at the business line level as well as the identification of risk takers. Considering the analysis of these functions, an average of 13 employees was identified in 2021 as risk takers.

BNP Paribas REIM France applies some proportionality principles provided for in this directive:

- **Governance:** investment and disposal real estate decisions are taken collectively through the validation of an investment and disposal committee, and not at the initiative of an AIF manager;
- **The nature and complexity of the Management Company activity:** BNP Paribas REIM France exclusively manages non-complex products (SCPI, OPCI, OPCCI FIA) and by topic;
- **The level of the variable compensation of employees.**

The remuneration Committee, established by BNP Paribas Real Estate, a shareholder of BNP Paribas REIM France, has the duty to assess remuneration policies and practices and the incentives created for managing risk. It is held at least once a year.

The total remuneration paid by BNP Paribas REIM France for fiscal 2021 represented € 16,269,859 for an average workforce of 187 FTEs. BNP Paribas REIM France devoted a budget of 22% (15% of fixed pay and 52% of variable compensation) of total payroll to risk takers.

# ANNUAL FINANCIAL STATEMENTS 2021

## TABLE OF DIVIDEND PAYMENTS MADE OVER 2021

In euros	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Total
Dividend per share	-	1.75	-	-	1.75
Total distributions before accruals	-	24,717,962.02	-	-	24,717,962.02
Total distributions (including accruals)	-	32,522,146.66	-	-	32,522,146.66

The balance of the 2020 dividends amounting to €32,522,146.66 (including accruals) was distributed in the second quarter of 2021.

## TABLE OF RESULTS OVER THE FIVE PREVIOUS FINANCIAL YEARS

In euros	2021	2020	2019	2018	2017
<b>Financial position at the end of the financial year</b>					
Share capital	2,408,148,386	2,176,821,674	1,900,178,864	1,318,657,118	1,064,636,298
Number of shares issued	20,243,005	18,449,723	15,691,585	11,679,357	9,396,670
Number of convertible bonds	-	-	-	-	-
<b>Comprehensive income from current transactions</b>					
Revenue excluding tax	-	-	-	-	-
Earnings before tax, amortisation and provisions	63,579,408	29,174,536	35,161,990	20,415,819	17,646,927
Tax on earnings	-	-	-	-	-
Income after tax, amortization and provisions	63,579,408	29,174,536	35,161,990	20,415,819	17,646,927
Amount of distributed profits <sup>1</sup>	36,842,269	32,287,015	27,460,274	16,935,067	13,625,171
<b>Income from transactions per share</b>					
Earnings after tax, but before amortisation and provisions	3.1408	1.5813	2.2408	1.7480	1.8780
Earnings after tax, amortization and provisions	3.1408	1.5813	2.2408	1.7480	1.8780
Dividends paid per share <sup>1</sup>	1.82	1.75	1.75	1.45	1.45
<b>Staff</b>					
Number of employees	-	-	-	-	-
Total payroll amount	-	-	-	-	-
Amounts paid as employee benefits	-	-	-	-	-

<sup>1</sup> Including advance payments and subject to the general meeting to approve the financial statements for the financial year ended.

# ASSETS

In euros	31/12/2021	31/12/2020
<b>Immovable assets<sup>1</sup></b>	<b>2,122,179,580.59</b>	<b>1,852,625,939.97</b>
Buildings under construction, constructed or acquired property and real rights <sup>2</sup>	-	-
Leasing contracts	-	-
Partnership shares – Article L.214-36-2	3.06	2.94
Units and shares of companies – Article L.214-36-3	556,135,886.11	536,534,289.49
Shares traded on a regulated market – Article L.214-36-4	367,958,960.34	339,396,075.81
Undertakings for collective investment in real estate (OPCI) and equivalent foreign undertakings – Article L.214-36-5	358,355,220.75	125,210,900.00
Lease down-payment	-	-
Other immovable assets <sup>3</sup>	839,729,510.33	851,484,671.73
<b>Non-property deposits and financial instruments</b>	<b>391,548,672.83</b>	<b>389,405,555.43</b>
Deposits	-	-
Equities and equivalent securities	-	-
Bonds and equivalent securities	385,776,006.90	389,405,555.43
Debt securities	-	-
Open-ended undertakings for collective investment (UCITS and general-purpose investment funds)	5,772,665.93	-
Temporary transactions on securities	-	-
Financial contracts	-	-
<b>Rental receivables</b>	<b>-</b>	<b>-</b>
<b>Other receivables</b>	<b>6,125,869.92</b>	<b>2,235,171.70</b>
<b>Demand deposits</b>	<b>182,841,823.52</b>	<b>152,217,410.18</b>
<b>Total assets</b>	<b>2,702,695,946.86</b>	<b>2,396,484,077.28</b>

<sup>1</sup> Buildings constructed or acquired by the OPCI, immovable assets defined in paragraphs 1–5 of Article L.214-36 of the French Monetary and Financial Code and other related assets (current account advances, deposits, and sureties paid).

<sup>2</sup> Including movable property as defined in Article 113-2 of ANC Regulation 2016-06 of 14 October 2016.

<sup>3</sup> Includes current account advances and deposits and sureties paid.

# LIABILITIES

In euros	31/12/2021	31/12/2020
<b>Shareholders' equity (= net assets)</b>	<b>2,544,126,427.15</b>	<b>2,275,086,299.27</b>
Capital	2,408,148,386.39	2,176,821,673.68
Net capital gains carried forward <sup>1</sup>	32,360,212.31	34,712,053.88
Carry-forward of previous net profit/loss <sup>1</sup>	40,038,420.57	34,378,035.60
Profit/loss for the financial year <sup>1</sup>	63,579,407.88	29,174,536.11
Advances paid during the financial year <sup>1</sup>	-	-
<b>Provisions</b>	<b>-</b>	<b>-</b>
<b>Financial instruments</b>	<b>-</b>	<b>-</b>
Sale transactions	-	-
Temporary transactions on securities	-	-
Financial contracts	-	-
<b>Debts</b>	<b>158,569,519.71</b>	<b>121,397,778.01</b>
Payables to credit institutions	50,080,205.72	107,061,927.09
Other loans	-	-
Security deposits received	-	-
Other operating liabilities	108,489,313.99	14,335,850.92
<b>Total liabilities</b>	<b>2,702,695,946.86</b>	<b>2,396,484,077.28</b>

<sup>1</sup> Including accruals and deferrals.



# INCOME STATEMENT

In euros	31/12/2021	31/12/2020
<b>Income from property business</b>		
Property income	-	-
Income from units and shares of immovable entities	32 858 818.58	20,248,470.51
Other income associated with immovable assets	30 302 457.85	29,736,383.57
<b>Total I</b>	<b>63,161,276.43</b>	<b>49,984,854.08</b>
<b>Expenses associated with property business</b>		
Property expenses	-	-
Expenses on units and shares of immovable entities	-	-
Other expenses on immovable assets	-	-
Loan expenses associated with immovable assets	-	-
<b>Total II</b>	<b>-</b>	<b>-</b>
<b>Profit/loss on property business (I-II)</b>	<b>63,161,276.43</b>	<b>49,984,854.08</b>
<b>Income from financial transactions</b>		
Income on non-property deposits and financial instruments	1,841,268.22	2,862,287.17
Other financial income	479,268.35	-
<b>Total III</b>	<b>2,320,536.57</b>	<b>2,862,287.17</b>
<b>Expenses on financial transactions</b>		
Expenses on non-property deposits and financial instruments	-	-
Other financial expenses	-	-1 689 211.05
<b>Total IV</b>	<b>-2 113 508.41</b>	<b>-1 689 211.05</b>
<b>Profit/loss on financial transactions (III-IV)</b>	<b>207,028.16</b>	<b>1,173,076.12</b>
Other income (V)	-	4,128.94
Management and operating costs (VI)	-20,007,781.07	-17,701,421.80
Other expenses (VII)	-	-
<b>Net income (under Article L. 214-51) (I-II+III-IV+V-VI-VII)</b>	<b>43,360,523.52</b>	<b>33,460,637.34</b>
<b>Income from sales of assets</b>		
Net capital gains on immovable assets	34,999,993.14	21,475,724.68
Gains made net of expenses on non-property financial instruments and deposits	627,169.74	1,647,040.98
<b>Total VIII</b>	<b>35,627,162.88</b>	<b>23,122,765.66</b>
<b>Expenses on sales of assets</b>		
Net capital losses on immovable assets	-15,533,509.74	-26,656,212.08
Net capital losses from non-property deposits and financial instruments	-2,793,637.45	-2,396,996.04
<b>Total IX</b>	<b>-18,327,147.19</b>	<b>-29,053,208.12</b>
<b>Income from disposals of assets (VIII-IX)</b>	<b>17,300,015.69</b>	<b>-5,930,442.46</b>
<b>Profit/loss for the financial year excluding accruals and deferred income (I-II+III-IV+V-VI-VII+VIII-IX)</b>	<b>60,660,539.21</b>	<b>27,530,194.88</b>
Accruals and deferred income (X)	2,918,868.67	1,644,341.23
<b>Profit/loss for the financial year (I-II+III-IV+V-VI-VII+VIII-IX+/-X)</b>	<b>63,579,407.88</b>	<b>29,174,536.11</b>

# FINANCIAL NOTES

## SIGNIFICANT EVENTS DURING THE PERIOD

2021 was marked by the continuation of the Covid-19 pandemic, which emerged in 2020 in France and around the world, and by government restrictions on freedom of movement and collective events. However, the French and global economy has returned to growth and the labour market has recovered strongly thanks to vaccination campaigns. In rental terms, the recovery also accelerated with the return of employees to offices.

DVP EUROPEAN CHANNEL has signed a warrant to invest in the OREP fund managed by OSAE, the first call capital was settled on 09/01/2021. As at 31 December 2021, the amount called is €15,317,958.78 out of a total commitment of €20,000,000. The commitment of the OREP fund is €148.85m, with our commitment of €20.00m representing 9.26% of commitments.

A price retention of €6,000,000 was paid on 18 January 2021 at FREYPROP in accordance with what was agreed at the Monitoring Committee. The 33% stake is held by DVP EUROPEAN CHANNEL, a subsidiary owned by BNP Paribas Diversipierre.

Acquisition of two Cologne ID companies A1 and A2 on June 29, 2021, each of which owns an office building in Cologne. The operation was carried out in partnership with Cardif and Archo. The total cost of this operation is € 163,834,094.98. The companies are 44.58% owned by DVP Germany GmbH, 100% by SAS Diversipierre DVP1, 100% owned by BNP Paribas Diversipierre. The German holding company of BNP Paribas Diversipierre, DVP Germany GmbH, will hold the 2 SPVs directly, while the associate loan granted to each SPVs will be made by DVP European Channel.

Creation of a new fund in Italy under the name Phoenix on 8 June 2021.

On 8 June 2021, Bodio 1 made a contribution from the six buildings in Phoenix in exchange for shares in Phoenix and BNP Paribas Diversipierre made a contribution from Bodio 4's shares in Phoenix in exchange for shares in Phoenix. As a result of these operations, BNP Paribas Diversipierre holds 18.8% of the shares in Phoenix and 100% of the shares in Bodio 1. Bodio 1 is 81.2% owned in Phoenix and Phoenix 100% owned in Bodio 4.

Acquisition of Bodio H asset as of 30 July 2021 for an amount of €7,000,000. This asset is owned by Phoenix, which is 100% owned by BNP Paribas Diversipierre.

BNP Paribas Diversipierre took part in the capital increase of Phoenix on 31 August 2021 in the amount of €8m.

On 15 December 2021, Bodio 1 transferred the shares of Phoenix to BNP Paribas Diversipierre. This operation was carried out by offsetting share prices with a capital reduction and a refund of current accounts.

BNP Paribas Diversipierre participated in the capital increase of PowerHouse on 16 November 2021 for an amount of €11,873,200 as part of the acquisition of a residential fund managed by Scaprim.

Creation of a Spanish holding company under the name "ROMCU SPV 2021 S.L." on 18 November 2021, held by SAS DVP EUROPEAN CHANNEL, which is fully owned by BNP Paribas Diversipierre. ROMCU SPV 2021 S.L. acquired on 15 December 2021 a company owning a office building called "Tangier 66" in Spain in Barcelona and whose acquisition price is €47,750,000. The Spanish holding company aims to buy other assets in the coming months and to centralise bank financing for the future Spanish portfolio.

Transfer of the ILOT asset dated 14 December 2021 at a price of €38,778,087.50, held by SAS DVP1, 100% owned by BNP Paribas Diversipierre.

## ACQUISITIONS IN PROGRESS AS AT 31/12/2021:

A sales promise was signed on 15 December 2021 for the purchase in the first quarter of 2022 of a residential complex in Germany in Hamburg for a volume of €62.5m. The acquisition will not be a new company in Germany, DVP German Resi GmbH, 100% owned by DVP Germany GmbH, 100% owned by SAS Diversipierre DVP1, 100% owned by BNP Paribas Diversipierre.

Acquisition of an additional batch of Haussmann's assets for an amount of €36,578,392 by SAS DVP HAUSSMANN, which is 100% owned by BNP Paribas Diversipierre.

## 1. ACCOUNTING PRINCIPLES, RULES AND METHODS

General accounting conventions applied, comply with the following principles:

- Prudence ;
- True and fair view, comparability, operational continuity;
- Consistency of accounting methods from one financial year to the next;
- Independence of financial years.

The financial statements are prepared in accordance with the provisions of the ANC Regulation No 2016-06 of 14 October 2016 amending ANC Regulation No 2014-06 of 2 October 2014 on the accounting rules applicable to property mutual funds.

The accounting reference currency for the BNP PARIBAS DIVERSIPIERRE SPPICAV is in Euros.

Income from financial instruments is recorded using the coupon method.

Acquisitions and divestitures of real and financial assets are counted as excluded fees.

The financial year last a period of 12 months recovers a period from 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2021

The balance sheet total stands at 2,702,695,946.86.

The result is a net accounting profit of 63,579,407.88.

The portfolio's value is updated each time the net asset value is calculated, and at the end of the accounting period, using the following methods:

## IMMOVABLE ASSETS

**1- Cases of real property and rights held directly by the SPPICAV or by the companies it holds directly or indirectly and which comply with the conditions laid down in article R.214-83 of the French Monetary and Financial Code.**

The Management Company assesses the real estate assets, buildings or rights held directly or indirectly by SPPICAV at each net asset value Determination Date. This valuation is performed at fair value. Thus, the Management Company fixes at each net asset value, under its responsibility, the value of each real estate asset held.

The Management Company is based on the work carried out by two real estate appraisers (referred to as A and B) appointed on behalf of SPPICAV for a renewable period of four years and with whom it has laid down the framework for their work in advance.

The value of real estate assets and real estate or rights held directly or indirectly is determined at least four times a year and three months apart, one of the appraisers establishing the value of the asset (appraiser A) and the other critically examining the value (appraiser B).

As part of its mission, Appraiser A performs for each asset, on a quarterly basis, a real estate appraisal followed by three updates.

In the following year, assessors A and B reversed their role and so on up to and including the fourth year.

The differences between the Management Company's valuation of real estate assets and that determined quarterly by the two assessors are mentioned in the periodic information documents and the annual report and are documented.

It is stated that the valuation of the units and shares not traded on a regulated market held by SPPICAV will be based essentially on the valuation of the underlying buildings, in a manner consistent with the valuation of the buildings held online.

The shares of SCPI are valued on the basis of the withdrawal price or the last delivery price at the date of valuation.

## **2- Cases of property and real rights held by companies directly or indirectly owned by the SPPICAV and which do not comply with the conditions laid down in article R.214-83 of the French Monetary and Financial Code.**

In order to determine the value of non-controlled property holdings, the Management Company uses information provided by the non-controlled company.

In accordance with article 422-165 of the AMF general regulations, the real estate appraiser conducts a critical examination of the valuation methods used by the Management Company.

It is specified that, in the context of non-controlled holdings, the Management Company may not have access to all the elements it needs to precisely determine the revalued net assets of these holdings. The Management Company is therefore able to use the latest available information, namely the appraisal values provided, or the share price referred to, in the case of a capital increase or an over-the-counter transfer.

To determine the value of real property and rights held indirectly by the companies mentioned in paragraphs 2 and 3 of article L. 214-36 of the French Monetary and Financial Code which do not meet the conditions set out in paragraphs 2 and 3 of article R. 214-83 of the French Monetary and Financial Code, the appraiser's role consists of a critical review of the valuation methods used by the Management Company to determine the value, and the relevance, of the asset. This examination takes place at least four times a year, at three-month intervals.

The valuation used for real estate assets and securities of real estate companies held has been established in accordance with the provisions described in the SPPICAV prospectus. It may not reflect, in one way or another, the potential of these assets and the possible evolution of their value over the life of SPPICAV, which naturally responds to market conditions, transaction volumes and the economic context. There could be a gap between the valuations used, whose estimates made by the management company and the experts are made more difficult in the present context, and the prices at which sales would actually be made. The net asset value is the result of the allocation of the Net book value at the balance sheet date. It shall be drawn up in accordance with the provisions of the prospectus.

## **FINANCIAL ASSETS**

The Management Company values the financial assets of the SPPICAV on each net asset value calculation date according to the following terms:

- i) Financial instruments traded on a French or foreign regulated market are valued on the basis of the last known closing price on the net asset value calculation date.
- ii) Negotiable debt securities and similar securities are assessed on an actuarial basis according to a reference rate defined below, plus, where applicable, a differential representative of the issuer's specific characteristics:
  - a. Negotiable debt securities whose maturity is less than or equal to 1 year: Interbank offered rate in euros (Euribor);
  - b. Negotiable debt securities with maturity greater than 1 year: standard annual interest rate (BTAN) or OAT (similar Treasury bond) with similar rates maturity for the longest terms;
  - c. Negotiable debt securities with a residual lifespan of less than or equal to 3 months are valued according to the straight-line method.
- iii) Treasury bonds are valued at the market rate communicated daily by the Bank of France.
- iv) Units or shares of UCITS and OPCIs are assessed on the basis of the last known net asset value on the valuation date.
- v) Transactions involving futures, firm or conditional financial instruments traded in French or foreign regulated markets shall be valued at market value in accordance with the arrangements adopted by the Management Company (at the closing price).
- vi) Futures, fixed or conditional transactions or trading transactions concluded in over-the-counter (OTC) contracts, authorised by the regulations applicable to OPCIs, are valued at their market value or at an estimated value according to the terms and conditions laid down by the Management Company.

## **DEBT**

The SPPICAV values the loans at the contractual value i.e. the remaining capital plus accrued interest. When it is highly probable that the loan will be repaid before maturity, the contractual value is determined by taking into account the contractually fixed conditions for early repayment.

## **OFF-BALANCE SHEET COMMITMENTS**

The commitment related to fixed-term and conditional instruments is recognised in the underlying equivalent.

## **EXEMPTION FROM DRAWING UP CONSOLIDATED FINANCIAL STATEMENTS**

SPPICAV BNP Paribas Diviersipierre is excluded from the preparation of consolidated financial statements, being consolidated in the financial statements of BNP Paribas SA.

## 2. CHANGE IN NET ASSETS

In euros	Financial year 31/12/2021	Financial year 31/12/2020
<b>Net assets at the beginning of the financial year</b>	<b>2,275,086,299.27</b>	<b>1,986,472,465.22</b>
Subscriptions (including subscription fees, duties and taxes paid to the OPCl)	247,496,516.58	365,103,268.71
Redemptions (after deduction of redemption fees paid to the OPCl)	-22,081,572.07	-11,044,997.39
Fees related to the acquisition (exclusion of fees method)	-3,474,346.20	-450,955.53
Exchange differences	-	-
Change in the valuation differential for immovable assets	27,610,728.41	-65,665,488.39
· Valuation differential, financial year N	94,696,189.24	67,085,460.83
· Valuation differential, financial year N-1	-67,085,460.83	-132,750,949.22
Change in the valuation differential for deposits and non-property financial instruments	-8,649,591.39	4,278,356.49
· Valuation differential, financial year N	-3,276,561.29	5,740,105.03
· Valuation differential, financial year N-1	-5,740,105.03	-1,461,748.54
Dividends paid in the previous financial year <sup>1</sup>	-32,522,146.66	-31,136,544.72
Net income for the financial year before accruals and deferrals	60,660,539.21	27,530,194.88
Interim payments made during the financial year:		
· On net income <sup>1</sup>	-	-
· On disposals of assets <sup>1</sup>	-	0.00
Other items <sup>2</sup>	-	-
<b>Net assets at the end of the financial year</b>	<b>2,544,126,427.15</b>	<b>2,275,086,299.27</b>

<sup>1</sup> Payments in accordance with Articles L.214-51 and L.214-69.

<sup>2</sup> None.

## 3. ADDITIONAL INFORMATION

In euros

### 3.1. BUILDINGS UNDER CONSTRUCTION, CONSTRUCTED OR ACQUIRED AND REAL RIGHTS, UNITS OR SHARES OF UNLISTED COMPANIES, ARTICLES L. 214-36-2 AND 3

#### Breakdown of buildings under construction, constructed or acquired property and real rights

None as at 31 December 2021

#### Change in the current value of units and shares of unlisted companies, Articles L. 214-36-2 and 3

Change in the current value	Financial year 31/12/2020	Disposals	Acquisitions	Change in valuation differences	Financial year 31/12/2021
Parts des sociétés de personnes art. L.214-36-2	2.94	-	-	0.12	3.06
Parts et actions des sociétés art. L.214-36-3	536,534,289.49	23,310,000.00	11,873,200.00	31,038,396.62	556,135,886.11
<b>Total</b>	<b>536.534.292.43</b>	<b>23.310.000.00</b>	<b>11.873.200.00</b>	<b>31.038.396.74</b>	<b>556.135.889.17</b>

Units and shares of companies were estimated on the basis of their revalued net assets as at 31 December 2021.

Units and shares of companies were recorded exclusive of costs.

#### Breakdown of units and shares of unlisted companies by business sector

Business sector	Financial year 31/12/2021	Financial year 31/12/2020
Offices	422,459,536.07	414,068,584.62
Residential	63,315,832.77	48,222,011.04
Retail	70,360,520.34	74,243,696.77

### 3.2. OTHER IMMOVABLE ASSETS

#### Breakdown by type of other immovable assets recorded on the balance sheet

Type of asset	Financial year 31/12/2021	Financial year 31/12/2020
Shares traded on a regulated market	367,958,960.34	339,396,075.81
Undertakings for collective investment in property (OPCI) and equivalent foreign undertakings	358,355,220.75	125,210,900.00
Current account advances <sup>1</sup>	839,729,510.33	851,484,671.73
Deposits and guarantees paid	-	-
Other long-term receivables	-	-
<b>Total</b>	<b>1,566,043,691.42</b>	<b>1,316,091,647.54</b>

<sup>1</sup> Including accrued interest on current accounts and valuation differentials.

Current account advances	Amount <sup>1</sup>	Maturity date
<b>SUBSIDIARIES</b>		
SAS DVP1	233,837,717.66	28/02/2024
SAS LE MAGELLAN	13,067,733.84	28/02/2024
DVP GERMANY GMBH	14,468,114.32	31/12/2027
DVP MUNICH HOTELS	27,741,532.39	31/12/2028
DVP GERMANY ASSETS SENIOR	43,466,572.50	31/12/2028
DVP GERMANY ASSETS JUNIOR	13,500,000.00	31/12/2028
DVP HERON	9,660,374.00	22/12/2026
HORIZON DEVELOPPEMENT	5,908,292.56	31/12/2027
GRAND RUE	20,785,972.40	30/06/2027
EPL	32,048,180.00	16/09/2098
HOLDCO POWERHOUSE	14,129,150.03	22/12/2029
DVP GREEN CLOVER Senior	28,700,000.00	21/03/2029
DVP GREEN CLOVER Junior	10,900,000.00	21/03/2029
DVP EUROPEAN CHANNEL	97,846,419.84	06/11/2029
DVP EUROPEAN CHANNEL JUNIOR	51,639,351.65	03/12/2029
DVP EUROPEAN CHANNEL SENIOR	39,510,023.39	13/12/2029
DVP HAUSSMANN	113,824,336.88	27/11/2029
DVP DEICTOR	56,050,000.00	10/12/2029
<b>Total</b>	<b>827,083,771.46</b>	

<sup>1</sup> Gross amount: this excludes accrued interest on current accounts and valuation differentials.

### 3.3. ITEMISED INVENTORY OF OTHER IMMOVABLE ASSETS, DEPOSITS AND NON-PROPERTY FINANCIAL INSTRUMENTS (OTHER THAN THE ASSETS COVERED UNDER PARAGRAPHS 3.1. AND 3.2.)

Description	Quantity	Listing currency	Valuation	% of average net
<b>Other immovable assets</b>			<b>839,729,510.33</b>	<b>33.01%</b>
AV CC SAS DVP1	233,837,717.66	EUR	233,837,717.66	-
AV C/C LE MAGELLAN	13,067,733.84	EUR	13,067,733.84	-
AV CC DVP1 GERMANY	14,468,114.32	EUR	14,468,114.32	-
AV CC DVP MUNICH HOTELS	27,741,532.39	EUR	27,741,532.39	-
AV C/C DVP ASSETS SENIOR	43,466,572.50	EUR	43,466,572.50	-
AV C/C DVP ASSETS JUNIOR	13,500,000.00	EUR	13,500,000.00	-
AV C/C SARL HERON PARK	9,660,374.00	EUR	9,660,374.00	-
AV C/C HORIZON DEVELOPPEMENT	5,908,292.56	EUR	5,908,292.56	-
AV C/C GRAND RUE	20,785,972.40	EUR	20,785,972.40	-
AV C/C EPL	32,048,180.00	EUR	32,048,180.00	-



Description	Quantity	Listing currency	Valuation	% of average net
AV C/C HOLDCO POWERHOUSE	14,129,150.03	EUR	14,129,150.03	-
AV C/C DVP GREEN CLOVER Senior	28,700,000.00	EUR	28,700,000.00	-
AV C/C DVP GREEN CLOVER Junior	10,900,000.00	EUR	10,900,000.00	-
AV C/C DVP EUROPEAN CHANNEL	97,846,419.84	EUR	97,846,419.84	-
AV C/C DVP EUROPEAN CHANNEL JUNIOR	51,639,351.65	EUR	51,639,351.65	-
AV C/C DVP EUROPEAN CHANNEL SENIOR	39,510,023.39	EUR	39,510,023.39	-
AV C/C DVP HAUSSMANN	113,824,336.88	EUR	113,824,336.88	-
AV C/C DVP DEICHTOR	56,050,000.00	EUR	56,050,000.00	-
INTERETS AV CC SAS DVP1	785,209.36	EUR	785,209.36	-
INTERETS AV C/C LE MAGELLAN	44,394.66	EUR	44,394.66	-
INTERETS AV CC DVP1 GERMANY	578,724.54	EUR	578,724.54	-
INTERETS AV CC DVP MUNICH HOTELS	282,705.45	EUR	282,705.45	-
INTERETS AV C/C DVPG ASSETS SENIOR	737,096.14	EUR	737,096.14	-
INTERETS AV C/C DVPG ASSETS JUNIOR	474,904.16	EUR	474,904.16	-
INTERETS AV C/C SARL HERON PARK	194,795.51	EUR	194,795.51	-
INTERETS AV C/C HORIZON DEVELOPPEMENT	59,568.24	EUR	59,568.24	-
INTERETS AV C/C GRAND RUE	88,268.95	EUR	88,268.95	-
INTERETS AV C/C EPL	727,010.72	EUR	727,010.72	-
INTERETS AV C/C HOLDCO POWERHOUSE	774.20	EUR	774.20	-
INTERETS AV C/C DVP GREEN CLOVER Senior	500,874.00	EUR	500,874.00	-
INTERETS AV C/C DVP GREEN CLOVER Junior	552,391.04	EUR	552,391.04	-
INTERETS AV C/C DVP EUROPEAN CHANNEL	185,197.13	EUR	185,197.13	-
INTERETS AV C/C DVP EUROPEAN CHANNEL JUNIOR	872,461.27	EUR	872,461.27	-
INTERETS AV C/C DVP EUROPEAN CHANNEL SENIOR	592,112.76	EUR	592,112.76	-
INTERETS AV C/C DVP HAUSSMANN	4,427,193.69	EUR	4,427,193.69	-
INTERETS AV C/C DVP DEICHTOR	1,542,057.05	EUR	1,542,057.05	-
<b>Shares traded on a regulated market, Article L. 214-36-4</b>			<b>367,958,960.34</b>	<b>14.46%</b>
COVIVIO SA	177,020.00	EUR	12,780,844.00	-
VONOVIA SE NA O.N.	704,122.00	EUR	34,149,917.00	-
INMOBILIARIA COLONIAL SOCIMI	1,442,056.00	EUR	11,896,962.00	-
KLEPIERRE	572,018.00	EUR	11,926,575.30	-
COFINIMMO	112,369.00	EUR	15,787,844.50	-
AROUNDTOWN SA	1,473,587.00	EUR	7,839,482.84	-
UNIBAIL RODAMCO SE	204,985.00	EUR	12,631,175.70	-
ALSTRIA OFFICE REIT-AG	321,647.00	EUR	6,281,765.91	-
LEG IMMOBILIEN AG	165,007.00	EUR	20,246,358.90	-
MERLIN PROPERTIES SOCIMI SA	1,067,377.00	EUR	10,214,797.89	-
AEDIFICA SA	132,863.00	EUR	15,265,958.70	-
GECINA SA	140,342.00	EUR	17,248,031.80	-
Warehouses De Pauw CVA	394,869.00	EUR	16,655,574.42	-
CA IMMOBILIEN ANLAGEN AG	165,346.00	EUR	5,456,418.00	-
ICADE	138,402.00	EUR	8,733,166.20	-
UNITE GROUP PLC	901,601.00	GBP	11,925,058.48	-
GRAINGER	2,959,786.00	GBP	11,104,485.35	-
Segro PLC	1,955,286.00	GBP	33,453,648.63	-
SHURGARD SELF STORAGE SA	71,928.00	EUR	4,135,860.00	-
PSP Swiss Property AG	101,126.00	CHF	11,096,874.20	-
Samhallsbyggnadsbolaget i Norden AB	2,367,291.00	SEK	15,271,510.12	-
Castellum AB	567,592.00	SEK	13,440,066.98	-
Pandox AB	278,823.00	SEK	3,953,783.80	-
Hufvudstaden AB	718,600.00	SEK	9,436,161.62	-
Fabege AB	766,660.00	SEK	11,284,705.03	-
Big Yellow Group PLC	390,159.00	GBP	7,932,365.57	-
GREAT PORTLAND EST	1,394,611.00	GBP	12,092,386.95	-
LAND SECURITIES GROUP PLC	1,699,658.00	GBP	15,717,180.45	-
<b>Undertakings for collective investment in property (OPCI) and equivalent undertakings, Article L.214-36-5</b>			<b>358,355,220.75</b>	<b>14.09%</b>
CONCEPTO	24,218.00	EUR	117,133,478.00	-
PHOENIX	2,344.00	EUR	241,221,742.75	-

Description	Quantity	Listing currency	Valuation	% of average net
<b>Non-property deposits and financial instruments</b>			<b>385,776,006.90</b>	<b>15.16%</b>
Dépôts : none	-		-	0.00%
Actions et valeurs assimilées : none	-		-	0.00%
<b>Bonds and equivalent securities</b>			<b>385,776,006.90</b>	<b>15.16%</b>
Crédit Agricole Italia SpA 0.125% 15/03/2033	2,900,000.00	EUR	2,813,261.79	-
BERLIN HYP 0,25%18-300523	4,400,000.00	EUR	4,450,553.59	-
Berlin Hyp AG 0.01% 24/01/2028	2,250,000.00	EUR	2,246,039.49	-
Berlin Hyp AG 0.25% 19/05/2033	1,400,000.00	EUR	1,386,357.48	-
Berlin Hyp AG 0.01% 24/08/2026	1,026,000.00	EUR	1,029,228.14	-
Berlin Hyp AG 0.125% 18/01/2030	1,400,000.00	EUR	1,397,279.97	-
Banco Santander SA 0.1 % 27/02/2032	1,800,000.00	EUR	1,760,614.76	-
Banco Santander SA 0.01 % 27/02/2025	1,000,000.00	EUR	1,003,875.03	-
BANCO SANTANDER S.A. OBL1,125%14-271124 CEDULAS	100,000.00	EUR	103,799.96	-
BCO SANTANDER CENTRAL HISPANO OBL4,625%07-040527 CEDULAS	700,000.00	EUR	893,574.17	-
Banco Santander SA 0.875% 09/05/2031	2,500,000.00	EUR	2,650,033.56	-
NATIONAL AUSTRALIA BANK LIMITED 0,875 % 19/02/2027	5,300,000.00	EUR	5,555,530.42	-
BANCO SANTANDER TOTTA S.A. OBL0,875%17-250424	7,900,000.00	EUR	8,141,748.66	-
BANCO SANTANDER TOTTA S.A. OBL1,25%17-260927	1,000,000.00	EUR	1,071,653.34	-
Westpac Banking Corp 0.01% 22/09/2028	2,000,000.00	EUR	1,974,136.98	-
CAJA RURAL NAVARRA S.COOPCRD.OBL0,875%1	4,600,000.00	EUR	4,755,523.48	-
CAJA RURAL NAVARRA S.COOPCRD.OBL0,5%15-160322 CEDULAS HIPO.	3,600,000.00	EUR	3,621,289.67	-
CAJA RURAL NAVARRA S.COOPCRD.OBL0,625%16-011224	1,100,000.00	EUR	1,117,022.57	-
AXA Home Loan SFH SA 0.01 16/10/2029	9,700,000.00	EUR	9,560,820.94	-
Korea Housing Finance Corp 0.01% 29/06/2026	3,903,000.00	EUR	3,881,735.60	-
Korea Housing Finance Corp 0.258% 27/10/2028	600,000.00	EUR	598,078.63	-
Yorkshire Building Society 0.01% 16/11/2028	1,700,000.00	EUR	1,676,936.82	-
YORKSHIRE BUI 0.125% 08/05/2024	350,000.00	EUR	352,814.68	-
STADSHYPOTEK AB 0.375% 13/03/2026	7,800,000.00	EUR	7,963,490.14	-
Stadshypotek AB 0.01 % 24/11/2028	2,887,000.00	EUR	2,860,933.16	-
Stadshypotek AB 0.01% 30/09/2030	1,400,000.00	EUR	1,368,858.82	-
ARKEA HOME LOANS 0.75 % 10/05/2027	5,400,000.00	EUR	5,621,072.30	-
Bank of Nova Scotia/The 0.01 14/01/2027	2,679,000.00	EUR	2,672,240.84	-
Bank of Nova Scotia/The 0.01% 15/12/2027	1,400,000.00	EUR	1,392,531.67	-
Vesteda Finance BV 0.75% 18/10/2031	1,600,000.00	EUR	1,583,492.38	-
ROYAL BK CDA 0,625%18-100925	2,000,000.00	EUR	2,054,772.60	-
RBC TORONTO 0,25%18-280623	2,118,000.00	EUR	2,141,195.00	-
NATIONAL AUS BK 0,7519-300126	2,500,000.00	EUR	2,593,836.64	-
National Australia Bank Ltd 0.01% 06/01/2029	1,400,000.00	EUR	1,380,203.81	-
Nationale-Nederlanden Bank NV/The Netherlands 0.05% 24/09/2035	1,800,000.00	EUR	1,698,369.04	-
Nationale-Nederlanden Bank NV/The Netherlands 0.01 % 8/7/2030	6,800,000.00	EUR	6,673,989.48	-
Nationale-Nederlanden Bank NV 0.375% 4/3/2041	2,000,000.00	EUR	1,935,547.67	-
Canadian Imperial Bank of Commerce 0.01% 30/04/2029	1,000,000.00	EUR	985,817.40	-
Canadian Imperial Bank of Commerce 0.01% 07/10/2026	1,400,000.00	EUR	1,398,058.99	-
UniCredit Bank AG 0.01% 15/09/2028	2,185,000.00	EUR	2,173,768.80	-
UniCredit Bank AG 0.01 % 24/6/2030	3,879,000.00	EUR	3,817,412.64	-
UniCredit Bank AG 0.875% 11/01/2029	2,200,000.00	EUR	2,334,314.82	-
UNICREDIT BANK 0,62518-1125	4,000,000.00	EUR	4,113,345.21	-
UniCredit Bank AG 0.01% 21/01/2036	1,261,000.00	EUR	1,182,068.14	-
UniCredit Bank AG 0.01% 10/03/2031	1,259,000.00	EUR	1,232,513.39	-
UniCredit Bank AG 0.01% 21/05/2029	1,900,000.00	EUR	1,882,562.68	-
UniCredit Bank AG 0.01% 28/09/2026	962,000.00	EUR	964,796.29	-
Toronto-Dominion Bank, 0.1% 19/07/2027	1,700,000.00	EUR	1,702,566.06	-
Achmea Bank NV 0.25% 29/09/2037	1,400,000.00	EUR	1,342,102.14	-
Bank of New Zealand 0.01% 15/06/2028	1,400,000.00	EUR	1,381,471.86	-
Commonwealth Bank of Australia 0.125% 15/10/2029	1,700,000.00	EUR	1,680,666.58	-
National Bank of Canada 0.01% 25/03/2028	1,360,000.00	EUR	1,349,130.63	-
National Bank of Canada 0.01% 29/09/2026	1,400,000.00	EUR	1,398,916.43	-
DZ HYP AG 0.01% 27/10/2028	3,588,000.00	EUR	3,568,584.01	-

Description	Quantity	Listing currency	Valuation	% of average net
DZ HYP AG 0.01% 29/03/2030	1,598,000.00	EUR	1,575,567.80	-
DZ HYP AG. 0.01% 20/04/2029	2,920,000.00	EUR	2,897,840.00	-
DZ HYP AG 0.01% 15/11/2030	1,900,000.00	EUR	1,864,418.99	-
DZ HYP AG 0.01% 26/10/2026	1,900,000.00	EUR	1,904,349.44	-
OP Mortgage Bank 0.625% 01/09/2025	3,300,000.00	EUR	3,398,976.16	-
OP MORTGAGE BANK 0.01% 19/11/2026	5,200,000.00	EUR	5,210,986.44	-
OP Mortgage Bank 0.01% 19/11/2030	2,940,000.00	EUR	2,885,558.05	-
OP Mortgage Bank 0.05% 25/03/2031	680,000.00	EUR	668,086.05	-
Aegon Bank NV 0.01% 16/11/2025	3,000,000.00	EUR	3,002,139.46	-
Aegon Bank NV 0.375% 09/06/2036	2,900,000.00	EUR	2,843,326.05	-
La Banque Postale Home Loan SFH SA 0.25 02/12/2035	500,000.00	EUR	486,963.01	-
Royal Bank of Canada 0.05% 19/06/2026	4,900,000.00	EUR	4,908,522.43	-
Royal Bank of Canada 0.01% 27/01/2031	1,964,000.00	EUR	1,911,372.06	-
Royal Bank of Canada 0.01% 05/10/2028	2,900,000.00	EUR	2,869,680.30	-
Santander UK PLC 0.375% 20/09/2023	1,900,000.00	EUR	1,924,222.66	-
ASB Finance Ltd/London 0.25% 21/05/2031	2,600,000.00	EUR	2,567,244.27	-
Banco Bilbao (BBVA) 3.875% 30/01/2023	3,000,000.00	EUR	3,246,513.70	-
BBVA 0,625%16-180323 CED	2,600,000.00	EUR	2,646,049.56	-
Cie de Financement Foncier SA 0.01% 10/11/2027	5,900,000.00	EUR	5,881,267.90	-
CFF 0,625%15-100223 EMTN	2,500,000.00	EUR	2,544,941.09	-
FIN FONCIER 0,75%18-290526	2,500,000.00	EUR	2,597,677.74	-
Cie de Financement Foncier SA 3/8 04/09/27	2,000,000.00	EUR	2,042,385.75	-
Crédit Mutuel Home Loan SFH SA 0.01% 20/07/2028	1,400,000.00	EUR	1,392,294.44	-
Kookmin Bank 0.048% 19/10/2026	979,000.00	EUR	975,515.99	-
Bank of Montreal 0.05% 08/06/2029	1,900,000.00	EUR	1,876,815.58	-
Landesbank Baden-Wuerttemberg 0.01% 17/06/2026	3,613,000.00	EUR	3,622,664.03	-
Société Générale SFH SA 0.5 % 28/1/2026	3,700,000.00	EUR	3,802,221.87	-
STE GAL SFH 0,25%18-110923	2,500,000.00	EUR	2,528,686.30	-
STE GAL SFH 0,7519-290127	1,200,000.00	EUR	1,253,803.56	-
Société Générale SFH, 0.75% 18OCT2027	2,200,000.00	EUR	2,292,340.03	-
Société Générale SFH 0 1/8 07/18/29	2,700,000.00	EUR	2,695,307.92	-
Société Générale SFH SA 0.01% 02/12/2026	1,400,000.00	EUR	1,403,414.84	-
Cie de Financement Foncier SA 0.05 % 16/04/2024	1,100,000.00	EUR	1,108,501.79	-
Cie de Financement Foncier SA 0.01% 16/04/2029	1,000,000.00	EUR	989,702.05	-
Cie de Financement Foncier SA 0.01% 15/07/2026	1,300,000.00	EUR	1,302,050.75	-
ING BELGIUM 18-300525	900,000.00	EUR	926,602.77	-
BANKINTER S.A. OBL0,875%15-030822	4,900,000.00	EUR	4,956,309.73	-
BANKINTER 1,25%18-070228	6,500,000.00	EUR	6,987,026.30	-
BANKINTER S.A. OBL1%15-05025 CED	1,500,000.00	EUR	1,562,419.93	-
BPCE SFH - SOCIETE DE FI 0.01 23/03/2028	900,000.00	EUR	895,570.52	-
Crédit Agricole Cariparma 0.875% 31/01/2022	11,700,000.00	EUR	11,806,316.14	-
Commerzbank AG 1,5% 16/04/2018	3,100,000.00	EUR	3,275,419.24	-
COMMERZBANK 0,62518-0525	6,054,000.00	EUR	6,232,981.95	-
ING-DiBa AG 0.01% 07/10/2028	2,300,000.00	EUR	2,290,557.08	-
CAIXABANK S.A. OBL0,625%15-270325 CED	1,900,000.00	EUR	1,953,333.52	-
DNB Boligkreditt AS 0.01% 10/08/27	3,900,000.00	EUR	3,885,921.00	-
DNB BOLIGKREDIT 0,37518-1123	7,234,000.00	EUR	7,333,779.66	-
DNB Boligkreditt AS 0.01% 21/01/2031	1,795,000.00	EUR	1,755,788.84	-
CRÉDIT AGRICOLE HOME LOAN 0.01 03/11/2031	3,700,000.00	EUR	3,593,391.85	-
CRÉDIT AGRICOLE HOME LOAN 0.125% 16/12/2024	1,900,000.00	EUR	1,917,122.12	-
CA SFH 0,750%17-050527	1,600,000.00	EUR	1,669,605.92	-
CA HOME LOAN 0,518-190226	3,300,000.00	EUR	3,389,825.55	-
CA HOME LOAN 0,875%18-110828	900,000.00	EUR	949,059.00	-
CA HOM.LOAN 1,5%18-280938 EMTN	500,000.00	EUR	578,793.69	-
Crédit Agricole Home Loan SFH SA 0.01% 12/04/2028	1,400,000.00	EUR	1,394,285.51	-
Westpac Securities NZ Ltd/London 0.01% 08/06/2028	1,400,000.00	EUR	1,380,802.55	-
Muenchener Hypothekenbank eG 0.01% 19/10/2039	1,474,000.00	EUR	1,339,262.87	-
Muenchener Hypothekenbank eG 0.25% 02/05/2036	1,000,000.00	EUR	970,068.08	-
LBK HESSEN-THUERING 0,518-25	2,200,000.00	EUR	2,253,671.56	-

Description	Quantity	Listing currency	Valuation	% of average net
HESLAN 0 07/03/2024	1,700,000.00	EUR	1,711,203.00	-
BPCE SFH SA 0.01% 29/01/2036	1,000,000.00	EUR	932,093.15	-
BPCE SFH SA 0.01% 18/03/2031	1,000,000.00	EUR	975,890.00	-
BPCE SFH SA 0.125% 03/12/2030	1,100,000.00	EUR	1,087,939.78	-
INGBK0.75%18FEB29	2,500,000.00	EUR	2,626,609.25	-
ING Bank NV 0.125% 08/12/2031	1,400,000.00	EUR	1,376,553.07	-
Jyske Realkredit A/S 0.01% 1/10/2027	1,200,000.00	EUR	1,194,114.41	-
La Banque Postale Home Loan SFH SA 0.01% 22/10/2029	5,000,000.00	EUR	4,933,751.37	-
LBP HL SFH 0,519-300126	2,000,000.00	EUR	2,054,812.87	-
Cooperatieve Rabobank UA 0.01% 2/7/2030	1,400,000.00	EUR	1,376,844.96	-
COOP RABOBANK 0,87519-010229	1,400,000.00	EUR	1,484,292.27	-
Cooperatieve Rabobank UA 0.01 % 27/11/2040	1,900,000.00	EUR	1,707,948.26	-
Cooperatieve Rabobank UA 0.125% 01/12/2031	1,400,000.00	EUR	1,376,013.01	-
BNP PARIBAS FORTIS SA OBL0%16-241023	1,500,000.00	EUR	1,509,075.00	-
Autobahnen-und Schnell-strassen-Finanzierungs AG 3.375% 22/09/2025	400,000.00	EUR	455,833.59	-
Export Development Canada 0% 27/01/2025	302,000.00	EUR	303,642.88	-
OeBB-Infrastruktur AG 1% 18/11/2024	569,000.00	EUR	589,370.36	-
Portugal Obrigacoes do Tesouro OT 2.875% 21/07/2026	1,000,000.00	EUR	1,156,395.34	-
BNP PAR. FORT. 0,625%18-041025	2,100,000.00	EUR	2,158,664.22	-
BANCO SANTANDER S.A. OBL0,75%-090922 CED HIP	500,000.00	EUR	505,367.05	-
ABN AMRO BANK N.V. OBL1,5%15-300930	6,500,000.00	EUR	7,246,147.47	-
ABN AMRO BANK N.V. OBL0,875%16-140126	3,200,000.00	EUR	3,350,586.74	-
ABN AMRO BANK N.V. OBL1%16-130431	2,600,000.00	EUR	2,799,465.95	-
INTESA SANPAOLO SPA OBL0,625%15-200122	900,000.00	EUR	905,900.42	-
INTESA SANPAOLO 1,125%18-0725	2,200,000.00	EUR	2,309,456.63	-
INTESA SANPAOLO SPA OBL3,25%14-100226	1,700,000.00	EUR	1,980,718.21	-
NATIONAL AUSTRALIA BANK LTD OBL1,875%12-130123	1,000,000.00	EUR	1,042,447.67	-
NORDEA MORTGAGE BANK PLC OBL0,625%15-170327	900,000.00	EUR	934,422.41	-
TORONTO DOMINION B 0,375%16-23	1,000,000.00	EUR	1,013,179.04	-
RBC 0,2519-290124 EMTN	1,800,000.00	EUR	1,824,135.78	-
FINANCEMENT FONCIER (CIE DE) OBL0,5%16-040924 EMTN	1,000,000.00	EUR	1,020,603.84	-
IBERCAJA BANCO 0,25%16-181023	3,300,000.00	EUR	3,328,229.02	-
BPCE SFH OBL0,375%16-100223	3,400,000.00	EUR	3,444,233.53	-
BPCE SFH OBL0,375%17-210224 EMTN	5,700,000.00	EUR	5,800,640.91	-
BPCE SFH 0,75%18-020926 EMTN	1,500,000.00	EUR	1,550,096.92	-
BPCE SFH 0.625% SEPT 27	900,000.00	EUR	930,879.74	-
DNB BOLIGKREDIT 0,625%18-0625	1,265,000.00	EUR	1,301,625.91	-
DNB BOLIGKREDIT AS OBL0,25%16-180423	2,500,000.00	EUR	2,526,959.68	-
CRÉDIT AGRICOLE HOME LOAN SFH OBL0,375%16-240323	4,000,000.00	EUR	4,052,953.43	-
CRÉDIT AGRICOLE HOME LOAN SFH OBL0,625%15-110923	1,751,000.00	EUR	1,784,102.54	-
BQUE POSTALE HOME LOAN SFH(LA)OBLTV16-180124 EMTN	250,000.00	EUR	253,797.05	-
BQUE POSTALE HOME LOAN SFH(LA)OBL2,375%14-150124 EMTN	2,700,000.00	EUR	2,909,801.46	-
BPH 0,62517-230627 INDX	2,000,000.00	EUR	2,071,618.08	-
COOP RABOBANK 0,875%18-080228	1,500,000.00	EUR	1,584,526.44	-
COOP RABOBANK 0.25%17-310524	3,800,000.00	EUR	3,852,299.97	-
BNP PAR. FORT.0.5%17-230924	1,500,000.00	EUR	1,530,901.43	-
<b>Open-ended undertaking for collective investment</b>			<b>5,772,665.93</b>	
BNP PARIBAS MOIS ISR I	253.70	EUR	5,772,665.93	0.23%
<b>Temporary securities transactions</b>				
Assets: none	-	-	-	0.00%
Liabilities: none	-	-	-	0.00%
<b>Financial contracts</b>				
Assets: none	-	-	-	0.00%
Liabilities: none	-	-	-	0.00%
<b>Total inventory of other immovable assets and non-property, deposits and financial instruments</b>			<b>1,957,592,364.25</b>	<b>76.95%</b>
Net assets	-	-	2,544,126,427.15	-

### 3.4. BREAKDOWN OF RECEIVABLES

Rents receivable: none as at 31 December 2021

Breakdown of balance sheet items – Other receivables	Financial year 31/12/2021	Financial year 31/12/2020
<b>Other receivables</b>		
Interest or dividends receivable	5,613,008.17	2,233,942.24
State and other authorities	-	-
Other debtors	1,229.46	1,229.46
Prepaid expenses	511,632.29	-
Deposit – EUR	-	-
<b>Total</b>	<b>6,125,869.92</b>	<b>2,235,171.70</b>

### 3.5. SHAREHOLDERS' EQUITY

As at 31 December 2021, the number of shares outstanding was 20 243 004,889.

Subscriptions and redemptions over the financial year	Number of units or shares	Gross amounts <sup>1</sup>	Charges and fees payable to the OPCI
Subscriptions registered	1,972,093.239	244,353,374.24	3,143,142.34
Redemptions carried out	178,811.358	22,081,572.07	-
<b>Net amounts</b>	<b>1,793,281.881</b>	<b>222,271,802.170</b>	<b>3,143,142.340</b>

<sup>1</sup> Excluding charges and fees.

Called/uncalled subscribed capital	Financial year 31/12/2021	Financial year 31/12/2020	Changes in the financial year
Called capital subscribed	2,351,694,123.89	2,129,422,321.72	222,271,802.17
Uncalled capital subscribed	-	-	-
<b>Capital subscribed</b>	<b>2,351,694,123.89</b>	<b>2,129,422,321.72</b>	<b>222,271,802.17</b>

Percentage of payment of the subscribed capital: 100.00%

Breakdown of balance sheet item	Financial year 31/12/2021	Financial year 31/12/2020
Capital	2,408,148,386.39	2,176,821,673.68
Net capital gains carried forward	29,481,071.36	30,439,094.68
Accrual account for net capital gains carried forward	2,879,140.95	4,272,959.20
Previous net income carried forward	36,496,538.97	24,717,962.02
Accrual account for previous net income carried forward	3,541,881.60	9,660,073.58
Income for the financial year	60,660,539.21	27,530,194.88
Accrual account for income for the financial year	2,918,868.67	1,644,341.23
Interim payments made during the financial year	-	-
Accruals on interim payments made during the financial year	-	-
<b>Total shareholders' equity (net assets)</b>	<b>2,544,126,427.15</b>	<b>2,275,086,299.27</b>

### 3.6. TABLE OF RESULTS AND OTHER CHARACTERISTIC ITEMS OF THE OPCI OVER THE PREVIOUS FIVE YEARS

	Financial year 31/12/2021	Financial year 31/12/2020	Financial year 31/12/2019	Financial year 31/12/2018	Financial year 31/12/2017
Net assets	2,544,126,427.15	2,275,086,299.27	1,986,472,465.22	1,373,649,758.70	1,106,080,611.16
Number of units outstanding	20,243,004.889	18,449,723.010	15,691,585.253	11,679,356.853	9,396,669.598
Net asset value per unit	125.68	123.31	126.59	117.61	117.70
Distribution per unit on net capital gains and losses <sup>1</sup>	-	-	-	-	-
Distribution per unit on income <sup>1</sup>	1.82	1.75	1.75	1.45	1.45
Unit capitalisation	-	-	-	-	-

<sup>1</sup> Including advances.



### 3.7. DEBTS

#### Debt breakdown

Breakdown of balance sheet item	Financial year 31/12/2021	Financial year 31/12/2020
Borrowings	50,000,000.00	107,000,000.00
Bank loans and overdrafts	-	-
Financing costs payable	80,205.72	61,927.09
<b>Total payables to credit institutions</b>	<b>50,080,205.72</b>	<b>107,061,927.09</b>
Current account advances granted to the OPC	-	-
Outstanding operating and management costs	6,795,265.06	12,785,813.62
Tenants in credit	-	-
Debts on fixed assets	341,665.35	643,165.35
State and other authorities	-	-
Subscription fee accruing to the SPPICAV	4,888,540.54	823,366.03
Subscriptions received	-	-
Other creditors	134,771.25	83,505.92
Operation "Bodio 5+1" Transfert of shares	96,329,071.79	-
Deferred income	-	-
<b>Total other operating liabilities</b>	<b>108,489,313.99</b>	<b>14,335,850.92</b>

#### Breakdown of loans by residual maturity

Breakdown by residual maturity	Up to 1 year	[1 to 5 years [	> 5 years	Total
Fixed-rate financial loans and debt	-	-	-	-
Amortisable loans	50,000,000.00	-	-	50,000,000.00

#### Breakdown of loans by asset type

Breakdown of financed assets by type	31/12/2021	31/12/2020
Immovable liabilities	-	-
Other loans	50,000,000.00	107,000,000.00
Security deposits received	-	-
<b>Total</b>	<b>50,000,000.00</b>	<b>107,000,000.00</b>

#### Mortgages

None as at 31 December 2021

### 3.8. DETAILS OF PROVISIONS

None as at 31 December 2021

### 3.9. INCOME AND EXPENSES ASSOCIATED WITH PROPERTY BUSINESS

Breakdown of items included in the income statement	31/12/2021	31/12/2020	Accounting treatment
<b>Income from property business</b>			
Property income	-	-	-
<i>Rents</i>	-	-	-
<i>Invoiced expenses (reimbursement of expenses)</i>	-	-	-
<i>Other property income</i>	-	-	-
Income from units and shares of immovable entities	10,789,511.92	20,248,470.51	-
Other income associated with immovable assets	52,371,764.51	29,736,383.57	Income from associated current accounts
<b>Total</b>	<b>63,161,276.43</b>	<b>49,984,854.08</b>	<b>-</b>
<b>Expenses associated with property business</b>			
Property charges and expenses	-	-	-
Expenses on units and shares of immovable entities	-	-	-
Other expenses on immovable assets	-	-	-
Loan charges on immovable assets	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>

### 3.10. INCOME AND EXPENSES ASSOCIATED WITH FINANCIAL TRANSACTIONS

Breakdown of items included in the income statement	31/12/2021	31/12/2020
<b>Income from financial transactions</b>		
Income on non-property deposits and financial instruments	-	-
<i>Income from deposits</i>	-	-
<i>Income from equities and equivalent securities</i>	-	-
<i>Income from bonds and equivalent securities</i>	1,117,840.25	1,554,587.57
<i>Income from debt securities</i>	723,427.97	1,307,699.60
<i>Income from undertakings for collective investment</i>	-	-
<i>Income from temporary securities transactions</i>	-	-
<i>Income from forward financial instruments</i>	-	-
Other financial income	479,268.35	-
<b>Total</b>	<b>2,320,536.57</b>	<b>2,862,287.17</b>
<b>Expenses on financial transactions</b>		
Expenses on non-property deposits and financial instruments	-	-
<i>Expenses on temporary securities transactions</i>	-	-
<i>Expenses on forward financial instruments</i>	-	-
Other financial expenses	-2,113,508.41	-1,689,211.05
<b>Total</b>	<b>-2,113,508.41</b>	<b>-1,689,211.05</b>

### 3.11. OTHER INCOME AND OTHER EXPENSES

Breakdown of items included in the income statement	Amount at 31/12/2021	Amount at 31/12/2020
Other income		
<i>of which management company re-invoicing</i>	-	4,128.94
<i>of which miscellaneous income</i>	-	-
<b>Total</b>	<b>-</b>	<b>4,128.94</b>
Other expenses		
<i>Costs of sales of financial instruments</i>	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

### 3.12. MANAGEMENT FEES

	Amount at 31/12/2021 (incl. tax)	Real rate (% of mean net assets)	Amount at 31/12/2020 (incl. tax)	Real rate (% of mean net assets)
<b>Recurring costs (management and operating costs)</b>	<b>20,007,781.07</b>	<b>0.83%</b>	<b>17,701,421.80</b>	<b>0.81%</b>
Of which:				
Custodian fees	623,663.38	0.03%	525,979.47	0.02%
Statutory auditor fees	102,919.71	0.00%	54,419.46	0.00%
Valuer fees	179,833.96	0.01%	181,112.40	0.01%
Management company fees	18,794,581.82	0.78%	16,635,793.45	0.76%
Miscellaneous	306,782.20	0.01%	304,117.02	0.01%
<i>Average net assets</i>	<i>2,402,627,314.24</i>		<i>Average net assets</i>	<i>2,177,886,744.92</i>

### 3.13. INCOME FROM DISPOSALS OF ASSETS

Breakdown by type	Capital gains realised	Capital losses realised	Income from disposals in the financial year	
			31/12/2021	31/12/2020
Undeveloped land	-	-	-	-
Land and buildings	-	-	-	-
Buildings on third-party land	-	-	-	-
Other real rights	-	-	-	-
Buildings under construction	-	-	-	-
<b>Total - Buildings under construction, constructed or acquired property and real rights</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Partnership units – Art. L.214-36-2	-	-	-	-
Units and shares of companies – Art.L.214-36-3	-	-	-	-
Shares traded on a regulated market Art. L.214-36-4	34,999,993.14	15,533,509.74	19,466,483.40	-5,180,487.40
Units or shares of OPCIs and equivalent funds	-	-	-	-
Other property assets	-	-	-	-
<b>Total - Other immovable assets</b>	<b>34,999,993.14</b>	<b>15,533,509.74</b>	<b>19,466,483.40</b>	<b>-5,180,487.40</b>
<b>Total - Immovable assets</b>	<b>34,999,993.14</b>	<b>15,533,509.74</b>	<b>19,466,483.40</b>	<b>-5,180,487.40</b>
<b>Total - Non-property deposits and financial instruments</b>	<b>627,169.74</b>	<b>2,793,637.45</b>	<b>-2,166,467.71</b>	<b>-749,955.06</b>
<b>Total</b>	<b>35,627,162.88</b>	<b>18,327,147.19</b>	<b>17,300,015.69</b>	<b>-5,930,442.46</b>

### 3.14. COMMITMENTS RECEIVED AND GIVEN

#### Commitments impacting investments in property and other immovable assets

Type of commitments	Amount of the commitment
Commitments received	-
Commitments given	-
Reciprocal commitments	-

#### Trading commitments

Commitments by type of income	Amount of the commitment
Commitments on regulated or equivalent markets	
Futures contracts:	-
Over-the-counter commitments	-
Other commitments	-

### 3.15. INCOME ALLOCATION TABLES

Tableau d'affectation du résultat	Financial year 31/12/2021	Financial year 31/12/2020
Net income	43,360,523.52	33,460,637.34
Adjustment of net income	2,437,693.41	944,881.29
Income from disposals of assets	17,300,015.69	-5,930,442.46
Adjustment of disposals of assets	481,175.26	699,459.94
Interim payments in the financial year	-	-
Adjustment of interim payments in the financial year	-	-
<b>Outstanding amount to be allocated for the financial year (I)</b>	<b>63,579,407.88</b>	<b>29,174,536.11</b>
Net income carried forward	36,496,538.97	24,717,962.02
Net capital gains carried forward	29,481,071.36	30,439,094.68
Deferral account adjustment	6,421,022.55	13,933,032.78
<b>Outstanding amount to be allocated for previous financial years (II)</b>	<b>72,398,632.88</b>	<b>69,090,089.48</b>
<b>Total sums to be allocated (I + II)<sup>1</sup></b>	<b>135,978,040.76</b>	<b>98,264,625.59</b>
Distribution	36,842,268.90	32,287,015.27
Previous net income carried forward	48,994,368.60	36,496,538.96
Net capital gains carried forward	50,141,403.20	29,481,071.36
Incorporation into capital	-	-
<b>Total of sums allocated</b>	<b>135,978,040.70</b>	<b>98,264,625.59</b>

<sup>1</sup> Subject to the decision of the General Meeting to approve the accounts for the financial year ended 31/12/2021.

#### Table of advances paid for the financial year

None as at 31 December 2021

### 3.16. TABLE OF SUBSIDIARIES AND SHAREHOLDINGS

	Current value of securities in €	Capital	Profit/loss	Shareholders' equity	Share held (as %)
<b>SUBSIDIARIES</b>					
SAS DVP1 <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	179,757,377.83	18,402,300.00	11,261,339.92	117,168,173.77	100%
SAS LE MAGELLAN <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	32,947,390.06	2,580,000.00	109,022.63	16,454,464.39	100%
SAS DVP HERON <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	55,680,296.46	6,810,000.00	917,566.85	11,042,688.66	100%
SAS DVP GREEN CLOVER <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	4,462,560.32	2,560,840.00	-387,949.58	4,462,559.96	100%
SAS DVP EUROPEAN CHANNEL <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	6,846,832.05	1,000.00	46,473.55	-755,587.50	100%
SAS DVP HAUSSMANN <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	14,680,223.88	4,000,000.00	-2,708,310.31	14,680,223.88	100%
SCI DVP HOCHÉ <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	25,866,774.62	8,460,000.00	590,125.14	-2,624,630.14	0.01% directly 99.99% via DVP1
GRAND-RUE PROPERTY INVESTMENTS S.à.r.l. <sup>1</sup> 46A, avenue J.F. Kennedy 1855 Luxembourg	30,781,229.18	2,112,500.00	7,738.00	-400,419.53	100%
CONCEPTO <sup>1</sup> Piazza Lina Bo Bardi no 3 20124 Milan	117,133,478.00	120,000,000.00	14,079,591.00	234,266,956.00	50%
PHEONIX Via Salandra 13- 00187 Roma	241,221,742.75	234,400,000.00	6,773,216.07	241,173,216.07	100%
BODIO 5+1 20 Via Vittor Pisani 20127 Milan	92,633,580.97	20,000.00	15,355,524.37	92,749,142.69	100%
<b>SHAREHOLDINGS</b>					
SAS POWERHOUSE HABITAT <sup>1</sup> 23, rue du Roule 75001 Paris	63,315,832.21	388,243,403	16,707,247.44	404,950,650.37	11.36%
EPL <sup>1</sup> 167, quai de La Bataille de Stalingrad 92687 Issy-les-Moulineaux	75,030,563.15	63,809,020	84,492.35	65,056,155.20	48.20%

<sup>1</sup> According to the financial statements as at 31/12/2021.

## 4. 4. OTHER INFORMATION

### 4.1. OFF-BALANCE SHEET COMMITMENTS

#### Commitments given

Collateral: "Equities and Securities" pledged accounts and other instruments credited to the pledged accounts.

#### Banking covenants

None as at 31 December 2021

#### Financial contracts

None as at 31 December 2021

## 5. SUBSEQUENT EVENT

The war in Ukraine which has been raging since February 24, 2022 could affect the economic environment of the company. Although the company has no direct exposure to Russia or Ukraine, notably regarding the location of its assets, these events could have negative consequences on the company's activity, its financial situation, its cash flow, its results or the value of its real estate assets. On the date of preparation of the annual accounts, no element likely to significantly affect the activity of the company has arisen.



# STATUTORY AUDITOR'S REPORT

Disclaimer: this is a translation into English of the statutory auditor's report on the financial statements of the Company issued in French and it is provided solely for the convenience of English speaking users. This statutory auditor's report includes information required by European regulation and French law, such as information about the appointment of the statutory auditors or verification of the management report and other documents provided to shareholders. This report should be read in conjunction with, and construed in accordance with, French law and professional auditing standards applicable in France.

## STATUTORY AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS (FREE TRANSLATION OF A FRENCH LANGUAGE ORIGINAL)

FOR THE YEAR ENDED 31 DECEMBER 2021

To the shareholders of the SPPICAV BNP Paribas Diversipierre,

### Opinion

In compliance with the engagement entrusted to us by your board of directors, we have audited the accompanying financial statements of the SPPICAV BNP Paribas Diversipierre for the year ended 31 December 2021.

In our opinion, the financial statements give a true and fair view of the assets and liabilities and of the financial position of the SPPICAV as at 31 December 2021 and of the results of its operations for the year then ended in accordance with French accounting principles.

### Basis for opinion

#### Audit framework

We conducted our audit in accordance with professional standards applicable in France. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under those standards are further described in the Statutory Auditor's Responsibilities for the Audit of the Financial Statements section of our report.

#### Independence

We conducted our audit engagement in compliance with independence requirements of the French Commercial Code (code de commerce) and the French Code of Ethics (code de déontologie) for statutory auditors rules applicable to us, for the period from 1st January 2021 to the date of our report.

### Justification of assessments

Due to the global crisis related to the Covid-19 pandemic, the financial statements of this period have been prepared and audited under specific conditions. Indeed, this crisis and the exceptional measures taken in the context of the state of sanitary emergency have had numerous consequences for the SPPICAV, particularly on their operations and their financing, and have led to greater uncertainties on their future prospects. Those measures, such as travel restrictions and remote working, have also had an impact on the SPPICAV's internal organization and the performance of the audits.

It is in this complex and evolving context that, in accordance with the requirements of Articles L.823-9 and R.823-7 of the French Commercial Code (code de commerce) relating to the justification of our assessments, we inform you of the following matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period.

These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on specific items of the financial statements.

As indicated in the notes to the financial statements, your company applies the accounting principles and the methods defined by the French regulation "Règlement ANC n°2014-06 du 2 octobre 2014 modifié". In the context of our work, we have verified the correct application of those accounting standards.

The paragraph "Actifs à caractère immobilier" of the note to the financial statement

"1. Principes, règles et méthodes comptables" regarding the valuation of the real estate assets indicate the involvement of two independent valuations specialists and the procedures applied by the management company to determine the property assets valuation. Our work consisted to evaluate the approach used to determine the present value of the real estate assets and to verify the correct application of the accounting standards.

## Verification of the management report and of the other documents provided to the shareholders

*We have also performed, in accordance with professional standards applicable in France, the specific verifications required by French laws and regulations.*

Information given in the management report and in the other documents with respect to the financial position and the financial statements provided to the Shareholders

We have no matters to report as to the fair presentation and the consistency with the financial statements of the information given in the management report of the Board of Directors and in the other documents provided to the shareholders with respect to the financial position and the financial statements.

## Report on the corporate governance

We attest that the Board of Directors' report on corporate governance sets out the information required by the Article L.225-37-4 of the French Commercial Code (code de commerce).

## Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with French accounting principles and for the implementation of the internal controls as management determines necessary to the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the SPICAV's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is expected to liquidate the SPICAV or to cease operations.

The financial statements were approved by the Board of Directors.

## Statutory auditor's responsibilities for the audit of the financial statements

Our role is to issue a report on the financial statements. Our objective is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with professional standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As specified in Article L.823-10-1 of the French Commercial Code (code de commerce), our statutory audit does not include assurance on the viability of the Company or the quality of management of the affairs of the Company.

As part of an audit conducted in accordance with professional standards applicable in France, the statutory auditor exercises professional judgment throughout the audit and furthermore:

- Identifies and assesses the risks of material misstatement of the financial statements, whether due to fraud or error; designs and performs audit procedures responsive to those risks, and obtains audit evidence considered to be sufficient and appropriate to provide a basis for his opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtains an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control;
- Evaluates the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management in the financial statements;
- Assesses the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. This assessment is based on the audit evidence obtained up to the date of his audit report. However, future events or conditions may cause the Company to cease to continue as a going concern. If the statutory auditor concludes that a material uncertainty exists, there is a requirement to draw attention in the audit report to the related disclosures in the financial statements or, if such disclosures are not provided or inadequate, to modify the opinion expressed therein;
- Evaluates the overall presentation of the financial statements and assesses whether these statements represent the underlying transactions and events in a manner that achieves fair presentation.

Paris La Défense, on the 11 April 2022

The statutory auditor

French original signed by Pascal Lagand  
Partner

# STATUTORY AUDITOR'S REPORT

Disclaimer: this is a translation into English of the statutory auditor's report on the financial statements of the Company issued in French and it is provided solely for the convenience of English speaking users. This statutory auditor's report includes information required by European regulation and French law, such as information about the appointment of the statutory auditors or verification of the management report and other documents provided to shareholders. This report should be read in conjunction with, and construed in accordance with, French law and professional auditing standards applicable in France.

## STATUTORY AUDITOR'S SPECIAL REPORT ON REGULATED AGREEMENTS AND COMMITMENTS (FREE TRANSLATION OF A FRENCH LANGUAGE ORIGINAL)

### FOR THE YEAR ENDED 31 DECEMBER 2021

To the shareholders of the SPPICAV BNP Paribas Diversipierre,

In our capacity as Statutory Auditors of your company, we hereby report to you on regulated agreements.

The terms of our engagement require us to communicate to you, based on information provided to us, the principal terms and conditions of those agreements and brought to our attention or which we may have discovered during the course of our audit, without expressing an opinion on their usefulness and appropriateness or identifying such other agreements, if any. It is your responsibility, in application to Article R.225-31 of the French Commercial Code (Code de commerce), to assess the interest involved in respect of the conclusion of these agreements for the purpose of approving them.

Our role is also to provide you with the information stipulated in Article R.225-31 of the French Commercial Code relating to the implementation during the past year of agreements and commitments previously approved by the Shareholders' Meeting, if any.

We conducted the procedures we deemed necessary in accordance with the professional guidelines of the French National Institute of Statutory Auditors (Compagnie Nationale des Commissaires aux comptes) relating to this engagement.

### Regulated agreements submitted for the approval of the shareholder's meeting

#### *Agreements and commitments authorized during the year*

We hereby inform you that we have not been advised of any agreement or commitment authorized during the year to be submitted to the approval of the Shareholders' Meeting pursuant to article L.225-38 of the French Commercial Code.

#### *Agreements previously approved by the shareholders' meeting*

We hereby inform you that we have not been advised of any agreement or commitment previously approved by the Shareholders' Meeting which remained in force during the year.

Paris La Défense, on the 11 April 2022  
The statutory auditor  
French original signed by Pascal Lagand  
Partner

# ORDINARY GENERAL MEETING OF SHAREHOLDERS OF 28 APRIL 2022

## AGENDA AND DRAFT RESOLUTIONS

- Approve the report on corporate governance, the management report, and the Statutory Auditor's report on the annual financial statements dated 31 December 2021, approve the financial statements for the 2021 financial year and record the capital as at 31 December 2021,
- Recognise the non-deductible expenses referred to in point 4 of Article 39 of the French General Tax Code,
- Discharge the Board of Directors,
- Discharge the Management Company,
- Approve the special report by the Statutory Auditor on agreements subject to Article L.225-38 et seq. of the French Commercial Code and approve said agreements,
- Allocate income for the financial year,
- Ratification of the transfer of the Headquarters,
- Grant powers for formalities.

## DRAFT RESOLUTIONS

### FIRST RESOLUTION

The General Meeting of Shareholders, voting with the quorum and majority required for Ordinary General Meetings and having reviewed the report on corporate governance, the management report, and the Statutory Auditor's report, approves the reports and the financial statements for the financial year ended 31 December 2021, as presented to it. The Meeting notes that as at 31 December 2021:

- the Company's capital reached €2,408,148,386.39, a positive change in capital of €231,326,712.71 for the 2021 financial year.

### SECOND RESOLUTION

The General Meeting of Shareholders, voting with the quorum and majority required for Ordinary General Meetings, pursuant to Article 223 point 4 of the French General Tax Code, notes that the accounts for the past financial year do not include expenses that are non-deductible for income tax purposes, referred to in point 4 of Article 39 of the French General Tax Code.

### THIRD RESOLUTION

The General Meeting of Shareholders, voting with the quorum and majority required for Ordinary General Meetings, grants full discharge to the directors for the performance of their offices in respect of the past financial year.

### FOURTH RESOLUTION

The General Meeting of Shareholders, voting with the quorum and majority required for Ordinary General Meetings, grants full discharge to the management company for the performance of their offices in respect of the past financial year.

### FIFTH RESOLUTION

The General Meeting of Shareholders, voting with the quorum and majority required for Ordinary General Meetings, having heard the Statutory Auditor's special report on the regulated agreements covered under Articles L. 225-38 et seq. of the French Commercial Code, approves this report and the agreements referenced therein.

### SIXTH RESOLUTION

The General Meeting, voting with the quorum and majority required for Ordinary General Meetings, decides to allocate the income for the 2021 financial year as follows:

• Net income	€43,360,523.52
• Adjustment of net income	€2,437,693.41
• Income from disposals of assets	€17,300,015.69
• Adjustment of disposals of assets	€481,175.26
• Retained earnings	€72,398,632.88

• <b>Distributable income</b>	<b>€135,978,040.76</b>
• Interim dividends paid in financial year 2021	€0.00
• Adjustment on interim dividends paid in financial year 2021	€0.00
• Dividend balance payable in 2022	€36,842,268.90
• Balance carried forward	€99,135,771.86
Of which carry-forward of previous net income (including accruals and deferrals)	€48,994,368.60
Of which carry-forward of net capital gains (including accruals and deferrals)	€50,141,403.26

At the end of this General Meeting, the shareholders resolved to pay a dividend balance of €1.82 per outstanding share.

The dividend will be paid by 28 May 2022 at the latest.

The dividends distributed for the last three financial years are:

Years	Amount per share
2020	€1.75
2019	€1.75
2018	€1.4

### SEVENTH RESOLUTION

The general meeting ratifies the decision taken by the board of directors on 1 March 2022 to transfer the registered office of the company from 167 quai de la Bataille de Stalingrad to Issy-les-Moulineaux (92130), to the 50 cours de l'Île Seguin to Boulogne-Billancourt (92100) as from 21 March 2022 and ratifies the statutory amendment to the article

### EIGHTH RESOLUTION

The general meeting, acting in the ordinary form, shall confer on the holder of a copy or an extract of the minutes of the proceedings all powers necessary to carry out any legal formalities in respect of advertising.

# NOTES

[illegible]



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## BNP PARIBAS REIM FRANCE

Société anonyme (French public limited company) with capital of €4,309,200

Mailing address: 50, cours de l'Île Seguin – CS 50280 – 92100 Boulogne Billancourt Cedex – France

Tel.: +33 (0)1 55 65 23 55

Registered under number 300 794 278 in the Nanterre Trade and Companies Register

BNP Paribas REIM France is a portfolio management company authorised by the AMF under no. GP-07000031 dated 1 July 2007 and 15 April 2014 under the AIFM Directive

### Head of financial information

Alix LEFEBVRE – Head of Financial Communications

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