

**SOFIDY
SELECTION 1**
FCP


Monthly Report

At 28 February 2025

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 the magic wave

Your fund closed February with an increase of 0.21% (P share), representing a cumulative gain of 2.89% since the beginning of the year (+0.42% and +4.40% respectively for its benchmark index). Although these "small waves" are rising, they are not sufficient to compensate for the sector's undervaluation, which will become increasingly difficult to justify unless we invoke the potentially upward effect on interest rates of a massive European rearmament effort that would widen budget deficits without compensation.

The **2024 annual results season** for the listed real estate segment is now well underway (3/4 of our portfolio companies have published their results), **and so far, has delivered some pleasant surprises.**

Excluding the effects of past recapitalization measures (capital increases and/or disposals), **earnings rose by 0% to +5%**, with organic growth in rental income more than offsetting the increase in financial expenses. **By asset class**, the best performers (+5% to +8% on a like-for-like basis) were retail property, hotels and student housing, followed (+3% to +6%) by logistics and prime offices, while growth was lower (+0% to +3%) for residential, healthcare and self-storage. The secondary office sector continued to suffer in H2, with a visible deterioration in floor space occupancy and values.

In terms of outlook for 2025, real estate companies are expecting another year of normalization: with earnings growth, but still penalized by rising debt costs. However, we note **optimism regarding the end of the value decline** in 2024, which should induce a re-increase in 2025, and **much bolder talk about reinvestment** (acquisitions or projects), with balance sheet preservation being less an issue (proven access to capital markets and reasonable leverage: average LTV of 41%, source Kempen).

In this context, **the 27% discount** (Eurozone source: Kempen) the markets still attribute to asset value (NAV) will become increasingly difficult to justify, leaving us to anticipate a major rerating of the sector.

Laurent Saint Aubin and Serge Demirdjian
04/03/2025

* 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	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	15.9 %	15.7 %	14.7 %	16.1 %	15.5 %
Volatility	17.6 %	15.6 %	15.6 %	15.6 %	15.9 %
Sharpe ratio	-	0.78	0.72	0.81	0.76
Tracking error (relative risk)	-	3.1 %	3.1 %	3.1 %	4.6 %
Alpha	-	1.3 %	0.3 %	1.7 %	1.2 %
Beta	-	0.88	0.88	0.88	0.87

* 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 February 2025 | 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⁾	2020	2021	2022	2023	2024	Jan. 25	Feb. 25	Mar. 25	Apr. 25	May 25	June 25	July 25	Aug. 25	Sept. 25	Oct. 25	Nov. 25	Dec. 25	2025 YTD	
P Unit	+60.5 %	0.0%	+15.0%	-30.6%	+14.6%	+2.0%	+2.7%	+0.2%												+2.9 %
Index	+28.2 %	-10.9%	+6.4%	-32.6%	+15.4%	-2.6 %	+4.0 %	+0.4 %												+4.4 %
VL (€)	100.00	167.40	192.45	133.53	153.00	156.01	160.19	160.52												160.52
I Unit	+78.2 %	+0.1%	+17.6%	-29.8 %	+15.8%	+2.9 %	+2.8 %	+0.3 %												+3.1 %
Index	+28.2 %	-10.9%	+6.4%	-32.6%	+15.4%	-2.6 %	+4.0 %	+0.4 %												+4.4 %
VL (€)	1,000.00	1,757.30	2,066.61	1,449.74	1,679.42	1,728.95	1,776.54	1,781.71												1,781.71
GI Unit	+14.8 %	0.0%	+17.9%	-29.6%	+16.2%	+3.3 %	+2.8 %	+0.3 %												+3.1 %
Index	-18.6 %	-10.9%	+6.4%	-32.6%	+15.4%	-2.6 %	+4.0 %	+0.4 %												+4.4 %
VL (€)	10,000.00	11,172.77	13,170.38	9,271.40	10,777.85	11,134.83	11,444.70	11,481.11												11,481.11
C Unit	+122 %	0.0%	+17.3%	-30.0%	+15.6%	+2.7 %	+2.7 %	+0.3 %												+3.0 %
Index	-17.9 %	-10.9%	+6.4%	-32.6%	+15.4%	-2.6 %	+4.0 %	+0.4 %												+4.4 %
VL (€)	100.00	111.59	130.95	91.68	105.99	108.90	111.88	112.19												112.19

(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 28 FEBRUARY 2025

	Fund	Index
UNIBAIL-RODAMCO-WESTFIELD	9.70 %	9.75 %
LEG IMMOBILIEN SE	8.14 %	7.51 %
KLEPIERRE	7.84 %	7.54 %
VONOVIA SE	7.77 %	9.48 %
COVIVIO	6.01 %	4.19 %
MERLIN PROPERTIES SOCIMI SA	4.57 %	4.01 %
GECINA SA	4.50 %	5.96 %
TAG IMMOBILIEN AG	4.19 %	3.55 %
WAREHOUSES DE PAUW SCA	3.97 %	4.21 %
CTP NV	3.35 %	0.00 %

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 28/02/2025 are the maximum rates applicable, with the exception of P Share where the rate applied is 2.10% since January 1st, 2025. Including operating costs and other services of 0.10%.

5. UCITS DATA AT 28 FEBRUARY 2025

	I Share	P Share	GI Share	C Share
Number of shares	5,072.7	503,603.7	2,434.5	23,188.4
Liquidating value (€)	1,781.71	160.52	11,481.11	112.19
Net assets (€)*	148,783,085			

* 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 28 FEBRUARY 2025

Currencies (including cash)	Sectors ⁽¹⁾	Geographic location ⁽¹⁾
Euro	Housing 28 %	Germany 30 %
Pound Sterling	Retail 26 %	France 21 %
US Dollar	Offices 17 %	Central Europe 8 %
Swedish krona	Logistics 9 %	Spain 8 %
Other	Other 20 %	Other 33 %

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

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 28/02/2025. 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 March 2025. 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



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