

Real Estate

January 2024

Amundi Real Estate

Access the heart of major European cities

*Marketing communication
Reserved for professional Investors*

Confidence
must be earned

Amundi
ASSET MANAGEMENT

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working every day in the interest of its clients and society
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01

AMUNDI, A TRUSTED PARTNER

WORKING EVERY DAY IN THE INTEREST OF ITS CLIENTS AND SOCIETY

The no. **1**
**European asset
Manager**
in the global top 10⁽¹⁾



International coverage and local expertise,
in over **35 countries** in Europe, Asia-Pacific,
the Middle East and the Americas



An **entrepreneurial culture**
focused on the client and team spirit

More than
€1 950 billion
in assets under
management⁽²⁾



6 platforms
for international management⁽⁴⁾



A **full range of expertise** specialising
in fixed income, equities, real and
alternative assets, multi-asset
management, and money market
solutions in public and private markets

The **highest**
market
capitalisation
in Europe⁽³⁾



5 400
employees⁽⁵⁾



Unique positioning to deliver
high-quality services
to over **100 million private clients**,
institutional investors, and **government
entities worldwide.**

1.Source: IPE "Top 500 Asset Managers" published in June 2023,based on assets under management at 31 December 2022.

2.Amundi data as at 30/09/2023

3.Among traditional asset managers – Refinitiv, December 2022.

4.Boston, Dublin, London, Milan, Paris and Tokyo

5.Team members as of 30/09/2023

ESG AMBITION 2025: AMUNDI STRENGTHENS ITS AMBITIONS FOR A FAIR ENVIRONMENTAL TRANSITION

Since its creation in 2010, Amundi has made responsible investment a cornerstone of its corporate strategy when it placed environmental and social responsibility as one of its four founding pillars.

STRENGTHENING OUR OFFER IN RI¹ SAVINGS OFFERING FOR SUSTAINABLE DEVELOPMENT



- 1 100% of Amundi's actively managed open-ended funds² will have the objective to get a portfolio transition profile better than its universe
- 2 Establish a broad "Net Zero" offering
- 3 Reach €20bn of assets in impact investment strategies through the launch of new investment solutions targeting a positive environmental and social impact
- 4 40% of the total ETF range will be ESG to accelerate and facilitate access to responsible investments
- 5 Provide clients with access to cutting edge sustainability analytics through "ALTO Sustainability"

DEEPENING THE INTEGRATION OF ESG IN OUR INVESTMENT SOLUTIONS



- 6 **Broaden the dialogue to +1,000 companies.** Amundi will massively expand its engagement and voting on companies' strategies to align with the Paris Agreement by increasing the scope in order to contribute and accelerate the required global transformation.
- 7 **Divest from unconventional hydrocarbons.** From 2022³, Portfolios will progressively reduce their exposure to companies where unconventional hydrocarbons exploration and production represent more than 30% of their activities⁴.

SETTING OBJECTIVES INTERNALLY IN LINE WITH COMMITMENTS



- 8 **Embed an extensive integration of ESG criteria into the remuneration policy**
- 9 **Reduction of Amundi's operational emissions by -30% per employee**
- 10 **Presentation and advisory vote of "Say on climate"**

1. RI: Responsible Investing
2. Scope of actively managed open funds, where the ESG mainstream and Transition rating methodology is applicable.
3. Application perimeter as defined by the Amundi RI policy.
4. nconventional extraction: oil sand, shale oil & gas.



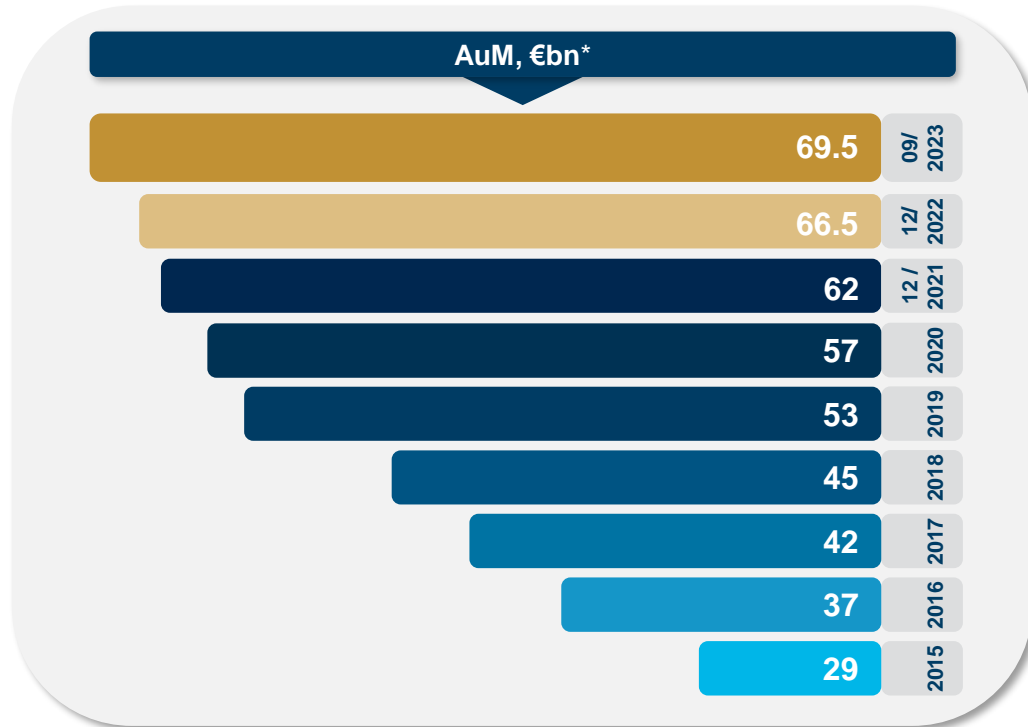
02

AMUNDI ALTERNATIVE & REAL ASSETS

*SPECIALIST IN PRIVATE MARKETS,
ALTERNATIVE AND REAL ASSETS*

AMUNDI ALTERNATIVE & REAL ASSETS (ARA): A GROWING PLATFORM

On the back of a multi-decade expertise in private markets, Amundi has launched a dedicated division with the ambition of being an **access facilitator** in **Alternative and Real Assets**



*Source: Amundi, as of end September 2023 - Including pockets managed on behalf of other expertise.

€69.5 bn

Of AuM*

40

Years expertise

c.280

Employees and partners

Offices

Paris
London
Milan
Luxembourg
Barcelona
Madrid
Dublin

*Source: Amundi, as of end September 2023

AMUNDI ALTERNATIVE AND REAL ASSETS' AREAS OF EXPERTISE

The ambition to make alternative and real assets accessible to all with the highest standards in Asset Management



Real Estate
€41 bn

Expert in core/ core+ properties in European prime cities. All segments covered with a focus on offices

Including €1.9 bn in indirect investments



Private Debt
€8.5 bn

Expert in senior corporate debt commercial real estate debt and LBO debt in the Eurozone.

Including €2.4 bn in Private Debt Real Estate



Private Equity
€1.5 bn

Expert in growth capital and buyout in the European midmarket.



Infrastructure
€500 m

Expert in energy transition Assets - electricity generation and energy efficiency.



Private Market Multi-Management
€12 bn

Expert in fund manager selection, and advisory in private markets and real assets worldwide. A focus on regulated fund formats.

Partnerships & indirect investments

Including €0.5 bn in real estate investments



Alternative Fund Platform
€6 bn

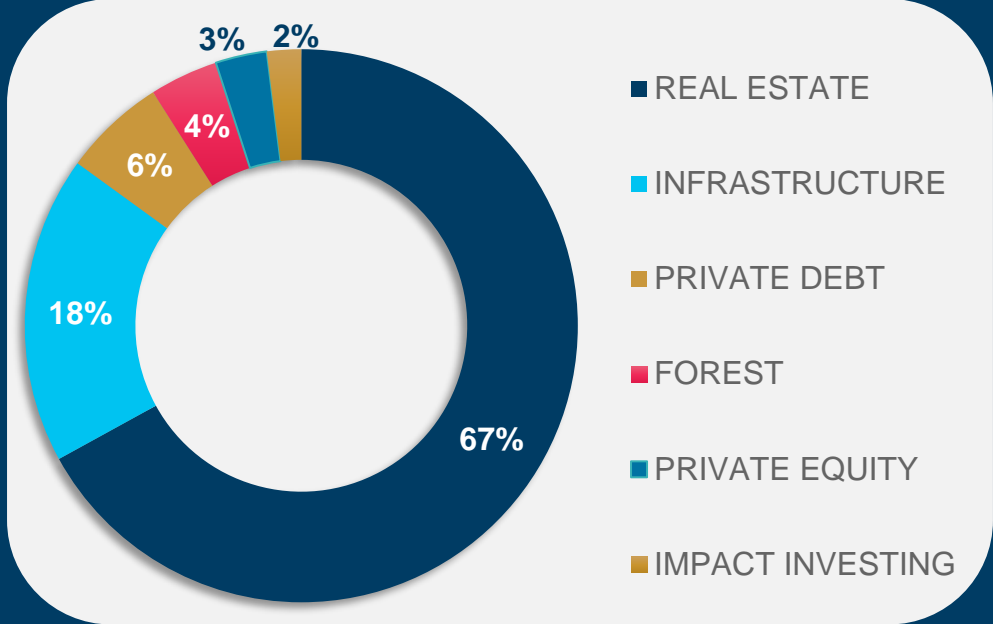
Expert in hedge fund solutions, and a leading UCITS platform comprising differentiated scalable alternative strategies.

Impact investing

Direct investments

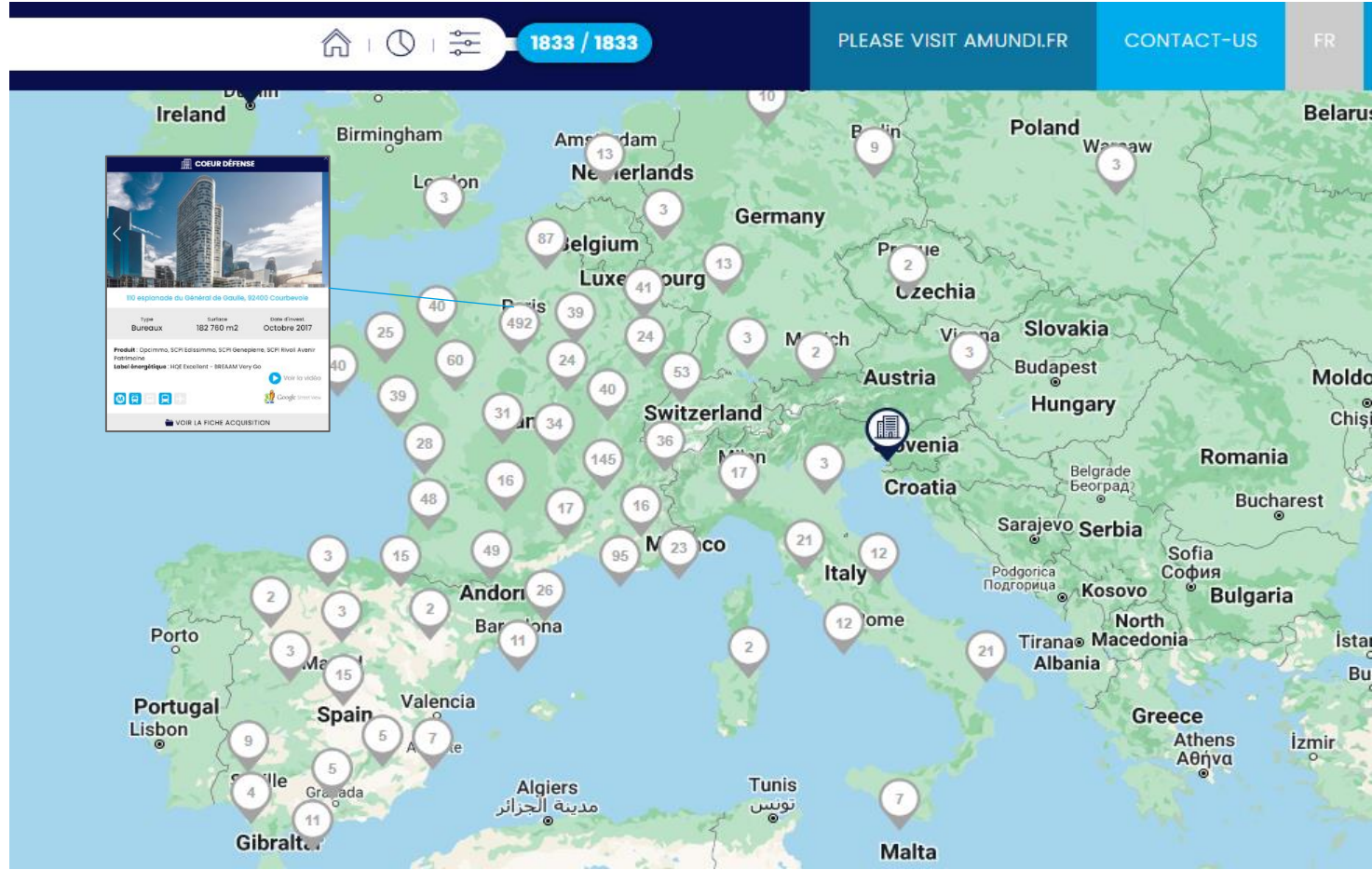
Source: Amundi, as of end September 2023

+1,800 ASSETS INVESTED IN EUROPE



Find out more on our investments on <https://real-assets-interactive-map.amundi.com/>

An online interactive map to drill down at asset-class level. Zoom in on any individual investment with factsheets on properties, portfolio companies, issuers, renewables, timberlands.



: Source: Amundi, as at end of June 2023.



03

AMUNDI REAL ESTATE,
*A LEADING PAN-EUROPEAN
PLAYER*

€41 bn
of AuM*



135

Dedicated people*



+1,200

properties in Europe*



A leader in European prime cities

- Amundi Real Estate is a company specialized in developing, structuring and managing European focused property funds.
- Thanks to the power of its fund raising and of its assets under management, Amundi Real Estate carried out the largest transactions in the European market, with €6.7bn of acquisitions and a total of €8.6 billion in transactions over the last 4 years (2019-2022)*. *Source: Amundi Real Estate as at December 2022*
- Amundi Real Estate sources assets across Europe, structures the acquisitions and their financing, and manages all type of properties with a focus on Offices
- 1,200+ properties in France, Italy, Germany, the Netherlands, the Czech Republic, Luxembourg, Spain...

A comprehensive offering

- Commingled Funds (closed-end and open-ended); Dedicated Funds; Club Deals & Joint Ventures; Mandates (tailor-made solutions).
- A leading player in managing and structuring regulated funds in France*.
- A gate keeper for international clients looking to access the European Real Estate market for diversification purposes.

*Source: Amundi Real Estate as at end September 2023 – Including pockets managed on behalf of other expertise.

**Source: IPE Real Assets Top 150 Real Estate Fund Managers, published in December 2022, data as at end of June 2022.

***Sources: ASPIM and EIF, as at end of September 2023

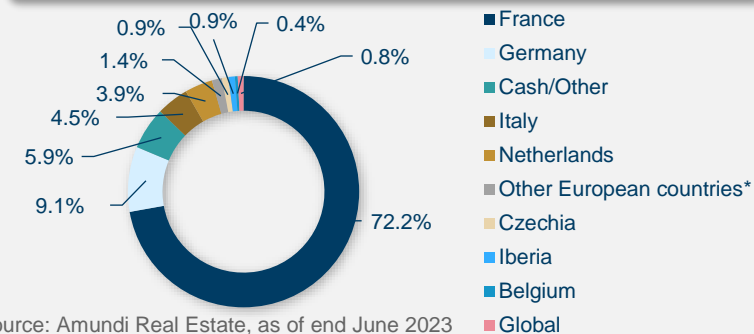
N°3 In office real estate in Europe**



N°2 In Retail Real Estate funds in France by capitalisation***



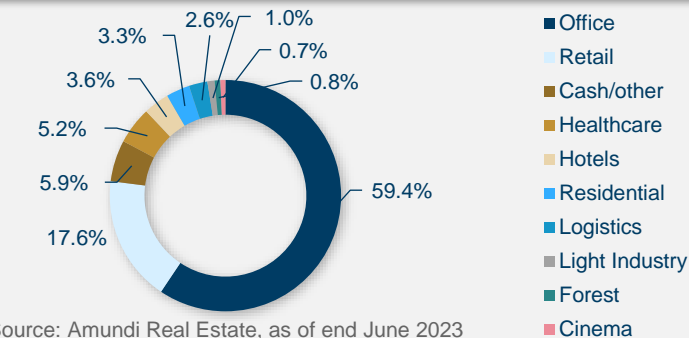
Overview of Amundi Real Estate assets per country



Source: Amundi Real Estate, as of end June 2023

*Luxembourg, Austria, Poland, Ireland, UK, Nordics

Overview of Amundi Real Estate assets per sector



Source: Amundi Real Estate, as of end June 2023

A MAJOR PLAYER ON THE EUROPEAN OFFICE REAL ESTATE MARKET

Since
1979

N°3

of office real estate management
companies in Europe⁽¹⁾

IPE & REAL
ASSETS

Amundi Real Estate is today:

AuM⁽²⁾



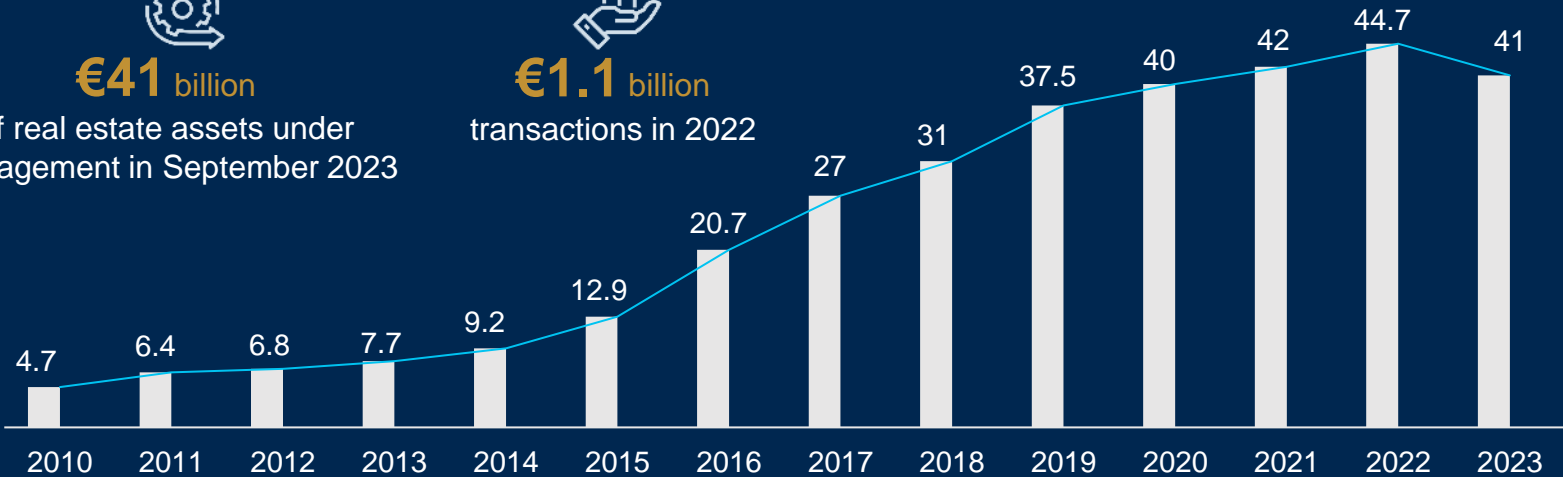
€41 billion

of real estate assets under
management in September 2023



€1.1 billion

transactions in 2022



1. On the Dec. 2022 IPE Real Assets ranking based on assets managed as of 30/06/2022. • 2. Source: Amundi as at September 2023

AN OFFERING ADAPTED TO ALL CLIENT TARGETS

- Amundi Real Estate brings clients access to all of its strategies in the form of direct investments

MANDATES

CLUB DEALS

By managing emblematic club deals with European insurers has enabled Amundi Real Estate to be one of the main players in retail real estate investments in France*.

DEDICATED OR COLLECTIVE FUNDS

- All the formats offered are adjustable according to the investor's choices:

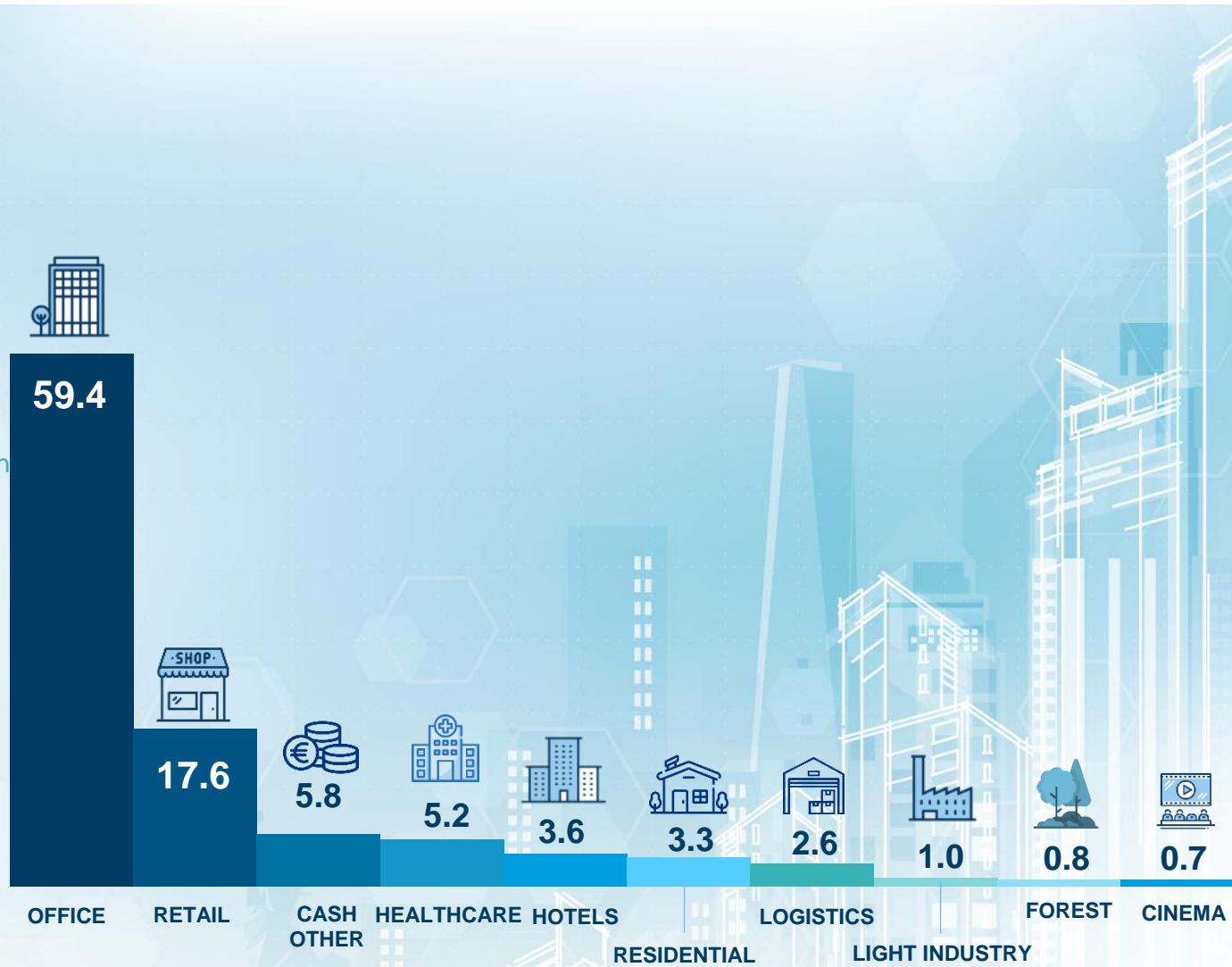
- > management strategy
- > risk profile
- > level of indebtedness
- > legal form
- > jurisdiction

Sources: ASPIM and EIF, as at end September 2023



INVESTMENTS IN ALL SECTORS, MAINLY FOCUSED ON OFFICES

Breakdown of Amundi Real Estate assets in % of valuation by sector

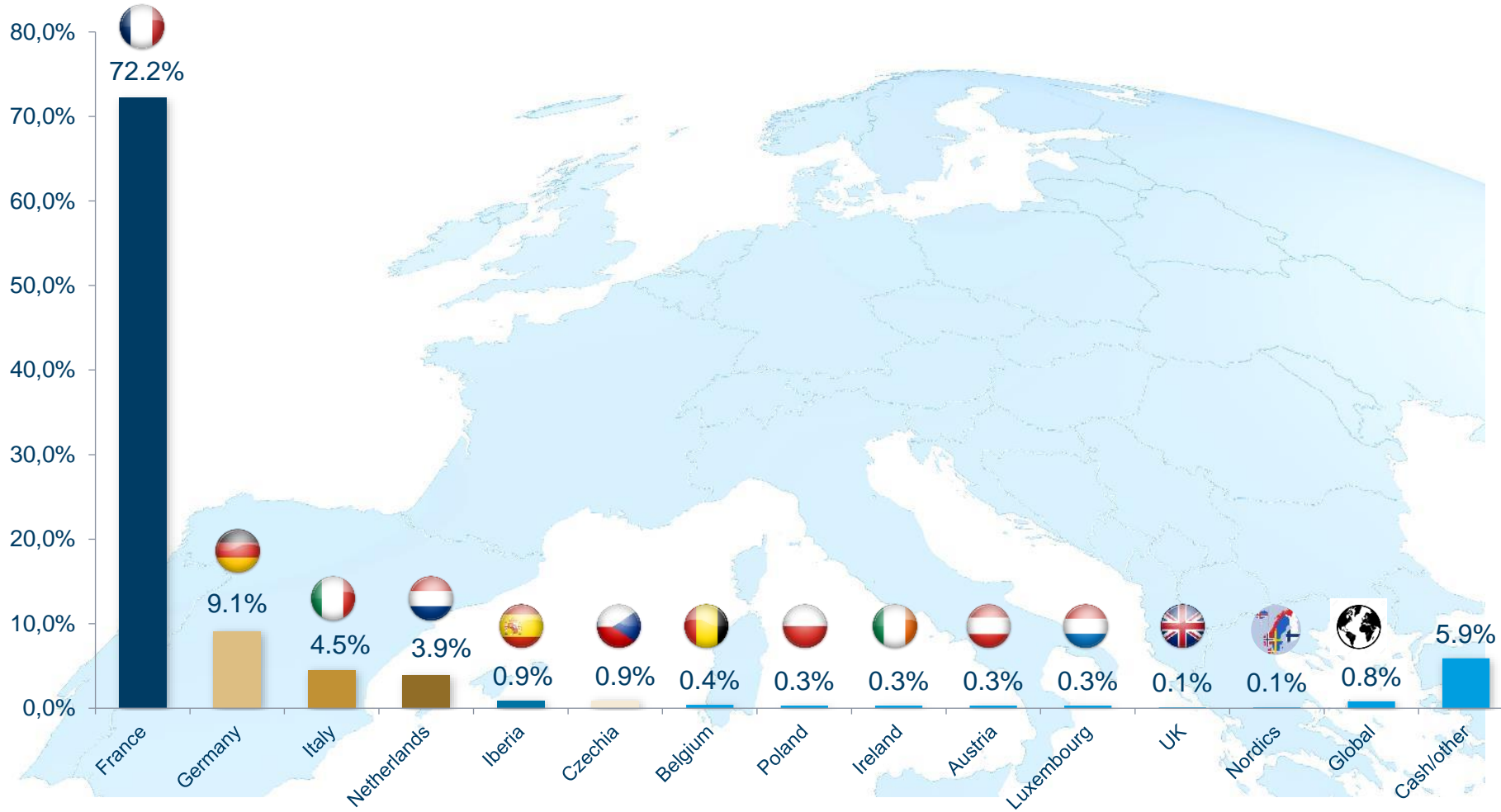


Source: Amundi Real Estate as at 30 June 2023

Amundi Immobilier structures acquisitions and their financing and manages all types of assets with a predominance for office real estate

POWERFUL PAN-EUROPEAN SOURCING

Breakdown of Amundi Real Estate assets, in number of assets, by geographical region







Source: Amundi Real Estate as at 30 June 2023

STRATEGIC GEOGRAPHIC DIVERSIFICATION

Amundi Real Estate operates across all European markets through an experienced team based in Paris, Milan, Luxembourg and via local partnerships (e.g. Germany, Czech Republic, Spain).


FLAGSHIP ASSETS

<p>136 AVENUE DES CHAMPS-ÉLYSÉES PARIS</p> 	<p>HEKLA PARIS - LA DÉFENSE</p> 
<p>Office and retail property Complete renovation from 2012 to 2015 6 353 m²</p>	<p>Office property Acquisition in 2017 Delivered in 2022 76 000 m²</p>
<p>CARRÉ SÉNART LIEUSANT</p> 	<p>Résidence Services ASNIÈRES/SEINE</p> 
<p>Retail Acquisition in 2022 33 232 m²</p>	<p>Senior service residence Acquisition in 2018 Delivered in 2021 6 060 m²</p>



<p>MAX & MOORE AMSTERDAM</p> 	<p>INK HOTEL AMSTERDAM</p> 
<p>Office property Acquisition in 2020 11 000 m²</p>	<p>Hotel Acquisition in 2018 15 400 m²</p>

**NOWOGRODZKA SQUARE
VARSOVIA**




Office property
Acquisition in 2020
11 529 m²

**ALCALA 544 - 546
MADRID**



Office property
Acquisition in 2018
8 305 m²

**CORSO MATTEOTTI
MILAN**



Office property
Acquisition in 2018
8 300 m²

<p>ZALANDO LAHR</p> 	<p>OPER 46 FRANKFURT</p> 
<p>Logistics & storage Acquisition in 2020 130 435 m²</p>	<p>Office property Acquisition in 2019 6864 m²</p>

EXAMPLES OF ACQUISITIONS MADE IN 2021-2022

« Soho House Paris »



Hotel



45-47 rue de la Bruyères
75 009 PARIS - FRANCE



3 757 m²



Avenue de Suffren



Residential



147 avenue de Suffren
75015 PARIS - FRANCE



1 044 m²



« Campus Grand Parc »



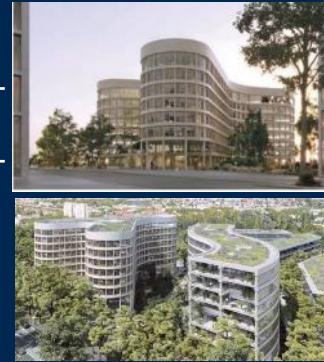
Office



VILLEJUIF - FRANCE



28 568 m²



« SPRING »



Office



98 Rue Félix Esclangon –
GRENOBLE - FRANCE



13 482 m²



« Carré Sénart »



Retail



LIEUSAIN (77)- France



33 232 m²



« Eau de Verveine »



Healthcare



13 cours Gambetta –
MONTPELLIER - FRANCE



683 m²



Source: Amundi Real Estate as at 30 september 2023

A RIGOROUS INVESTMENT PROCESS

Amundi Real Estate carried out the largest transactions in the European market, with **€6.7bn** of acquisitions and a total of **€8.6 billion** in transactions over the last 4 years (2019-2022)*.

BEFORE INVESTMENT



1 In-depth market analysis

- > Economic research
- > Research on real estate markets
- > Determining the conviction level of Amundi Real Estate

2 Rigorous selection of assets

- > Sourcing among the assets on sale on the European market
- > Rigorous selection of transactions with a strong emphasis on ESG criteria, presenting characteristics in line with the investment strategy

3 Analysis of assets and Due Diligence

- > Technical, legal, fiscal, notarial, commercial and financial due diligence
- > Assessment of the extra-financial performance of assets (ESG) upon acquisition

4 Structuring and financing the transaction

- > Structuring the acquisition in order to **optimise the risk and taxation**
- > **Contractualising the management** of investment, assets, the fund and the property

- > Asset Management / Investment
- > Recherche et stratégie

- > Asset Management / Investment
- > Fund Management
- > ESG

- > Asset Management / Investment
- > Fund Management
- > ESG

- > Asset Management / Investment
- > Fund Management

*Source: Amundi Real Estate as at December 2022

AFTER INVESTMENT

5

Active asset management

- > Defining the asset management strategy and updating the property business plan
- > **ESG:** A rating of the building based on 14 environmental and social criteria, carried out upon acquisition and renewed every 3 years maximum. Monitoring of the performance of the asset with respect to all the themes evaluated is carried out.
- > Reporting on decisions and events at asset level
- > Corporate lifespan and accounting reporting for fund

6

Disposal

- > Optimising the asset sale schedule
- > Preparing for sale of the asset (updating data)
- > Closing of sale of asset and attached conditions



TEAMS

- > Asset Management
- > Fund Management
- > ESG

- > Asset Management
- > Fund Management

AN EXPERIENCED MULTIDISCIPLINARY TEAM



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SANDRINE LAFON CEYRAL

Chief Responsible Officer

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AN ACTIVE PORTFOLIO MANAGEMENT STRATEGY WITH CONSIDERATION OF CLIMATE ISSUES AND IMPACTS

Amundi Immobilier has undertaken for several years to integrate **ESG into its real estate asset management policy.**

OUR GOAL



To address the challenges and impacts of climate change and new ways of working

In this respect, Amundi Real Estate disposed of **assets that perform poorly** from an energy perspective and whose potential for change was judged insufficient.

A RESPONSIBLE INVESTMENT APPROACH

Timeline of the Amundi Real Estate ESG methodology

As an asset manager that is committed to the development of an ESG approach within its sector of activity, Amundi Immobilier participates in industry working groups set up to discuss such issues.

Amundi Real Estate draws up a **Responsible Investment Charter** to structure and facilitate the application of ESG criteria to all its business lines. The charter explains how the assessment tool is applied to steer and guide the management of a fund.

Amundi Real Estate refines this rating system to come into line with the requirements of the 'ISR' sustainable investment label. This involves incorporating a governance focus with criteria such as: the assessment of companies' main service providers and renewable energy use. This tool results in an "SRI performance" rating (see the section on building assessments).

Update of the **Responsible Investment Charter**



ESG TEAM, WHICH IS TASKED WITH:

- Monitoring the completion of ESG scoring for each building,
- Completing the scoring for the main stakeholders (property managers, facility managers, developers, etc.),
- Overall ESG analysis of the funds,
- Monitoring non-financial ratios, particularly regulatory ratios,
- Helping the various teams to satisfy the criteria that must be met to secure SRI labels and to monitor the fund's objectives,
- Providing training to the teams on changes to regulations,
- Annual reporting on the non-financial performance of funds.

OUR PLEDGES AND OUR CONTRIBUTIONS TO INDUSTRY BODIES



INCORPORATING ESG CRITERIA INTO REAL ESTATE ASSET MANAGEMENT

Our responsible investment pledge involves integrating the three Environmental (E), Social (S) and Governance (G) pillars into the methodology we use to analyse⁽¹⁾ and manage real estate assets. This ensures that our assessment of non-financial performance is perfectly adapted to this particular asset class and covers all types of buildings (offices, shops, hotels, etc.).



ENVIRONNEMENTAL

Measuring a building's intrinsic environmental performance, namely its energy performance, carbon emissions and the quality of water distribution installations.



SOCIAL

Measuring the quality of a building by assessing the standard of the installations and services intended for its users..



GOVERNANCE

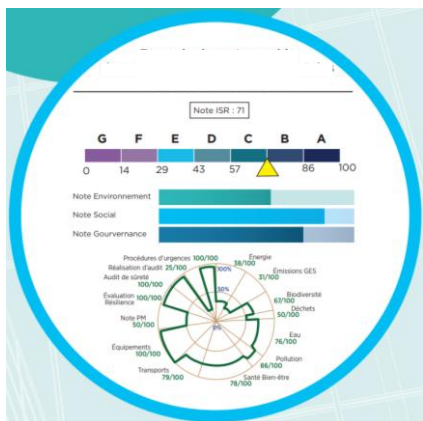
Measuring the quality of a building's management and of the involvement of key stakeholders in our responsible approach.

(1). Details concerning the rating criteria are available in the "Methodology" section of the Responsible Investment Charter available on: <https://www.amundi-immobilier.com/Notre-Engagement-Responsable>

Amundi Real Estate applies and deploys its **Responsible Investment Charter** for its properties in portfolios and for each new acquisition.



OUR ESG RATING METHODOLOGY



The Amundi Immobilier ESG scoring system assesses each building according to 14 themes spread over the three E, S and G pillars.

- These 14 themes are based on an analysis of 47 criteria within a building.
- The scores achieved in each theme are aggregated to produce an SRI rating (see image below) ranging from 0 to 100. This rating ranks assets on a scale of A to G, with A being the best possible rating (100).
- The building is rated on acquisition then reviewed at least every three years or after any major developments or works

The summary of the audit conducted on each asset includes the following:

- An asset profile
- The latest known environmental performance
- An assessment of regulatory risk that reflects the asset’s compliance with the applicable environmental regulations;
- A carbon footprint assessment (scopes 1 to 3)⁽²⁾
- The risks associated with a loss of biodiversity

(1). Assessment methodology, 2021 version. (2). Source: [Taloen database kept by the Observatoire de l'Immobilier Durable](#)

Scope 1: relates to the building’s direct GHG emissions: combustion from fixed sources (fuel oil, gas, fuel for boilers) and mobile sources (company vehicle fleet) and refrigerant leaks ; Scope 2: relates to indirect emissions associated with the production of electricity, heat or imported steam for heating, air conditioning or lighting ; Scope 3: relates to non-energy emissions linked to the entire value chain such as services, employee travel, waste management, etc.

OUR
COMMITMENT



100% of real estate assets under management to be given a rating

Details concerning the rating criteria are available in the “Methodology” section of the Responsible Investment Charter available on: <https://www.amundi-immobilier.com/Notre-Engagement-Responsable>

EXAMPLES RESPONSIBLE ACQUISITIONS

FLORESCO

Office property

2 avenue Pasteur
94160 Saint-Mandé

31 Acquisition: 2022

20 653 m2

HQE Construction, BREEAM Construction / Rénovation, Effi energie+ 2013, Well Silver, Wired score, Accessibilité A

ESG SCORE: 80/100



THE CURVE

Office property

Rue du Landy
93000 Saint-Denis

31 Acquisition: 2020

23 372 m2

HQE Excellent, BBKA (bâtiment bas carbone), E+C-, Effinergie +.

ESG SCORE: 79.50/100



NOTRE OUTIL

Developed with SINTEO



This real estate audit tool makes it possible to map all the buildings under management, whether new or existing, and to evaluate them by assigning them a rating.

- > Assessing the building's performance, on assets of all sizes, types and locations, both new and existing A user notice to facilitate appropriation and use by the different teams.
- > The building's scores on the basis of 8 environmental and social criteria, as determined upon acquisition and renewed every 3 years maximum or whenever there are significant changes to the building. The property's performance is monitored in terms of all themes assessed at this time.

RESULTS



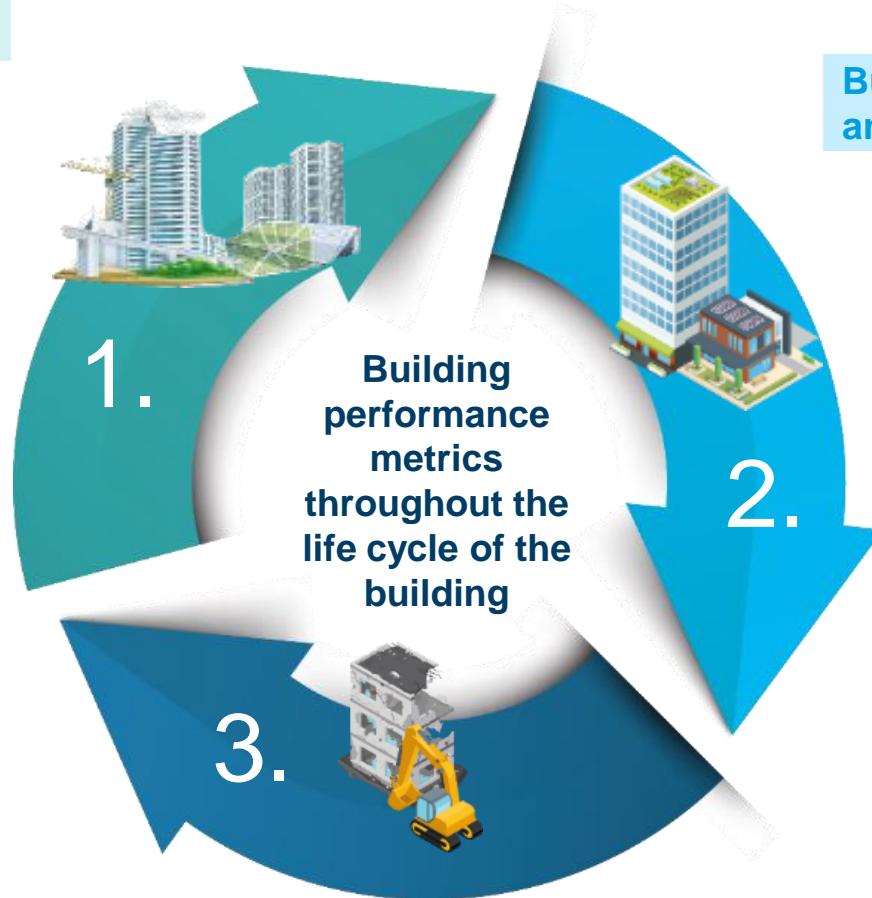
109 buildings certified in total
Buildings with better environmental certifications



Source: Amundi Real Estate as at 30 June 2023

Construction

- **Acquisition**
Prior audit based on ESG criteria
- **Construction/renovation/restructuring:**
 - Use of bio-sourced materials
 - Energy optimization
 - Use of renewable energy
 - Development in favor of vegetation and biodiversity
- **Supplier charter**
intended for Property Managers⁽¹⁾, Facility Managers⁽²⁾ and developers
- **Labeling and certification process**



Building management and life cycle

- Rental:**
- Green lease
 - The guide to good practices at work
- ESG audit:**
- post-work or at least every 3 years



The teams at Amundi Real Estate are committed to applying a Responsible Investment approach across all their business activities and implement actions covering the entire life cycle of a building.



Demolition

Waste recovery and recycling:
70% of construction site waste



(1) Property Manager: rental and technical manager
(2) Facility Manager: in charge of managing the operation of buildings

APPLYING OUR TOOLS TO



Asset Management

Our asset managers use this ESG analysis tool in their decision-making process



Fund Management

This ESG analysis tool is used by fund managers to consolidate ESG data on assets at fund level, making it a useful steering and decision-making tool for fund managers when it comes to determining the most suitable asset strategy and asset allocation.



Investment

Any investment opportunity involves prior due diligence carried out by our acquisition teams. These due diligence procedures relate to the asset itself, but also to the main counterparties involved in the deal.

KEY FIGURES AS OF 06/30/2023

MORE THAN 1,200 ASSETS MANAGED

4.2

Million m² of surface area labeled ISR



≈15

billion euros of assets under ISR-labelled management (Social Investment Manager, Opcimmo, Rivoli Avenir Patrimoine, Edissimmo and Génépierre assets)



109

assets certified



75 % of buildings assets since 2019 are less than 10 years old



Source: Amundi as of June 30, 2023

AMUNDI IMMOBILIER SRI-LABELED FUNDS

June 2021

OPCIMMO et Amundi Immo Durable obtain the ISR Label



December 2022

Rivoli Avenir Patrimoine, EDISSIMMO et Génépierre obtain the ISR Label



For more information on the ISR label, please refer to the website of the Ministry of the Economy, Finance and Recovery: <https://www.lelabelisr.fr/label-isr/>



04

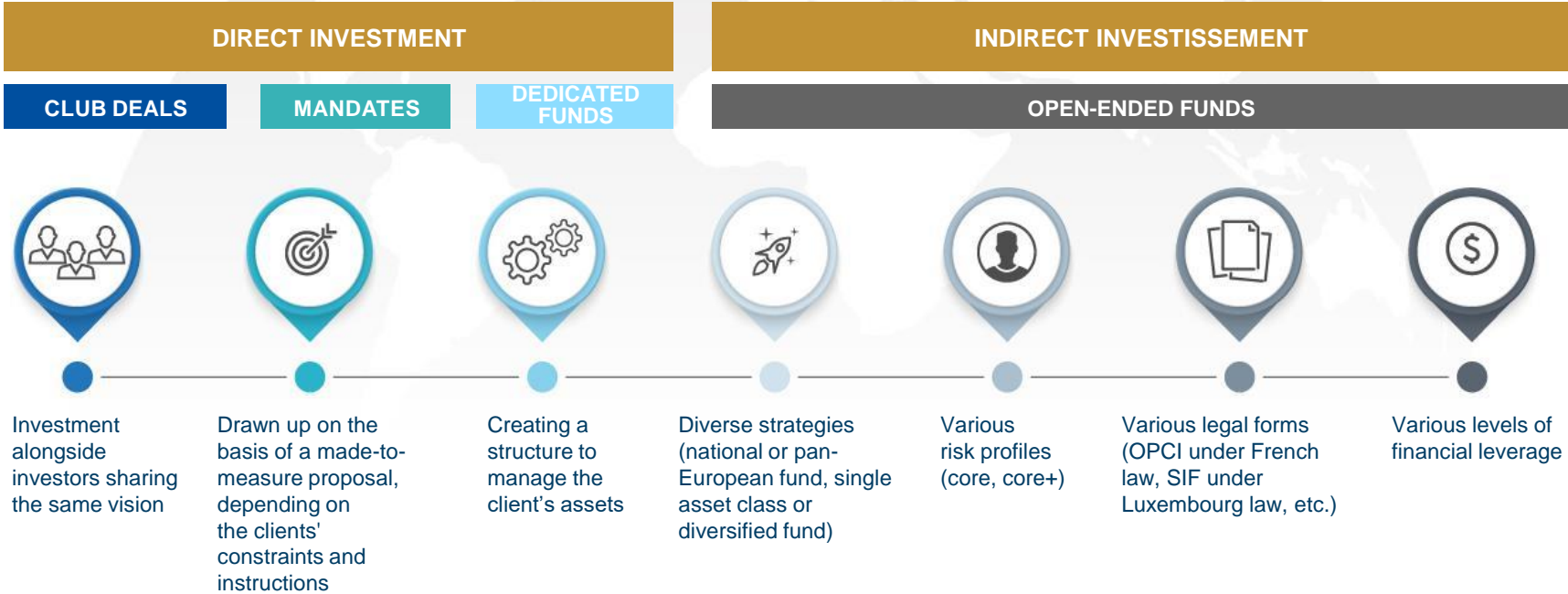
**OUR OFFER TO
INSTITUTIONAL
INVESTORS**

AN ACTIVE PORTFOLIO MANAGEMENT STRATEGY

The Amundi Real Estate teams offer investment solutions for accessing different asset types and strategies. Amundi Real Estate takes into consideration the combination of restrictions inherent to each one whatever the nature: risk appetite, liquidity, taxation and legislation.

Meeting the demands of its clients and adapting to market opportunities, Amundi creates, develops and manages collective funds, club deals and dedicated mandates.

It puts forward and implements engineering solutions applied to specific problems in the real estate sector: delegation of real estate asset management, creating real estate exposure, outsourcing operating assets, co-investment, optimisation of asset-holding.

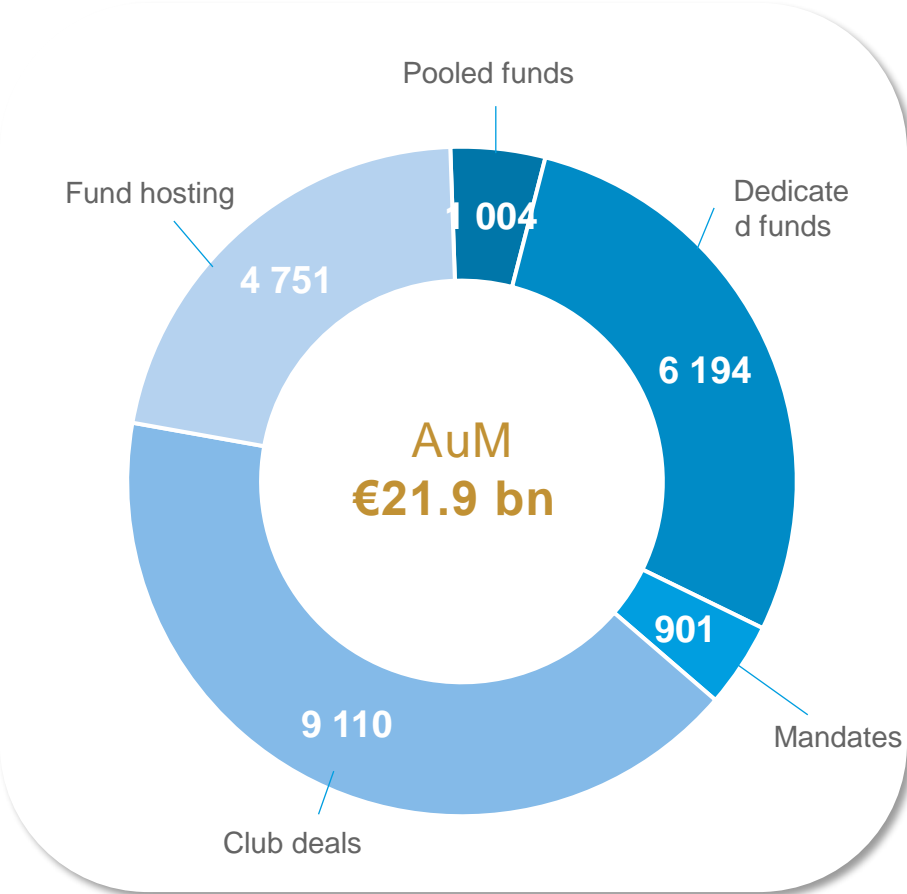


INSTITUTIONAL ASSETS

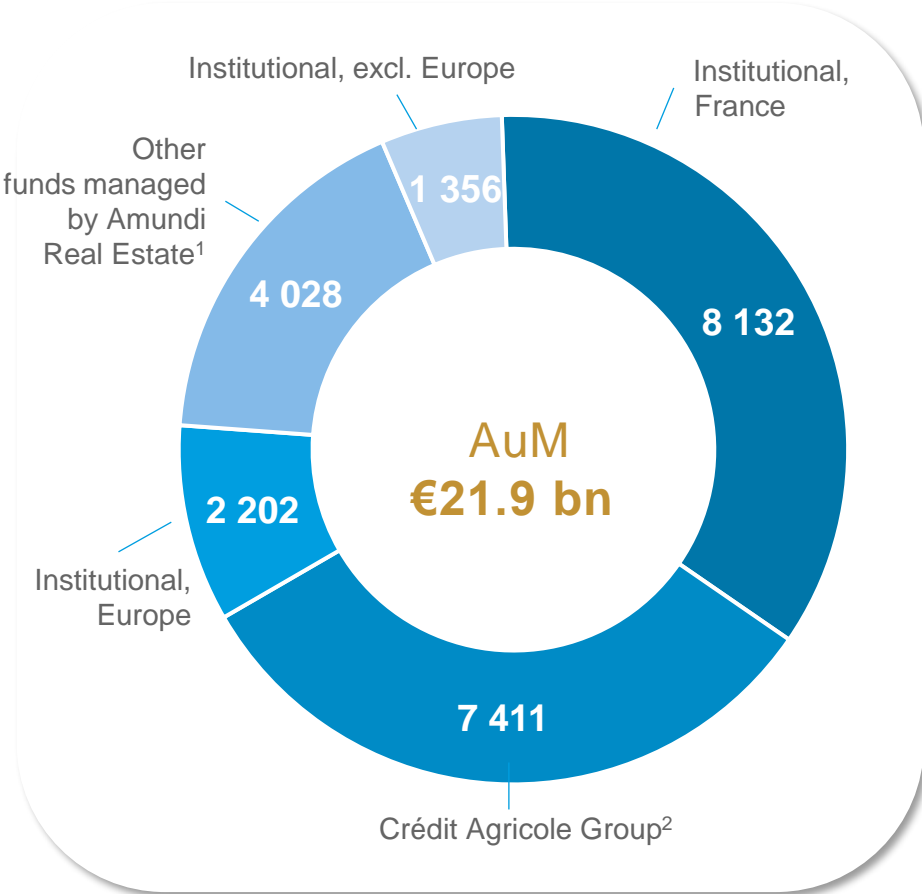
67 INSTITUTIONAL FUNDS UNDER MANAGEMENT

€21.9 bn of AuM

Assets under management by type of fund and services



Assets under management in M€ by client group

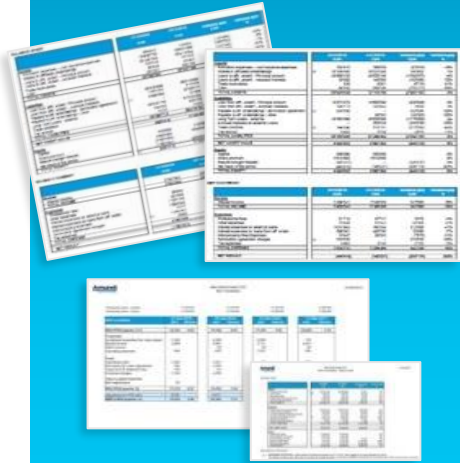


Source: Amundi Real Estate as at 30 June 2023
 1. Funds : Opcimmo, Tangram and SCPI
 2. Crédit Agricole Group = Crédit Agricole Insurance

FINANCIAL INFORMATION: QUARTERLY REPORT

D+45

- > Calculation of the net asset value, consolidated financial statements
- > InREV adjustments, declarations of dividends distributed (twice-yearly), ratios



FINANCIAL INFORMATION: QUARTERLY REPORT

D+45

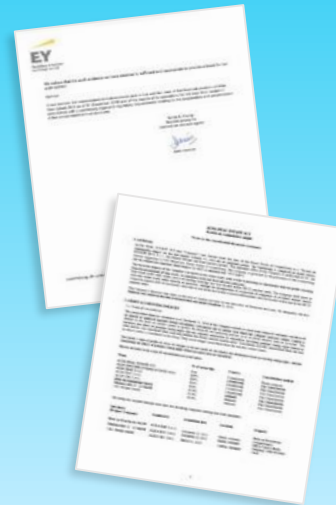
- Assessment reports, review of global markets, asset management report



SYNTHÈSE : RAPPORT ANNUEL

D+90

- Annual financial statements, analyses of the market and financial and real estate situation, update to business plan



ANNUAL REPORT

D+120

- > Audited annual financial statements
- > Audit report



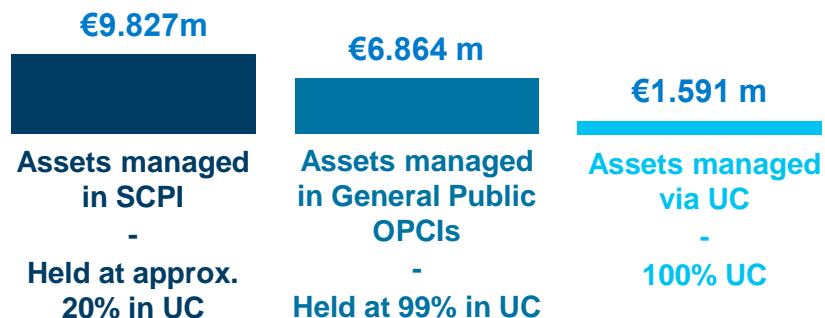


05








**OUR OFFER TO
INDIVIDUAL CLIENTS**

RETAIL OFFERING: LEADING PRODUCTS ON THEIR MARKET

Amundi Real Estate, 2nd in capitalization on the market for products open to individuals⁽¹⁾, offers an extensive range of asset diversification funds and solutions, meeting the specific needs of each client category: distributors, private banks and high-worth clients.



FLAGSHIP PRODUCTS CURRENTLY BEING MARKETED

GÉNÉPIERRE	EDISSIMMO	RIVOLI AVENIR PATRIMOINE	OPCIMMO	TANGRAM	AMUNDI DELTA CAPITAL SANTÉ	AMUNDI IMMO DURABLE
						
Offices SCPI Created: 1978 €990 m of capitalisation Composition: 165 assets TOF: 89.63% TRI 10-years: 7.39% TDVM 2022: 3.82%	Offices SCPI Created: 1986 €4.2 bn of capitalisation Composition: 193 assets TOF: 89.45% TRI 10-years: 4,33% TDVM 2022: 3,64%	Offices SCPI Created: 2002 €3.9bn of capitalisation Composition: 194 assets TOF : 89,66% TRI 10-years: 5,23% TDVM 2022: 3,38%	OPCI: The no.1⁽¹⁾ Created: 2011 6,8 Mds€ d'actif net Composition: 114 assets managed directly in 9 European countries + 60% real estate assets / between 5% and 40% of financial assets €5.8 bn of real estate assets 2022 Performance: - 2.46%	Multi-management UC Created: 2019 €1.4 bn of capitalisation Composition: 4 assets held directly or via SCI 19 SCPIs 2022 Performance: +2,40% Perf. since set up: 12,05% (net)	Healthcare SCPI Created: 2022 €31.6 m of capitalisation Composition: 2 assets TOF: 100% TRI 10-years: - TDVM 2022: -	UC in Residential real estate Created: 2021 €128 m of capitalisation Composition: 4 assets held directly 2022 Performance: +0,12% Perf. since set up: -0,58% (net)

Source: Amundi Real Estate as at 30 June 2023. (1) Sources: ASPIM and IEIF, as at end of September 2023 – The no. 1 in assets under management in France. Expected returns are not guaranteed and past performance is no guarantee of future results. Investments are subject to risks of loss of capital, liquidity and credit

ASSET DIVERSIFICATION PRODUCTS



€70 m

Vineyard Land Group



€216 m

Forest
Amundi Investissement
Forestier

Source: Data Amundi Real Estate as at 30 June 2023



06

APPENDIX

CORE/CORE+ AND EUROPEAN POSITIONED FUNDS

Amundi Immobilier
Régions de France
AIRDF



OFFICES FRENCH REGIONS
CORE/CORE+

New or recent office buildings in large cities in France, excluding Paris

- > Sponsored by Amundi SCPIs
- > Target net TRI: 5 to 6%
- > GAV: €277m
- > Min. investment: €3m
- > Launch date: Q2 2018

Amundi Retail
Prime Europe
ARPE



PAN EUROPÉEN RETAIL
CORE/CORE +

Coré and Core+ retail assets in Europe

- > Mainly in France
- > Mainly retail parks, ground floors of buildings
- > Target net TRI: 5 %
- > GAV: €419m
- > Launch date: Q2 2022

AN EXPERIENCED MULTIDISCIPLINARY TEAM



MARC BERTRAND

CEO of Amundi Real Estate

Marc joined Amundi Immobilier in October 2020, joining from Group La Française, a leading French Property Management company, where he was also Managing Director since 2014. At La Française, Marc oversaw a team of 150 employees managing €23 billion in assets under management, which he increased by 220% during his tenure, bringing non-domestic and institutional clients to what was until then a predominantly commercial investment.

At La Française, previous roles included Global Head of Fund Management (2007-13) and Chief Financial Officer (2000-07).

Marc began his career at the French insurer GAN as a Financial Controller in charge of its real estate portfolio (1M m²).

Marc is a graduate of EDHEC Business School.



ANTOINE AUBRY

Global Head of Fund Management

Antoine joined Amundi Immobilier in June 2023 as Global Head of Fund Management overseeing c. €42bn of assets.

Prior to joining Amundi Immobilier, Antoine held various positions at AXA IM Real Assets: Co-Head of Core Fund Management Strategies (from 2019 to 2023 - overseeing c. €14bn of assets), Senior Fund Manager (from 2012 to 2019 - overseeing €4bn of assets) and Head of Acquisitions for the French market (2006-2009).

Prior to joining AXA IM – Real Assets, Antoine held various finance and real estate positions at Société Générale. He has 20 years of experience in the real estate industry.

Antoine holds a master's degree in Real Estate from ESSEC.



HUBERT JOACHIM

Head of Investments and Asset Management

Hubert is leading and managing the Investment and Asset Management division in Amundi Immobilier.

Senior Executive with 19 years' experience of real estate asset management. Extensive knowledge of global property markets, with a particular focus on European Markets.

Managing all steps in the real estate life cycle (sourcing, acquisition, asset management and disposal) with a team of 50 employees covering all asset sectors in 11 European countries for €23bn AUM.

Sole responsibility for more than €7.1bn for more than 70 projects with complete development and management responsibility, involving particular and strategic complex agreements.

Graduate of an Executive MBA of HULT International Business School – London, Master of Science of Quality Management (SUPMECA) and a Master of Science in Global Asset (SKEMA) Sophia-Antipolis.



H EL ENE SOULAS

Chief Operating Officer
Amundi Alternative and Real Assets

H el ene supervises the operations teams (Customer Services, Middle Office, IT Project, Reporting, etc.) of Amundi Real Assets Direction including Amundi Real Estate.

H el ene began her career at Cr edit Lyonnais Bank Branch as Head of decentralised trading Room before joining Amundi in 2001 as Head of Client Servicing, then Head of Middle Office Stocks and Reporting RPSE and Subsidiaries. She became North ASIA COO based in Hong Kong.

In-depth knowledge of the operational and IT side of the Asian and French markets.

H el ene has a Doctorate Degree in Econometric DESS M ethodes Scientifiques de Gestion   Paris X Nanterre



SANDRINE LAFON – CEYRAL, MRics

Chief Responsible Officer

Sandrine is overseeing the SRI strategy and policy for Amundi Real Assets.

Sandrine was previously Deputy Head of Investment and Asset Management within Amundi Real Estate.

Sandrine started her career in Asset Management at the CDC (Caisse des Depots et Consignations) in 1995, and then joined AEW Europe, in charge of retail assets. Since 2007, she has been in charge of asset management as well as the SRI monitoring within the real estate department.

Sandrine Lafon-Ceyral, Mrics, holds a degree from Kedge Business School (EBP International) and the University of Humberside (UK) and a Master in wealth management and real estate from the Institut du Management du Patrimoine et de l'Immobilier (IMPI).

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The decision of the investor to invest in the promoted fund should take into account all the characteristics or objectives of the fund / there is no guarantee that ESG considerations will enhance a fund's investment strategy or performance. The information contained in this document is considered accurate as at January 2024. The data, opinions and estimates may be modified without notice

Expected returns are not guaranteed and past performance is no guarantee of future results. Investments are subject to risks of loss of capital, liquidity and credit.

There is no guarantee that ESG considerations will enhance a fund's investment strategy or performance

Amundi Asset Management

Société par actions simplifiée, a portfolio management company approved by the Autorité des marchés financiers or "AMF" under number GP 04000036, whose registered office is located at 91-93 boulevard Pasteur, 75015 Paris - France - registered in the Paris Trade and Companies Register under number 437 574 452

Amundi Real Estate

Société par actions simplifiée, an Asset Management Company approved by the Autorité des marchés financiers or "AMF" under no. GP 07000033, with capital of €16,684,660. Registered office is located at 91-93 boulevard Pasteur, 75015 Paris - France - registered in the Paris Trade and Companies Register under number 315 429 837 (RCS Paris).

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Edissimmo

Société Civile de Placement Immobilier whose head office is located at 91-93 boulevard Pasteur - 75015 Paris. Registered with the PARIS RCS under number 337 596 530.

Rivoli Avenir Patrimoine

Société Civile de Placement Immobilier whose head office is located at 91-93 boulevard Pasteur - 75015 Paris. Registered with the PARIS RCS under number 440 388 411.

Génépierre

Société Civile de Placement Immobilier whose head office is located at 91-93 boulevard Pasteur - 75015 Paris. Registered with the PARIS RCS under number 337 849 978.

Tangram

Société Civile with variable capital whose head office is located at 91-93 boulevard Pasteur 75015 Paris, identified under the unique number 833 542 806 RCS Paris, has been declared as "Other FIA" with the AMF (Autorité des Marchés Financiers) on June 14, 2019 under number FDS64649 and authorized for marketing to professional investors in France by the AMF on July 24, 2019.

OPCIMMO

The performance of OPCIMMO fluctuates depending on the real estate and financial markets. Recommended investment horizon of 8 years minimum. OPCIMMO directly or indirectly holds buildings whose sale requires delays which will depend on the state of the real estate market. SPPICAV (investment company primarily in real estate with variable capital) - AMF approval No. SPI20110014 dated 05/27/2011.

Amundi Immo Durable

Civil company with variable capital whose head office is located at 91-93 boulevard Pasteur - 75015 Paris, identified under the unique number 900 387 846 RCS Paris, has been declared as an alternative investment fund ("AIF") with the AMF (Financial Markets Authority) on June 30, 2021 under number FDS70681 and authorized for marketing to professional investors in France by the AMF on August 13, 2021.

Amundi Investissement Forestier

Prior to the delivery of the GFI subscription kit, the PRIIPS DIC must be given to the investor in accordance with the regulations in force. The information note, the statutes, the latest information bulletin and the latest annual report of GFI Amundi Investissement Forestier, as well as the subscription form, must be submitted prior to any subscription. The information note received visa no. 21-06 from the AMF (Financial Markets Authority) on December 14, 2021. It is available free of charge from your usual branch or from the Management Company. The Forestry Investment Group (GFI) is governed by articles L. 331-1 of the Forestry Code, by articles 1832 et seq. of the Civil Code, L. 231-1 et seq. of the Commercial Code, by articles L. 214-24 et seq., L. 214-86 et seq., R.214-176-1 to R. 214-176-7 of the Monetary and Financial Code, and articles 422-189 to 422-220 and articles 422- 249-1 et seq. of the AMF General Regulations ("RGAMF").

Amundi Delta Capital Santé

Société Civile de Placement Immobilier with variable capital with initial share capital of €761,700 and maximum statutory capital of €150,000,000 whose head office is located at 91-93 boulevard Pasteur - 75015 Paris. This SCPI is identified under the unique number 914 946 611 RCS Paris and received the visa from the AMF (Financial Markets Authority) on 05/07/2022 under number 22-09. Amundi Delta Capital Santé has been authorized for marketing to French investors since 05/07/2022.

SA DELTAGER, Management company with share capital of €240,000, registered with the Montpellier RCS n°378 684 914 and approved by the AMF on June 23, 2014 under N°GP-14 000017. Head office: 1231, avenue du Mondial 98 CS 79506 34961 MONTPELLIER Cedex 02.

Amundi Retail Prime Europe (ARPE)

Société Civile with variable capital with minimum capital of €10,000 - 91-93 boulevard Pasteur - 75015 PARIS - 830 384 988 RCS PARIS.

Amundi Real Estate Regions of France (AIRDF)

Société Civile with variable capital with minimum share capital of 1,200,000 euros - 91-93 boulevard Pasteur - 75015 Paris - 833 542 806 RCS PARIS

