


**GROUPAMA EUROPE ACTIONS IMMOBILIER ZC**

French mutual fund (FCP)

 Previously GROUPAMA EUROPE ACTIONS IMMOBILIER IC . Effective date of the name change: 23/09/2024 .

**November 2024**

Data as of

**29/11/2024****Total net assets**

36,98 M €

**NAV per share**

15 489,66 €

**Risk Return**

Lower risk

1 2 3 4 **5** 6 7

Higher risk

Potentially lower return This indicator represents the risk profile displayed in the KID. The risk category is not guaranteed and may change during the month. Potentially higher return

**Recommended holding period**2 years 3 years **5 years** 7 years

Morningstar rating  
(Data as of 31/10/2024)



Category " EAA Fund Property - Indirect Europe"

**SFDR 8****Characteristics**

Ticker Bloomberg	GAMEAIC FP
Benchmark	FTSE EPRA/NAREIT Developed Europe Capped
SFDR classification	Article 8
Fund's inception date	30/06/2011
Unit inception date	30/06/2011
Reference currency	EUR
PEA	Yes
PEA-PME	No

**Fees**

Maximum subscription fees	2,75%
Maximum redemption fees	-
Maximum direct management fees	1,20%
Maximum indirect management fees	0,00%

**Terms and conditions**

Valuation frequency	Daily
Type of share	Accumulation
Minimum initial subscription :	-
Centralisation cut-off time	11:00, Paris
Type of NAV per share	unknown
Payment	D+2
Centralizer	CACEIS BANK



GROUPAMA EUROPE ACTIONS IMMOBILIER ZC

FTSE EPRA/NAREIT DEVELOPED EUROPE CAPPED

## Returns 5 years (on a basis of 100)



Past performance does not guarantee future performance.

+ The management strategy was changed on 31/12/2021. Performance prior to that date reflects the previous strategy.

Source : Groupama AM

## Net cumulative returns in %

	YTD	1 month	3 months	1 year	3 years	5 years	10 years
Since	29/12/23	31/10/24	30/08/24	30/11/23	30/11/21	29/11/19	28/11/14
Fund	-0,45	0,76	-3,63	10,03	-27,07	-20,03	16,62
Benchmark	1,23	1,11	-3,04	11,90	-23,92	-19,24	17,86
Excess return	-1,69	-0,35	-0,59	-1,87	-3,14	-0,80	-1,25

## Net annual returns in %

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Fund	16,58	-38,04	20,18	-10,41	30,52	-7,44	13,38	-5,76	15,04	21,84
Benchmark	16,34	-36,57	17,55	-10,74	28,51	-8,49	12,43	-5,28	17,99	25,01
Excess return	0,24	-1,46	2,63	0,32	2,01	1,05	0,95	-0,49	-2,95	-3,17

Source : Groupama AM

## Risk analysis

	1 year	3 years	5 years	10 years
Volatility	16,16%	23,10%	24,58%	20,11%
Benchmark volatility	16,22%	22,99%	24,79%	20,26%
Tracking Error (Ex-post)	1,27	1,49	1,71	1,45
Information Ratio	-1,35	-0,78	-0,13	-0,07
Sharpe Ratio	0,23	-0,54	-0,23	0,09
correlation coefficient	1,00	1,00	1,00	1,00
Beta	0,99	1,00	0,99	0,99

Source : Groupama AM

## Main risks related to the portfolio

Risk of capital loss

Risque actions

Foreign exchange risk

## UCI profile

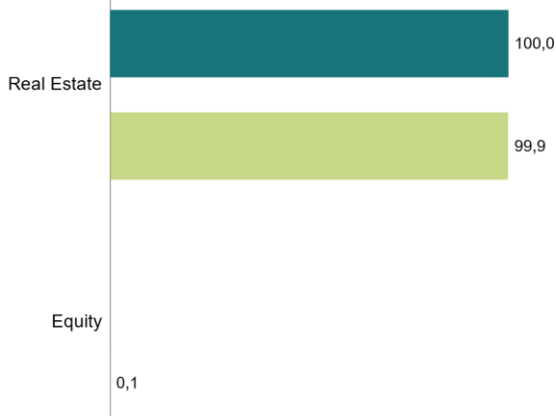
Number of holdings	38
Average capitalization	5,05 Bn €
Median capitalization	3,80 Bn €



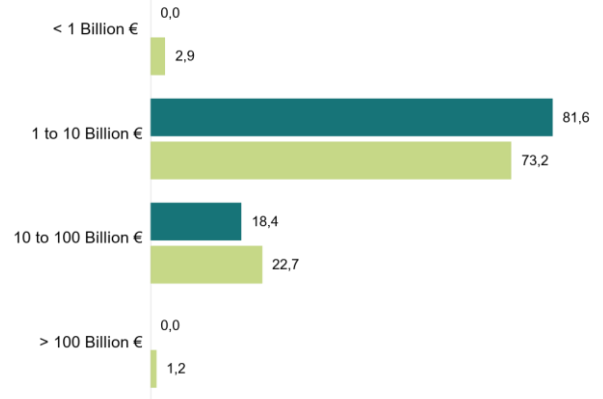
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### FTSE EPRA/NAREIT DEVELOPED EUROPE CAPPED

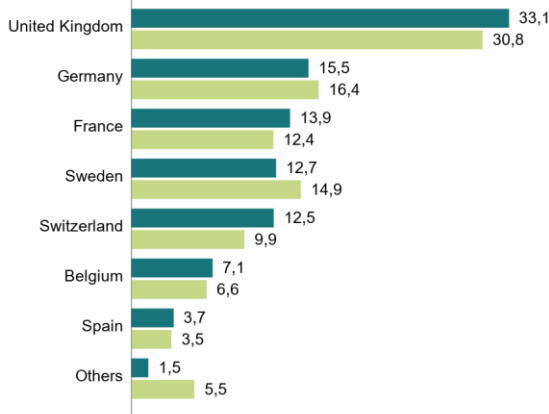
## Sector breakdown (as % of assets, excluding liquidity)



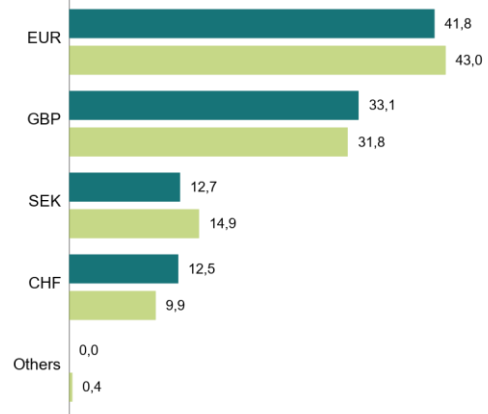
## Breakdown by market capitalisation (as % of assets, excluding liquidity)



## Geographical breakdown (as % of assets, excluding liquidity)



## Breakdown by currency (as % of assets, excluding liquidity)



## Top ten equity lines in the portfolio

	Country	Sector	Asset %
VONOVIA SE	Germany	Real Estate	9,42%
SEGRO PLC	United Kingdom	Real Estate	8,88%
SWISS PRIME SITE-REG	Switzerland	Real Estate	5,09%
LEG IMMOBILIEN SE	Germany	Real Estate	4,86%
PSP SWISS PROPERTY AG-REG	Switzerland	Real Estate	4,74%
GECINA SA	France	Real Estate	4,33%
FASTIGHETS AB BALDER-B SHRS	Sweden	Real Estate	4,33%
LAND SECURITIES GROUP PLC	United Kingdom	Real Estate	4,28%
KLEPIERRE	France	Real Estate	4,14%
WAREHOUSES DE PAUW SCA	Belgium	Real Estate	3,90%
<b>Total</b>			<b>53,98%</b>

Source : Groupama AM

## Investment team

Selim EL MAAOUI

Juliette DE MONTETY

Nader BEN YOUNES

Source : Groupama AM

## Data source

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## Historical modifications of the benchmark (10 years)

30/06/2011 - 31/12/2021

FTSE E/N Europe closing net €

31/12/2021

FTSE EPRA/NAREIT Developed Europe Capped

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