

KEY INVESTOR INFORMATION

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you understand the nature and the risks of investing in this Fund. You are advised to read it so you can make an informed decision about whether to invest.

ODDO BHF Immobilier

(hereinafter the "Fund")

This Fund is managed by ODDO BHF Asset Management SAS

ISIN: CN-EUR units - FR0011109354 - EUR - Accumulation

OBJECTIVES AND INVESTMENT POLICY

This Fund is classified as follows: International equities

Over a minimum investment period of 5 years, the Fund seeks to outperform its benchmark, the MSCI EMU IMI Core RE 10/40 Index, net dividends reinvested, after deduction of actual management fees, via exposure to Euro Zone real estate companies.

The Fund manager chooses real estate stocks according to a selective investment process based on (i) geographical analysis of the various real estate markets, and (ii) sector analysis: offices, retail premises, residential property, industrial premises and logistics platforms, hotels and retirement homes.

The Fund may have exposure of:

- between 75% and 100% of its net assets in the shares of real estate companies and companies in the real estate sector or linked to real estate with their registered office located in the Euro Zone (with a limit of 25% (i) in the shares of companies not headquartered in the Euro Zone and (ii) to the currencies of countries which are not part of the Euro Zone in connection with investments in the securities of companies headquartered outside the Euro Zone) and of any capitalisation, though 95% of the equity portfolio shall be invested in mid and large caps (at least 150 million). Emerging countries are not permitted.

- between 0% and 20% of its net assets in fixed income products: corporate or government bonds, transferable debt securities or money market instruments with a maturity of less than three months rated at least A2, P2 or F2 Standard & Poor's or equivalent as assessed by the Management Company or according to its own internal rating), with up to 5% of net assets invested in investment grade, unrated or high yield convertible bonds (according to Standard & Poor's rating agency or deemed equivalent by the Management Company, or according to its own internal rating).

The Management Company does not use the ratings issued by ratings agencies automatically or in isolation, as it also applies its own internal analysis. In the event of a downgrade, the Management Company will take the interests of unitholders, market conditions and its own analysis of these fixed income products into account when respecting rating limits.

The Fund may use forward financial instruments traded on French or foreign regulated, organised or OTC markets for the purposes of hedging the portfolio and/or exposing it to equity and foreign exchange, up to the limit of 100% of its assets (futures, options, forward exchange contracts and currency swaps). The Fund may hold convertible bonds (maximum 5% of net assets), subscription certificates and warrants (securities with embedded derivatives) in order to generate exposure to equity risk, up to the limit of 100%.

The Fund may invest up to 10% of its net assets (i) in units or shares of UCITS under European directive 2009/65/EC, (ii) in AIFs from EU member states and/or in foreign investment funds mentioned in article R.214-32-42 1° and (iii) in AIFs from EU member states and/or in foreign investment funds that meet the criteria of article R.214-13 of the French Monetary and Financial Code. These funds may be managed by ODDO BHF Asset Management SAS and ODDO BHF Asset Management GmbH, and will be compatible with the Fund's investment strategy.

The Fund's maximum exposure to the instruments (equities, debt securities, funds and derivatives) may not exceed 100% of net assets, it being understood that the maximum exposure is the sum of the net exposures to each of the markets (equity, fixed income, money) to which the Fund is exposed (the sum of long and hedging positions).

Other information:

The management team takes into account environmental, social and governance (ESG) criteria in its investment decisions but they are not the dominant factor. The investment decisions taken may therefore not be consistent with ESG criteria.

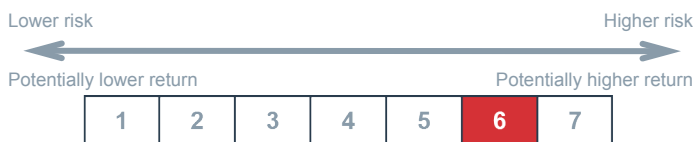
Subscription and redemption requests are centralised by the Depositary every Paris stock exchange trading day until 11:15 (Paris time, CET/CEST) and executed on the basis of the net asset value of the same day.

CN-EUR units accumulate their income.

Recommended investment horizon: 5 years

This Fund may not be appropriate for investors who plan to withdraw their money within this period.

RISK AND REWARD PROFILE



Historical data, such as is used to calculate the synthetic indicator, may not be a reliable indication of the future risk profile of the Fund. The risk profile is not guaranteed to remain unchanged and may shift over time. The lowest category does not mean a risk-free investment. The capital initially invested is not guaranteed.

Why is the Fund placed in category 6?

The Fund presents a high level of risk due to its strategy of investing at least 80% of its assets in the shares of real estate companies and companies linked to real estate.

Material risks to the Fund that are not taken into account in the indicator:

Liquidity risk: the Fund invests in markets which may be affected by declines in liquidity. Low volumes of market transactions may have an impact on prices at which the manager opens or closes positions.

Credit risk: this is the risk of a downgrading of an issuer's credit rating or the risk of an issuer's insolvency.

Counterparty risk: the risk of a counterparty's collapse, causing it to default on payment. The Fund may be exposed to this risk resulting from the use of forward financial instruments or temporary purchases and sales of securities contracts negotiated over-the-counter with a credit institution if the latter is unable to honour its commitments.

If one of these risks were to materialise, the Fund's net asset value may fall.

CHARGES

Charges and fees paid are used to pay the costs of marketing and distributing units; these charges reduce the potential growth of the investment.

One-off charges taken before or after you invest	
Entry charges	4.00%
Exit charges	None

This is the maximum that might be deducted from your capital before it is invested and/or before the proceeds of your investment are paid out. These charges are payable to the distributor. In some cases, investors may pay less.

Charges taken by the Fund over one year	
Ongoing charges	1.31%

Charges taken by the Fund under specific conditions	
Performance fees	A maximum of 10% of the Fund's outperformance relative to the benchmark index (MSCI EMU IMI Core RE 10/40 Index, net dividends reinvested), provided that the Fund's performance is positive. Amount of the performance fee charged during the last financial year: 0.00%

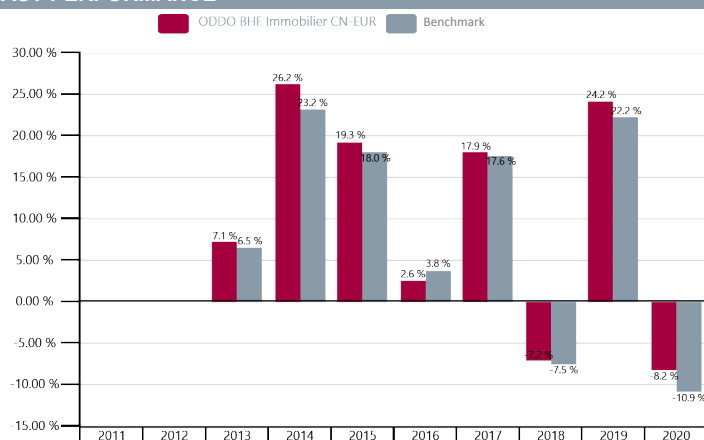
Ongoing charges are based on the expenses for the last financial year ended December 2020.

Actual charges may vary from year to year. The Fund's annual report for each financial year includes detail on the exact charges incurred.

These charges do not include: performance fees and intermediary fees except in the case of entry and/or exit charges paid by the Fund when it buys or sells units in another collective investment vehicle.

For more details regarding fees, please refer to the "Fees and Expenses" section of the prospectus, available at am.oddo-bhf.com.

PAST PERFORMANCE



Performance varies over time and is not an indication of future results.

The annualised performances shown in this chart are calculated after deducting all charges taken by the Fund.

This Fund was created on 18 September 1989. The reference currency is the euro (EUR).

Until 30 December 2020, the benchmark index was the FTSE EPRA/NAREIT Eurozone Capped Index Net TRI. From 30 December 2020, the benchmark index is the MSCI EMU IMI Core RE 10/40 Index, net dividends reinvested.

PRACTICAL INFORMATION

Depository: ODDO BHF SCA

More detailed information on the Fund, such as the prospectus and the annual and semi-annual reports, is available in French and English at am.oddo-bhf.com or may be obtained free of charge at any time from ODDO BHF Asset Management SAS, 12 boulevard de la Madeleine, 75009 PARIS or from the centralising agent in the distribution country. Detailed information on the remuneration policy is available on the management company's website (am.oddo-bhf.com). Investors may also request a hard copy of this information from the management company.

The Fund's NAV is available on the Management Company's website.

Other unit classes are available for this Fund.

ODDO BHF Asset Management SAS may be held liable solely on the basis of any information contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus of the Fund.

Taxation:

The Fund may be used for life insurance policies.

The Fund as such is not subject to any tax. Income and capital gains associated with holding units of the Fund may be subject to tax depending on the tax regime applicable to each investor. In the event of doubt, investors are advised to consult a professional.

This Fund is approved in France and regulated by the *Autorité des marchés financiers*.

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This key investor information is accurate as at 16/02/2021.