

**SOFIDY  
SELECTION 1**  
FCP


# Monthly Report

At 28 June 2024

References to ranking, price and/or rating are not guarantee of future performance of the fund.



## FRENCH LAW REAL ESTATE UCITS

### 1. FUND OBJECTIVE

The FCP's objective is to implement discretionary management to outperform, via exposure to European Union real estate shares and by reconciling financial and extra-financial performance, the FTSE EPRA / NAREIT Euro Zone Capped benchmark. Net dividends re-invested after deduction of management fees over the duration of the recommended investment period (over 5 years).

### 2. MANAGEMENT NOTE

#### Positive signals emerging from the background noise

The eurozone real estate sector fell 6.7 % in June, impacted by the emergence of country risk in France (22.3 % of the index consists of assets based in France, Sofidy estimate and company reports). Your Fund dipped only 5 % (P share) thanks to its lesser exposure to France (17.2 %), mainly focused on retail. Nevertheless, at 9 July, your Fund's performance remains positive since the start of the year (+1.5 %, P share), overperforms its index by 4.4 % (P share), and up 19 % year-on-year (P share).

**In our view, the conditions are poised for a strong recovery among real estate companies:**

1/ Heightened prospects of central bank cuts in key interest rates amid growing signs of a slowdown in the United States. This outlook is expected to drive short-term rates downwards, prompting asset managers to start switching from investments based on these rates (money market funds, maturity bond funds, guaranteed-capital structured products, etc.) towards longer-term products. Listed real estate companies could take advantage of this trend given the eurozone average gross dividend yield of 5.8 % (2024 estimate, source Kempen). 2/ Decline in asset values nearing maturity following the significant decline seen since mid-2022. 3/ The "safety belt" of discounts on NAV (average 25 % for eurozone real estate companies, Kempen 2024<sup>e</sup> estimate).

**We note the proliferation of positive "weak" signals that will ultimately prevail against the backdrop of political uncertainty and, in our opinion, will result in a stock market revaluation of the sector:**

1/ Stabilisation of the investment market in Q2 2024 and appearance of transactions involving non-distressed sellers (sale of the ROMAEST shopping centre by GIC) and/or conducted at valuation levels close to NAV (sale by TAG Immobilien of a small residential portfolio in Leipzig at a valuation close to NAV, transaction on a Prime centre in Palermo in line with the Eurocommercial Properties valuation of retail assets). 2/ Broad opening of financing that dispels the image of an upcoming debt wall (five-year bond issue by Aroundtown, over-subscribed seven times despite the controversy surrounding the quality of its balance sheet, signing of a drawn €500 million corporate bank loan by CTP demonstrating banks' appetite for this asset class).

\* Past performance is no guarantee of future performance.

10 July 2024,  
Laurent Saint Aubin and Serge Demirdjian



**Laurent Saint Aubin**  
Fund Manager of Sofidy  
Sélection 1

#### MAIN CHARACTERISTICS

Management company	SOFIDY SAS	
Manager	Laurent Saint Aubin	
Creation date	November 2014	
Legal nature	FCP	
ISIN code	P Share	FR0011694256
	C Share	FR0013349297
	I Share	FR0011694264
	GI Share	FR0013349289
Asset sub-class	Thematic	
Reference index	FTSE EPRA/NAREIT Euro Zone Capped	
Investment horizon	> 5 years	

Risk scale	Shares P, I, C and GI						
	1	2	3	4	5	6	7
Life insurance eligible	Yes						
PEA (Equity Savings Plan) eligible	No						

#### PERFORMANCE ANALYSIS\*

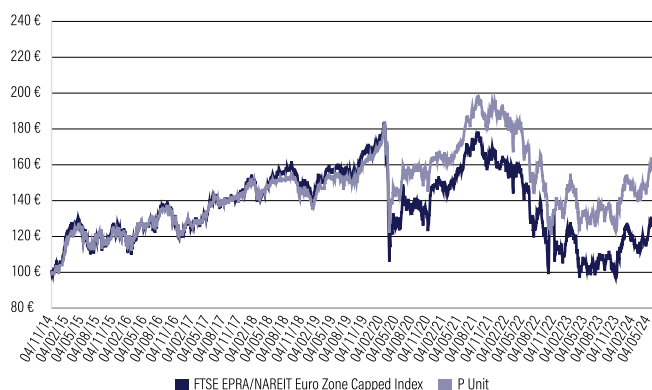
Over 12 rolling months	Index	I Unit	P Unit	GI Unit	C Unit
Performance	18.8 %	19.0 %	17.8 %	19.5 %	18.8 %
Volatility	22.8 %	19.4 %	19.4 %	19.4 %	19.4 %
Sharpe ratio	-	0.79	0.72	0.81	0.77
Tracking error (relative risk)	-	4.4 %	4.4 %	4.4 %	4.4 %
Alpha	-	2.6 %	1.4 %	3.0 %	2.4 %
Beta	-	0.84	0.84	0.84	0.84

\* Past performance is no guarantee of future performance

WARNING – RISK: since the FCP invests in a sector, it is also subject to sector-based risks. The details of these risks are described in the key investor information document and the fund prospectus

### 3. PERFORMANCE OF THE FUND\*

At 28 June 2024 | base 100 at 4 November 2014



\* Past performance is no guarantee of future performance, and performance is not consistent over time.

### 4. PERFORMANCE HISTORY<sup>(4)</sup>

	Since start <sup>(1)</sup>	2019	2020	2021	2022	2023	Jan. 24	Feb. 24	Mar. 24	Apr. 24	May 24	June 24	July 24	Aug. 24	Sept. 24	Oct. 24	Nov. 24	Dec. 24	2024 YTD	
<b>P Unit</b>	+52.5 %	+22.7 %	0.0 %	+15.0 %	-30.6 %	+14.6 %	-1.6 %	-7.1 %	+7.4 %	+1.5 %	+5.7 %	-5.4 %								-0.3 %
<b>Index</b>	+20.3 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %								-4.6 %
<b>VL (€)</b>	100.00	167.41	167.40	192.45	133.53	153.00	150.62	139.99	150.34	152.65	161.31	152.53								152.53
<b>I Unit</b>	+68.3 %	+23.8 %	+0.1 %	+17.6 %	-29.8 %	+15.8 %	-1.5 %	-7.0 %	+7.5 %	+1.6 %	+5.8 %	-5.4 %								+0.2 %
<b>Index</b>	+20.3 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %								-4.6 %
<b>VL (€)</b>	1,000.00	1,755.60	1,757.30	2,066.61	1,449.74	1,679.42	1,654.91	1,539.44	1,654.66	1,681.47	1,778.31	1,682.62								1,682.62
<b>GI Unit</b>	+8.2 %	+24.1 %	0.0 %	+17.9 %	-29.6 %	+16.2 %	-1.4 %	-7.0 %	+7.5 %	+1.7 %	+5.8 %	-5.4 %								+0.4 %
<b>Index</b>	-23.6 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %								-4.6 %
<b>VL (€)</b>	10,000.00	11,172.77	11,172.77	13,170.38	9,271.40	10,777.85	10,623.90	9,885.34	10,628.08	10,803.66	11,429.28	10,817.16								10,817.16
<b>C Unit</b>	+6.1 %	+23.6 %	0.0 %	+17.3 %	-30.0 %	+15.6 %	-1.5 %	-7.0 %	+7.5 %	+1.6 %	+5.7 %	-5.4 %								+0.1 %
<b>Index</b>	-23.0 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %								-4.6 %
<b>VL (€)</b>	100.00	111.60	111.59	130.95	91.68	105.99	104.43	97.12	104.38	106.05	112.14	106.09								106.09

(1) Since 04/11/2014.

(2) Since 26/07/2018.

(3) Since 19/07/2018.

(4) Past performance is no guarantee of future performance, and performance is not consistent over time.

### MAIN LINES OF PORTFOLIO AT 28 JUNE 2024

	Fund	Index
UNIBAIL-RODAMCO-WESTFIELD	8.71 %	9.22 %
KLEPIERRE	8.14 %	6.92 %
VONOVIA SE	8.10 %	9.94 %
TAG IMMOBILIEN AG	7.32 %	3.53 %
MERLIN PROPERTIES SOCIMI SA	5.18 %	3.96 %
LEG IMMOBILIEN SE	4.97 %	7.98 %
WAREHOUSES DE PAUW SCA	4.29 %	4.04 %
GECINA SA	4.01 %	5.69 %
CTP NV	3.91 %	0.0 %
COVIVIO	3.78 %	4.0 %

### FEES AND COMMISSIONS

(Base 100 at 4 November 2014)

<b>Management fee incl. tax***</b>	P Share	2.20 %
	C Share	1.30 %
	I Share	1.10 %
	GI Share	0.75 %
<b>Maximum entry fee incl. tax*</b>	P Share	Up to 4 %
	C Share	Up to 4 %
	I Share	Up to 3 %
	GI Share	Up to 1 %
<b>Outperformance commission**</b>		20 %
<b>Initial subscription</b>	P Share	1 share
	C Share	1 share
	I Share	100 shares
	GI Share	100 shares

\* No entry fee is received by the management company

\*\* 20 % incl. tax of the fund's outperformance, net of fees in relation to its reference index and in respect of the high water mark principle from 1 December 2020 onwards.

\*\*\*The rates applied at 28/06/24 are the maximum rates applicable, with the exception of P Share where the rate applied is 2.00% since April 1<sup>st</sup>, 2024

### 5. UCITS DATA AT 28 JUNE 2024

	I Share	P Share	GI Share	C Share
<b>Number of shares</b>	4,126.9	480,171.0	1,988.1	9,934.9
<b>Liquidating value (€)</b>	1,682.62	152.53	10,817.16	106.09
<b>Net assets (€)*</b>	135,044,315			

\* including the net assets of the E unit, dedicated in specific to corporate officers and employees of the management company.

### 6. EXPOSURE OF THE PORTFOLIO AT 28 JUNE 2024

Currencies (including cash)	Sectors <sup>(1)</sup>	Geographic location <sup>(1)</sup>
Euro	Housing	Germany
73 %	27 %	26 %
Pound Sterling	Retail	France
12 %	26 %	17 %
US Dollar	Logistics	United Kingdom
4 %	13 %	12 %
Swedish krona	Offices	Spain
2 %	11 %	11 %
Other	Other	Other
9 %	23 %	34 %

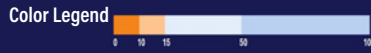
(1) Allocations determined by the manager by breaking down the activity of the companies in the portfolio into different sectors/geographical areas.

ESG valuations of the issuers of the portfolio below are from ESG grades made by S&P Global:

### WEIGHTED AVERAGE ESG<sup>(1)</sup> RATINGS FOR SOFIDY SELECTION 1 FCP

The ESG rating determines the non-financial profile of companies (in terms of risks and opportunities). The higher the ESG rating, the better.

Governance	47
Social	44
Environment	53
ESG risk profile	48



### 5 POSITIONS WITH THE BEST ESG RATING<sup>(1)</sup>

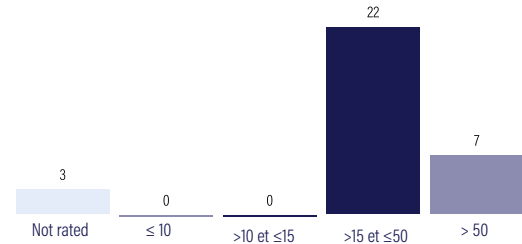
	Governance	Social / Societal	Environnement	ESG Rating
COVIVIO	58	67	85	71
MERLIN PROPERTIES SOCIMI SA	65	61	79	69
WAREHOUSES DE PAUW SCA	69	57	70	65
VONOVIA SE	67	62	64	64
DIGITAL REALTY TRUST	58	57	73	63

### 5 POSITIONS WITH THE WORST ESG RATING<sup>(1)</sup>

	Governance	Social / Societal	Environnement	ESG Rating
VIB VERMOEGEN AG	19	15	24	20
EUROCOMMERCIAL PROPERTIES NV	32	26	26	28
LEG IMMOBILIEN SE	39	27	25	30
XIOR STUDENT HOUSING NV	39	34	24	32
SAFESTORE HOLDINGS PLC	35	20	42	33

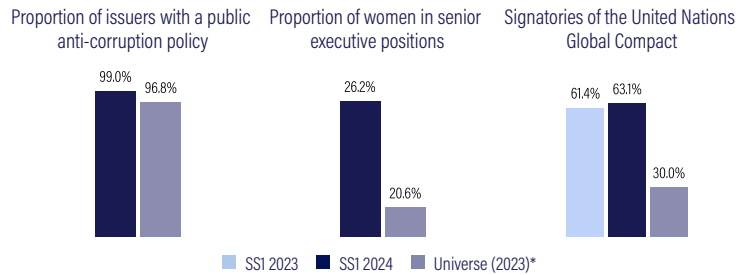
# Reporting ESG

## Distribution of ESG ratings<sup>(1)</sup> of issuers in portfolio

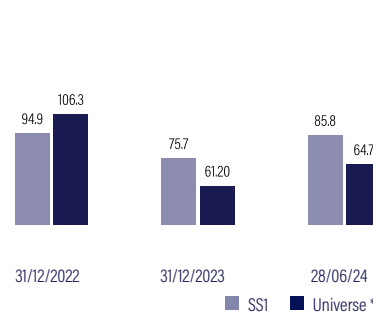


(1) The ESG rating determines the non-financial profile of companies (in terms of risks and opportunities). Shares whose current or anticipated ESG rating is below 10 are excluded from the investment scope (the higher the ESG rating, the better).

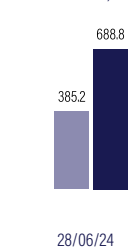
## Impact & carbon footprint measurements



The Weighted Average Carbon Intensity (scope 1 and 2, in tons CO2e/€M sales)



The Weighted Average Carbon Intensity (scope 1, 2 & 3, in tons CO2e/€M sales)



Sources used: Sustainalytics, UN Global Compact database, annual reports and companies' websites. \* Thematic universe updated quarterly and made up of 1,380 shares at 28/06/2024. The coverage rate of the scope is 100 % for signatories of the United Nations Global Compact, 85 % for the proportion of women in senior executive positions and 97 % for proportions of issuers with a public anti-corruption policy.

For more detailed information on our ESG assessment methodology, please refer to the SRI Transparency Code of the SOFIDY Sélection 1 fund.

## Why not take risks, but knowing them well is better!

Non-contractual document. Past performance is no guarantee of the future performance of the OPCVM (real estate UCITS). Performances are not constant over time. As with any real estate UCITS, this fund is mainly exposed to the risk associated with equities markets, loss of capital, discretionary management, exchange rates and liquidity. Since the FCP invests in a sector, it is also subject to sector-based risks. The details of these risks are described in the key investor information document and the fund prospectus. This document is produced by SOFIDY for information purposes only. It in no way constitutes an offer to sell or a solicitation of a purchase, investment or arbitrage. SOFIDY believes the data and figures to be accurate and reliable as of 28/06/2024. SOFIDY shall not be liable for any decisions made on the basis of this information. SOFIDY reserves the right to modify the information presented in this document at any time, without notice. This is an advertising document. The characteristics, risk and return profile, and fees regarding investment in the SOFIDY Sélection 1 OPCVM are described in the key investor information document. The key investor information document, the prospectus and the periodic documents will be available on request from SOFIDY. You must make yourself familiar with the key investor information document, which should be given to you before you subscribe. Written in July 2024. SOFIDY SAS – Real estate funds management company since 1987 – 303, square des Champs Élysées – Évry Courcouronnes – 91026 ÉVRY Cedex Portfolio management company certified by the AMF on 10 July 2007 under the number GP07000042 – Tel.: +33(0)1 69 87 02 00 – Fax: +33(0)1 69 87 02 01 – www.sofidy.com



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