

**SOFIDY
SELECTION 1**
FCP



Monthly Report

At 31 July 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

Listed real estate companies rose by 3.2 % in the eurozone in July, with your Fund outperforming its benchmark with a 3.6 % rise (P share). It is worth noting that the real estate sector outperformed the general European stock market indices, illustrating the beginnings of a market shift towards a more defensive positioning.

The sector's resilience can be attributed to solid results, with **asset values stabilising** (or even rebounding in the case of logistics assets and real estate companies with the financial capacity to resume external growth), **continuing low sector valuations** (19 % discount on NAV, source: Kempen) and **an economic environment more favourable to real estate** (lower inflation, fear of a sharper-than-expected slowdown across the Atlantic, which is boosting expectations of lower interest rates).

The **outperformance of Sofidy Selection 1** over the past month is attributable to **exposure to growth stocks outside the eurozone** (Unite in the UK student accommodation segment, Tritax BigBox in UK large logistics warehouses), the announcement of a **takeover bid for Lar España** (1.7 % Fund exposure at 31/07) by its controlling shareholder, as well as the favourable trend in our index overweighting positions (TAG Immobilien, Klepierre) and the downward trend in stocks in which we hold little or no exposure (Kojamo, Icade, VGP).

In the case of **Unibail-Rodamco Westfield**, the unanticipated overrun in the cost of completing the Überseequartier project in Hamburg came as an unwelcome surprise that raises questions about the merits of the company's traditional development choices, which are certainly 'noble' in spirit but poor in terms of profitability (4.1 % immediate return expected on all current developments, source: half-yearly report), when compared with Klepierre's recent acquisition policy (opportunistic acquisitions of stakes in two old town centres, in the northern suburbs of Paris and in Rome, with respective returns of over 10 % and 8 % respectively; source: company Klepierre, semiannual report). We have therefore reduced the weighting of Unibail in our portfolios.

* Past performance is no guarantee of future performance.

12 August 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*

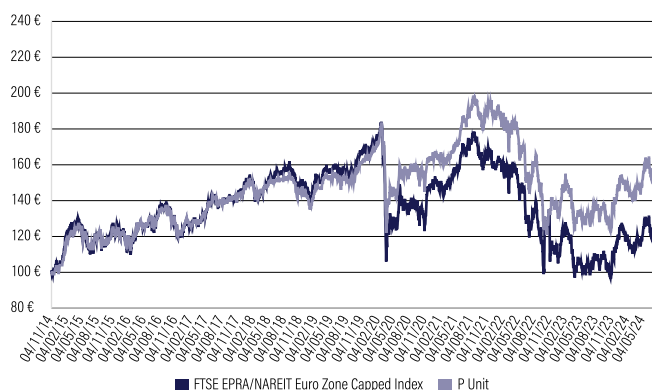
Over 12 rolling months	Index	I Unit	P Unit	GI Unit	C Unit
Performance	13.6 %	15.8 %	14.6 %	16.2 %	15.6 %
Volatility	21.9 %	18.7 %	18.7 %	18.7 %	18.7 %
Sharpe ratio	-	0.64	0.58	0.66	0.63
Tracking error (relative risk)	-	4.2 %	4.2 %	4.2 %	4.2 %
Alpha	-	3.7 %	2.5 %	4.1 %	3.4 %
Beta	-	0.85	0.85	0.85	0.85

* 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 31 July 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⁽⁴⁾

	Since start ⁽¹⁾	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		
P Unit	+58.0 %	+22.7 %	0.0 %	+15.0 %	-30.6 %	+14.6 %	-1.6 %	-7.1 %	+7.4 %	+1.5 %	+5.7 %	-5.4 %	+3.6 %							+3.3 %	
Index	+24.2 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %	+3.2 %								-1.5 %
VL (€)	100.00	167.41	167.40	192.45	133.53	153.00	150.62	139.99	150.34	152.65	161.31	152.53	158.04								158.04
I Unit	+74.5 %	+23.8 %	+0.1 %	+17.6 %	-29.8 %	+15.8 %	-1.5 %	-7.0 %	+7.5 %	+1.6 %	+5.8 %	-5.4 %	+3.7 %								+3.9 %
Index	+24.2 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %	+3.2 %								-1.5 %
VL (€)	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	1,744.87								1,744.87
GI Unit	+122 %	+24.1 %	0.0 %	+17.9 %	-29.6 %	+16.2 %	-1.4 %	-7.0 %	+7.5 %	+1.7 %	+5.8 %	-5.4 %	+3.7 %								+4.1 %
Index	-21.2 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %	+3.2 %								-1.5 %
VL (€)	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	11,220.87								11,220.87
C Unit	+10.0 %	+23.6 %	0.0 %	+17.3 %	-30.0 %	+15.6 %	-1.5 %	-7.0 %	+7.5 %	+1.6 %	+5.7 %	-5.4 %	+3.7 %								+3.8 %
Index	-20.5 %	+22.2 %	-10.9 %	+6.4 %	-32.6 %	+15.4 %	-3.9 %	-8.7 %	+9.2 %	+1.0 %	+5.7 %	-6.7 %	+3.2 %								-1.5 %
VL (€)	100.00	111.60	111.59	130.95	91.68	105.99	104.43	97.12	104.38	106.05	112.14	106.09	109.99								109.99

(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 31 JULY 2024

	Fund	Index
VONOVIA SE	8.53 %	10.27 %
UNIBAIL-RODAMCO-WESTFIELD	8.38 %	8.39 %
KLEPIERRE	8.38 %	7.08 %
TAG IMMOBILIEN AG	7.32 %	3.48 %
LEG IMMOBILIEN SE	6.44 %	8.17 %
MERLIN PROPERTIES SOCIMI SA	4.88 %	4.66 %
GECINA SA	4.63 %	5.86 %
CTP NV	4.08 %	0.0 %
WAREHOUSES DE PAUW SCA	3.69 %	3.87 %
UNITE GROUP	3.46 %	0.0 %

FEES AND COMMISSIONS

(Base 100 at 4 November 2014)

Management fee incl. tax***	P Share	2.20 %
	C Share	1.30 %
	I Share	1.10 %
	GI Share	0.75 %
Maximum entry fee incl. tax*	P Share	Up to 4 %
	C Share	Up to 4 %
	I Share	Up to 3 %
	GI Share	Up to 1 %
Outperformance commission**		20 %
Initial subscription	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 31/07/24 are the maximum rates applicable, with the exception of P Share where the rate applied is 2.00% since April 1st, 2024

5. UCITS DATA AT 31 JULY 2024

	I Share	P Share	GI Share	C Share
Number of shares	4,017.0	476,850.7	2,132.9	16,171.5
Liquidating value (€)	1,744.87	158.04	11,220.87	109.99
Net assets (€) *	140,540,298			

* 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 31 JULY 2024

Currencies (including cash)	Sectors ⁽¹⁾	Geographic location ⁽¹⁾
Euro 74 %	Housing 29 %	Germany 28 %
Pound Sterling 12 %	Retail 26 %	France 18 %
US Dollar 3 %	Logistics 13 %	United Kingdom 12 %
Swedish krona 2 %	Offices 11 %	Spain 11 %
Other 9 %	Other 21 %	Other 31 %

(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⁽¹⁾ 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⁽¹⁾

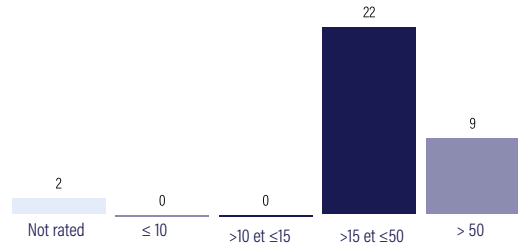
	Governance	Social / Environnement Societal	Environment	ESG Rating
COVIVIO	58	67	85	71
MERLIN PROPERTIES SOCIMI SA	65	61	79	69
WAREHOUSES DE PAUW SCA	69	57	70	65
VONOVIA SE	67	62	64	64
DIGITAL REALTY TRUST	58	57	73	63

5 POSITIONS WITH THE WORST ESG RATING⁽¹⁾

	Governance	Social / Environnement Societal	Environment	ESG Rating
INCLUSIO SA	50	19	5	21
EUROCOMMERCIAL PROPERTIES NV	32	26	26	28
LEG IMMOBILIE SE	39	27	25	30
XIOR STUDENT HOUSING NV	39	34	24	32
SAFESTORE HOLDINGS PLC	35	20	42	33

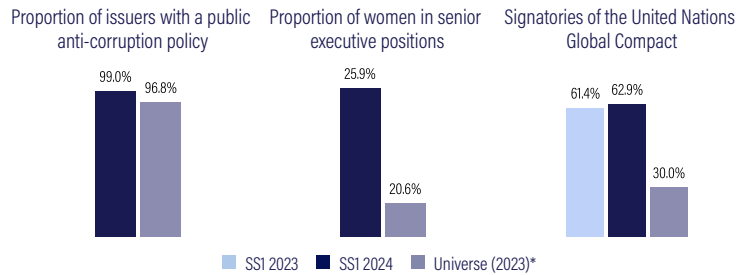
Reporting ESG

Distribution of ESG ratings⁽¹⁾ of issuers in portfolio

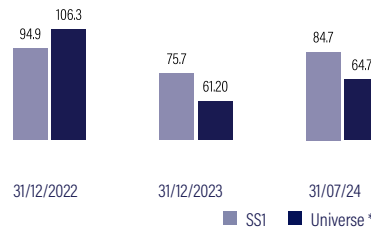


(1) The ESG rating determines the non-financial profile of companies (in terms of risks and opportunities). Shares whose current or anticipated ESG rating is below 10 are excluded from the investment scope (the higher the ESG rating, the better).

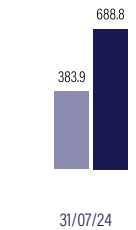
Impact & carbon footprint measurements



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 31/07/2024. 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 31/07/2024. 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 August 2024. SOFIDY SAS – Real estate funds management company since 1987 – 303, square des Champs Élysées – Evry 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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