

**SOFIDY
SELECTION 1**
FCP


Monthly Report

At 29 November 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

Waiting for Christine

Listed real estate companies stabilized in November with an increase of 0.8 %. Your fund slightly outperformed the market, with a year-to-date increase of 7.5 % at the end of November (P share), compared with +2.6 % for the Epra Eurozone index. We believe that **a more favorable monetary environment in Europe, in a context where growth would be affected by the implementation of protectionist measures advocated by Donald Trump**, would be favorable to a rebound in listed real estate companies. The potential in this regard is even more important, in our view, given that they are currently trading at **a discount (27 % to end-2024, estimated by Kempen for the Eurozone, in relation to the valuation of their assets) which does not reflect the consensus on the imminent end of the decline in appraisal values** and the resumption of growth for those with solid balance sheets and pricing power assets.

In November, your fund benefited from the **outperformance of its holdings in Datacenter properties** (Equinix and Digital Realty), which are benefiting from increased demand linked to rising investment in artificial intelligence.

Similarly, our overweight positions in two secondary German residential property companies (**Grand City and TAG Immobilien**) offset the rise in Vonovia, which is underweighted in the portfolio.

Finally, **the absence or low representation of underperforming property companies** (Immobiliaria Colonial, Icade, Argan, WDP) also helped Sofidy Selection 1 to hold up relatively well.

Laurent Saint Aubin et Serge Demirdjian
09/12/2024

* Past performance is no guarantee of future performance



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	Parts P, I, C et GI	

1	2	3	4	5	6	7
---	---	---	---	---	---	---

Life insurance eligible	Yes
PEA (Equity Savings Plan) eligible	No

PERFORMANCE ANALYSIS*

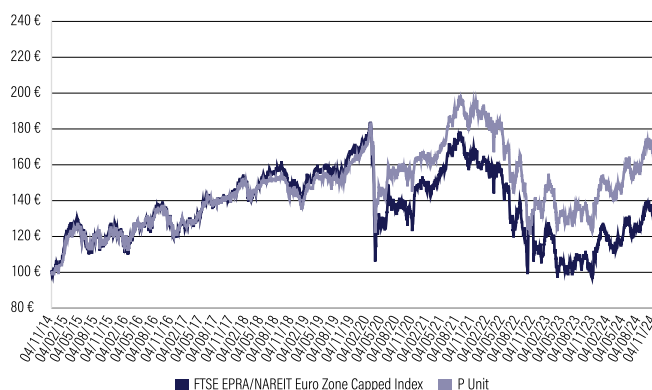
Over 12 rolling months	Index	I Unit	P Unit	GI Unit	C Unit
Performance	12.5 %	16.3 %	15.2 %	16.7 %	16.1 %
Volatility	18.2 %	15.8 %	15.8 %	15.8 %	15.9 %
Sharpe ratio	-	0.80	0.73	0.82	0.78
Tracking error (relative risk)	-	3.4 %	3.4 %	3.4 %	4.4 %
Alpha	-	5.1%	3.9 %	5.5 %	4.9 %
Beta	-	0.86	0.86	0.86	0.85

* 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 29 November 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	+64.5 %	+22.7%	0.0%	+15.0%	-30.6%	+14.6%	-1.6%	-7.1%	+7.4%	+1.5%	+5.7%	-5.4%	+3.6%	+4.2%	+5.0%	-5.7 %	+0.9 %		+7.5 %
Index	+29.4 %	+22.2%	-10.9%	+6.4%	-32.6%	+15.4%	-3.9%	-8.7%	+9.2%	+1.0%	+5.7%	-6.7%	+3.2%	+5.1%	+5.7%	-6.9 %	+0.8 %		+2.6 %
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	164.69	172.87	163.04	164.52		164.52
I Unit	+82.2 %	+23.8%	+0.1%	+17.6%	-29.8 %	+15.8%	-1.5%	-7.0%	+7.5%	+1.6%	+5.8%	-5.4%	+3.7%	+4.3%	+5.0%	-5.6 %	+1.0 %		+8.5 %
Index	+29.4 %	+22.2%	-10.9%	+6.4%	-32.6%	+15.4%	-3.9%	-8.7%	+9.2%	+1.0%	+5.7%	-6.7%	+3.2%	+5.1%	+5.7%	-6.9 %	+0.8 %		+2.6 %
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	1,819.61	1,911.43	1,804.10	1,821.83		1,821.83
GI Unit	+17.3 %	+24.1%	0.0%	+17.9%	-29.6%	+16.2%	-1.4%	-7.0%	+7.5%	+1.7%	+5.8%	-5.4%	+3.7%	+4.3%	+5.1%	-5.6 %	+1.0 %		+8.8 %
Index	-17.8 %	+22.2%	-10.9%	+6.4%	-32.6%	+15.4%	-3.9%	-8.7%	+9.2%	+1.0%	+5.7%	-6.7%	+3.2%	+5.1%	+5.7%	-6.9 %	+0.8 %		+2.6 %
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	11,704.89	12,299.16	11,612.00	11,729.40		11,729.40
C Unit	+14.8 %	+23.6%	0.0%	+17.3%	-30.0%	+15.6%	-1.5%	-7.0%	+7.5%	+1.6%	+5.7%	-5.4%	+3.7%	+4.3%	+5.0%	-5.6 %	+1.0 %		+8.3 %
Index	-17.2 %	+22.2%	-10.9%	+6.4%	-32.6%	+15.4%	-3.9%	-8.7%	+9.2%	+1.0%	+5.7%	-6.7%	+3.2%	+5.1%	+5.7%	-6.9 %	+0.8 %		+2.6 %
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	114.69	120.45	113.67	114.77		114.77

(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.

The E share is not represented as it is dedicated in specific to the management company and companies in the Tikehau Capital group, to the corporate officers and employees of these entities, and to the funds managed by these entities (a full list can be found in the UCITS prospectus).

MAIN LINES OF PORTFOLIO AT 29 NOVEMBER 2024

	Fund	Index
UNIBAIL-RODAMCO-WESTFIELD	9.61 %	9.81 %
VONOVIA SE	7.74 %	10.11 %
KLEPIERRE	7.24 %	7.39 %
GECINA SA	6.23 %	5.80 %
LEG IMMOBILIEN SE	5.96 %	8.07 %
TAG IMMOBILIEN AG	4.92 %	3.81 %
COVIVIO	4.75 %	4.09 %
GRAND CITY PROPERTIES	3.75 %	1.27 %
MERLIN PROPERTIES SOCIMI SA	3.74 %	3.83 %
UNITE GROUP	3.53 %	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 29/11/24 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 29 NOVEMBER 2024

	I Share	P Share	GI Share	C Share
Number of shares	5,930.9	480,873.7	2,176.7	22,977.9
Liquidating value (€)	1821.83	164.52	11,729.40	114.77
Net assets (€)*	150,091,200			

* including the net assets of the E unit, dedicated in specific to the management company and companies in the Tikehau Capital group, to the corporate officers and employees of these entities, and to the funds managed by these entities (a full list can be found in the UCITS prospectus).

6. EXPOSURE OF THE PORTFOLIO AT 29 NOVEMBER 2024

Currencies (including cash)	Sectors ⁽¹⁾	Geographic location ⁽¹⁾
Euro	75 %	Housing 29 % Germany 28 %
Pound Sterling	11 %	Retail 25 % France 21 %
US Dollar	4 %	Offices 14 % United Kingdom 11 %
Swedish krona	2 %	Logistics 9 % Spain 7 %
Other	8 %	Other 23 % Other 33 %

(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	50
Social	44
Environment	55
ESG risk profile	50



5 POSITIONS WITH THE BEST ESG RATING⁽¹⁾

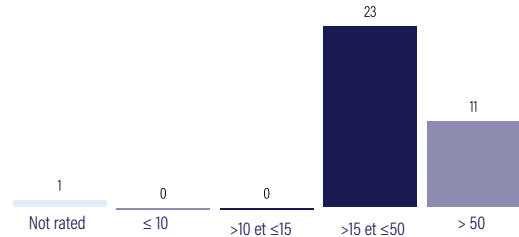
	Governance	Social / Environnement Societal	Environment	ESG Rating
COVIVIO	66	68	77	71
MERLIN PROPERTIES SOCIMI SA	65	68	76	70
WAREHOUSES DE PAUW SCA	74	63	66	68
DIGITAL REALTY TRUST	59	49	83	65
AROUNDTOWN SA	64	62	65	64

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
KOJAMO OYJ	31	27	31	30
XIOR STUDENT HOUSING NV	39	34	24	32
AEDIFICA	48	25	34	35

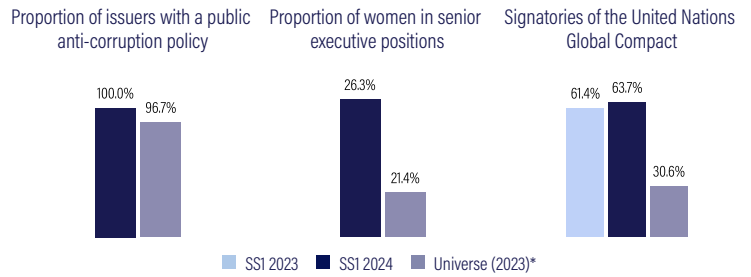
Reporting ESG

Distribution of ESG ratings⁽¹⁾ of issuers in portfolio

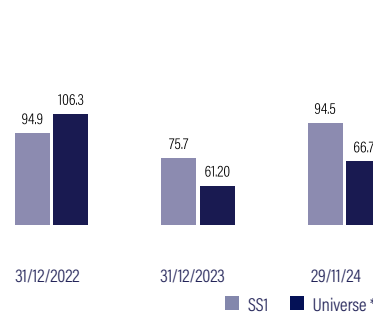


(1) The ESG rating determines the non-financial profile of companies (in terms of risks and opportunities). Shares whose current or anticipated ESG rating is below 10 are excluded from the investment scope (the higher the ESG rating, the better).

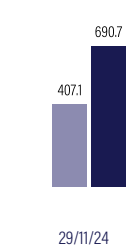
Impact & carbon footprint measurements



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 1,377 shares at 30/09/2024. The coverage rate of the scope is 100 % for signatories of the United Nations Global Compact, 86 % 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 29/11/2024. 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 December 2024. SOFIDY SAS – Real estate funds management company since 1987 – 303, Square des Champs Élysées – 91080 Évry-Courcouronnes – 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



SOFIDY SAS | Portfolio management company certified by the AMF on 10 July 2007 under the number GP07000042 | 338 826 332 RCS Evry | Activity code : 6630 Z | Intra-Community VAT number : FR 03 338 826 332
303, Square des Champs Élysées - 91080 Évry-Courcouronnes
Tel.: +33(0)1 69 87 02 00 | Fax: +33 (0)1 69 87 02 01 | Email : sofidy@sofidy.com | www.sofidy.com

