



RÉPUBLIQUE FRANÇAISE

BNP Paribas Diversipierre

Monthly report as of 28 March 2024

This is an English translation of the original document. In the event of any differences in translations or interpretations, the French version shall prevail and is authoritative.

KEY INDICATORS AS OF 28/03/2024⁽¹⁾

Net asset value per share P:	€96.84
Net asset value per share C:	€97.34
Next net asset values per share:	15/04/2024 30/04/2024
Dividends paid per share P since 01/01/2024:	-
Dividends paid per share C since 01/01/2024:	-
Subscription fee payable to the Fund (Prospectus maximum: 6%):	3.50%
Exit fees payable to the Fund (Prospectus maximum: none):	None
Management and operating costs (Prospectus maximum: 1.5% incl. tax): 1.27% incl. tax in 2023**	
Property corporate operating charges:	0.77% incl. tax in 2023**
Net asset value of the fund:	€1,678m
Net asset value (share P):	€1,676m
Net asset value (share C):	€2.2m
Number of real estate assets: 36 assets (25 of which are fully owned) and 2 non-controlling interests	
Financial debt (Prospectus maximum: 40% of the value of property assets):	29.5%

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

KEY CHARACTERISTICS AS OF 28/03/2024

ISIN code share P:	FR0011513563
ISIN code share C:	FR001400GPG1
Legal form:	SPPICAV
Management company:	BNP Paribas REIM France
Custodian:	BNP Paribas
Recommended investment period:	8 years
Deadline for receiving orders:	NAV date, before 12.00pm
SFDR ⁽²⁾ :	Article 8
Risk and return profile ⁽²⁾ :	

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

NEWS

As of 28 March 2024:

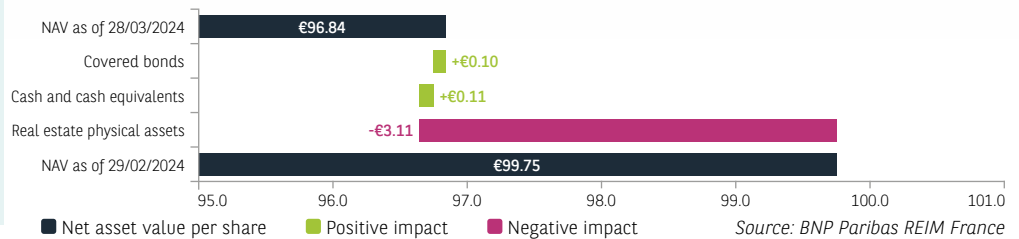
- For share "P", the net asset value was €96.84 per share, down -2.92% over the month (i.e. -€2.91/share). The performance, with reinvested dividends, of the share "P" since 1st January 2024 was -3.67%*.
- For share "C", the net asset value was €97.34 per share, down -2.89% over the month (i.e. -€2.90/share). The performance, with reinvested dividends, of the share "C" since 1st January 2024 was -3.57%*.

The contributions to performance over the period are illustrated in the graphs below. The negative contribution of the physical real estate assets is mainly due to the continued correction in valuations since the beginning of 2024. In line with 2023, this impact can be explained by the inclusion of rising interest rates and reduced liquidity in the various European real estate markets, illustrated by investment volumes at their lowest level in the last 10 years.

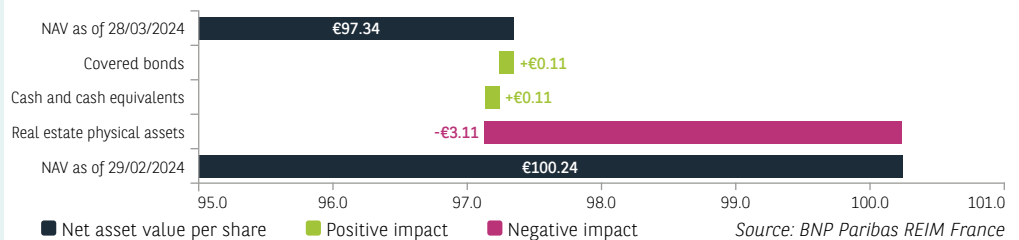
The appraisal campaign for the first quarter of 2024 shows an overall decline in the value of the real estate assets in BNP Paribas Diversipierre's portfolio of 4.0%. Over the quarter, significant declines were observed for Italian assets (-7.5%, representing 14% of assets), i.e. almost half of their decline since the start of the valuation correction phase in June 2022. Offices in the inner suburbs of Paris (-5%, representing 6% of assets) and Germany (-5%, representing 16% of assets) also contributed to this decline. Retail, hotel and alternative assets (particularly healthcare assets) proved more resilient, with valuations stabilising this quarter (-1.2%, representing 38% of assets). The strengthening of the sectoral and geographical diversification of your OPCI's assets in recent years, with a reduction in exposure to the office sector from 74% to 54% since 2021, has thus helped to mitigate the correction in valuations. In addition, the indexation of rents and the readjustment of values observed since June 2022 have improved the gross annual yield on BNP Paribas Diversipierre's real estate portfolio, which now stands at 5.5% at the end of March 2024 compared to 4.0% at the end of June 2022.

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

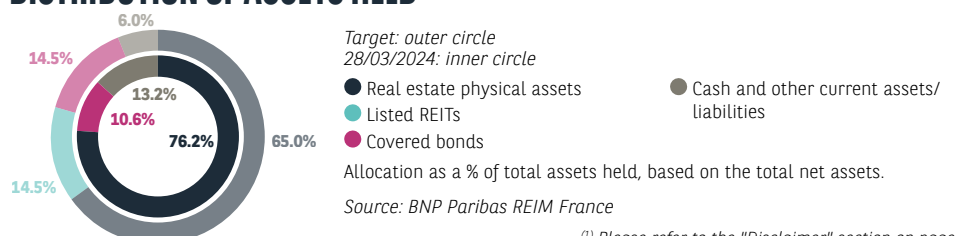
CONTRIBUTIONS TO THE CHANGE IN THE NET ASSET VALUE - SHARE P OVER THE MONTH BY ASSET CLASS



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



DISTRIBUTION OF ASSETS HELD



⁽²⁾ Please refer to the "Disclaimer" section on page 2.

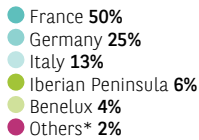
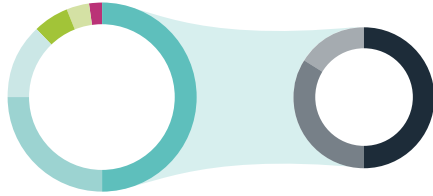
SUMMARY OF PERFORMANCE AS OF 28 MARCH 2024

	Since launch	Since 01/01/2024	Last quarter	Last month	Latest NAV	Annualised performance since 31/12/2014
Share P	+9.57%	-3.67%	-3.67%	-2.92%	-3.12%	+0.92%
Share C	-13.80%	-3.57%	-3.57%	-2.89%	-3.11%	-

Past performance is not an indicator of future performance.

PHYSICAL REAL ESTATE ASSETS

Breakdown of assets as of 28/03/2024 (as a % of the total market value)



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

As of 28 March 2024, BNP Paribas Diversipierre's physical real estate portfolio represented a total asset value of €1,833m, excluding duties and fees.

This portfolio consists of 36 assets (including 25 fully owned) spread across France and abroad and 2 uncontrolled shareholdings.

BNP Paribas Diversipierre holds 54% of office assets, 16% of retail assets, 13% of hotel assets, 9% of residential assets and 6% of alternative assets and 1% of logistics assets (as a % of total market value)**.



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The financial occupancy rate of the OPC's real estate assets (excluding sale before completion and uncontrolled shareholding) stood at 90.4% as of 28 March 2024, while the residual firm term stood at 5.3 years.

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

Le Visalto, Paris (75019)
Owned at 100 %

Reminder: Past investments are not indicative of future acquisitions.

LISTED REITS

As a reminder, as of 28 March 2024, your OPC is no longer exposed to listed REITs due to the sales made in 2023.

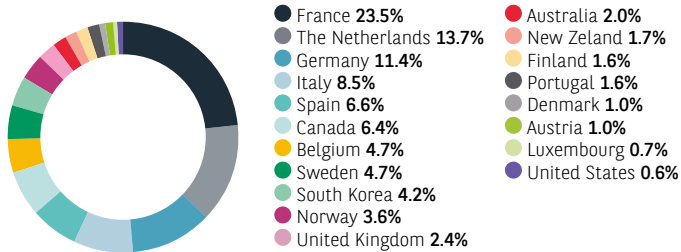
Increases and decreases of the value of listed REITs are linked to the fluctuations of financial markets, among other things.

BREAKDOWN OF COVERED BONDS BY MATURITY DATE AND COUNTRY

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

As of 28 March 2024, the exposure to covered bonds was valued at €178.3m (excluding related cash). Covered bonds posted a performance of +1.05% over the month and a performance of +0.12% since 1st January 2024.

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



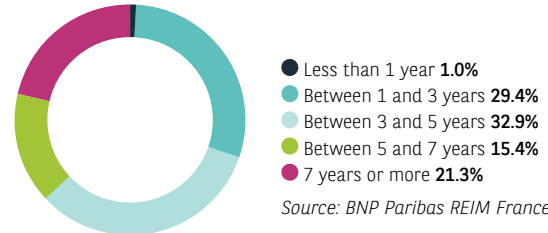
Source: BNP Paribas REIM France

Indicators as of 28 March 2024:

Duration: 4.44 years
Yield at maturity: 3.19%
Average rating: AA+

Increases and decreases of the value of fixed income products are linked to fluctuations of financial markets, among other things.

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



Source: BNP Paribas REIM France

BNP Paribas Diversipierre

SPPICAV authorised under the number SPI20130020 on 26 July 2013
Registered office: 50, cours de l'île Seguin - 92100 Boulogne-Billancourt - France

BNP Paribas Real Estate Investment Management France (BNP Paribas REIM France)

A société anonyme (French public limited company) with capital of €4,309,200 - Registered office: 50, cours de l'île Seguin - 92100 Boulogne-Billancourt - France
Nanterre Trade and Companies Register (R.C.S) no. 300 794 278 Management company authorised by the AMF under no. GP-07000031 on 1 July 2007
and authorised to act as a portfolio management company under Directive 2011/61/EU ("AIFM") on 15 April 2014

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

Disclaimer

This is a non-contractual and non-exhaustive document produced for information purposes by BNP Paribas REIM France. The monthly reports are not reviewed by the statutory auditor. This document does not constitute a recommendation, a solicitation of an offer and/or an offer to purchase, sell or arbitrate units or shares of the fund presented herein. For full details, please refer to the Prospectus, the Articles of Association, the periodic regulatory reports and the KID, which are available on the BNP Paribas REIM France website.

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

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

The OPC falls under Article 8 of regulation (EU) 2019/2088, so-called SFDR, of 27 November 2019 on sustainability disclosures in the financial services sector. The investments underlying this financial product do not take into account the European Union's criteria for environmentally sustainable economic activities.

This OPC, which is mainly invested in real estate physical assets, has a low risk of capital loss, i.e. a level of 2 (SRI PRIIPs). The risk category associated with this OPC is not guaranteed and may change over time.

The lowest category does not mean that the investment is "risk free". Real estate physical assets are less liquid. In periods of property market stress, the rapid sale of a property asset may result in a loss in value.

The indicator does not take into account the risk associated with the use of debt.

The SPPICAV owns real estate physical assets, directly and/or indirectly, requiring timescales for sale that will depend upon the state of the property market.

The capital and the return are not guaranteed and depend on conditions in the property and financial markets. The amount you receive may be less than the amount that you invested, due to a decline in the value of the SPPICAV's assets, particularly those in the property market, over your investment term. The minimum recommended investment period is 8 years.

