

## Performances des SCPI au cours des dernières années

| Evolution de la rentabilité       |                 |       |       |       |        |       |       |       |       |                   |
|-----------------------------------|-----------------|-------|-------|-------|--------|-------|-------|-------|-------|-------------------|
| SCPI                              | Sté de Gestion  | 2017  | 2018  | 2019  | 2020   | 2021  | 2022  | 2023  | 2024  | Moyenne 2020-2024 |
| PERF MOYENNE DU MARCHE (ASPIM)    |                 | 4,44% | 4,35% | 4,40% | 4,18%  | 4,45% | 4,53% | 4,52% | 4,72% | 4,48%             |
| SCPI COMMERCIALISEES PAR MAGELLAN |                 |       |       |       |        |       |       |       |       |                   |
| IMMORENTE                         | SOFIDY          | 4,73% | 4,70% | 4,64% | 4,42%  | 4,53% | 4,82% | 5,00% | 5,04% | 4,76%             |
| EFIMMO                            | SOFIDY          | 4,88% | 5,06% | 4,97% | 4,80%  | 4,80% | 4,98% | 4,65% | 5,07% | 4,86%             |
| SOFIDY EUROPE INVEST              | SOFIDY          |       |       |       |        |       | 4,65% | 4,71% | 5,20% | NS                |
| SOFIDYNAMIC                       | SOFIDY          |       |       |       |        |       |       |       | 9,52% | NS                |
| FICOMMERCE                        | FIDUCIAL        | 4,52% | 4,60% | 4,57% | 4,13%  | 4,14% | 4,57% | 4,61% | 5,07% | 4,50%             |
| BUROBOUTIC                        | FIDUCIAL        | 4,55% | 4,34% | 4,42% | 4,27%  | 4,08% | 4,31% | 4,34% | 5,07% | 4,41%             |
| CORUM XL                          | CORUM L'EPARGNE | 6,58% | 7,91% | 6,26% | 5,66%  | 5,84% | 5,97% | 5,40% | 5,53% | 5,68%             |
| CORUM ORIGIN                      | CORUM L'EPARGNE | 6,45% | 7,28% | 6,05% | 6,00%  | 7,03% | 6,88% | 6,06% | 6,05% | 6,40%             |
| EURION                            | CORUM L'EPARGNE |       |       |       | 10,40% | 6,12% | 6,47% | 5,67% | 5,53% | 6,84%             |
| PIERRE RENDEMENT                  | AESTIAM         | 4,59% | 4,59% | 4,59% | 3,43%  | 4,00% | 4,61% | 4,50% | 4,49% | 4,21%             |
| PLACEMENT PIERRE                  | AESTIAM         | 4,76% | 4,73% | 4,92% | 4,77%  | 5,01% | 5,01% | 5,01% | 5,10% | 4,98%             |
| CAP'HEBERGIMMO                    | AESTIAM         | 4,98% | 4,72% | 4,71% | 1,46%  | 5,14% | 5,00% | 4,01% | 3,18% | 3,76%             |
| AEW COMMERCES EUROPE              | CILOGER         | 4,10% | 3,70% | 4,11% | 3,67%  | 4,00% | 4,05% | 4,00% | 4,47% | 4,04%             |
| PRIMOVIE                          | PRIMONIAL       | 4,89% | 4,50% | 4,51% | 4,50%  | 4,60% | 4,50% | 4,21% | 4,20% | 4,40%             |
| PIERVAL SANTE                     | EURYALE AM      | 5,05% | 5,31% | 5,31% | 5,38%  | 5,33% | 5,35% | 5,10% | 4,05% | 5,04%             |
| EPARGNE FONCIERE                  | LA FRANCAISE AM | 4,54% | 4,46% | 4,40% | 4,40%  | 4,57% | 4,64% | 4,43% | 4,52% | 4,51%             |
| LFP EUROPIIMMO                    | LA FRANCAISE AM | 4,22% | 4,18% | 4,05% | 4,02%  | 4,20% | 4,32% | 4,64% | 4,30% | 4,30%             |
| NOVAPIERRE                        | PAREF GESTION   | 4,00% | 3,91% | 4,21% | 4,50%  | 4,80% | 4,51% | 4,50% | 5,00% | 4,66%             |
| PFO2                              | PERIAL          | 4,43% | 4,51% | 4,61% | 4,50%  | 4,59% | 4,32% | 4,10% | 4,91% | 4,48%             |
| PF HOSPITALITE EUROPE             | PERIAL          |       |       |       | 6,25%  | 4,53% | 4,00% | 4,20% | 4,02% | 4,60%             |
| IROKO ZEN                         | IROKO           |       |       |       | 7,56%  | 7,10% | 7,04% | 7,12% | 7,32% | 7,23%             |

| Evolution du prix de la part      |                 |       |       |       |       |        |       |         |        |                   |
|-----------------------------------|-----------------|-------|-------|-------|-------|--------|-------|---------|--------|-------------------|
| SCPI                              | Sté de Gestion  | 2017  | 2018  | 2019  | 2020  | 2021   | 2022  | 2023    | 2024   | Moyenne 2020-2024 |
| SCPI COMMERCIALISEES PAR MAGELLAN |                 |       |       |       |       |        |       |         |        |                   |
| IMMORENTE                         | SOFIDY          | 1,54% | 0,00% | 2,12% | 0,00% | 0,89%  | 0,00% | 0,00%   | 0,00%  | 0,18%             |
| EFIMMO                            | SOFIDY          | 0,00% | 0,00% | 3,04% | 0,00% | 0,00%  | 0,00% | -10,55% | 0,00%  | -2,11%            |
| SOFIDY EUROPE INVEST              | SOFIDY          |       |       |       |       |        | 0,00% | 0,00%   | 0,00%  | NS                |
| SOFIDYNAMIC                       | SOFIDY          |       |       |       |       |        |       |         | 0,00%  | NS                |
| FICOMMERCE                        | FIDUCIAL        | 0,00% | 0,00% | 0,88% | 0,00% | 0,00%  | 0,00% | -8,70%  | 0,00%  | -1,74%            |
| BUROBOUTIC                        | FIDUCIAL        | 8,54% | 0,00% | 0,00% | 0,00% | 0,00%  | 0,00% | -13,86% | 0,00%  | -2,77%            |
| CORUM XL                          | CORUM L'EPARGNE |       | 2,16% | 0,00% | 0,00% | 0,00%  | 3,17% | 0,00%   | 0,00%  | 0,63%             |
| CORUM ORIGIN                      | CORUM L'EPARGNE | 0,00% | 1,42% | 1,40% | 0,00% | 0,00%  | 4,13% | 0,00%   | 0,00%  | 0,83%             |
| EURION                            | CORUM L'EPARGNE |       |       |       | 0,00% | 2,00%  | 5,39% | 0,00%   | 0,00%  | 1,48%             |
| PIERRE RENDEMENT                  | AESTIAM         | 1,52% | 0,04% | 0,00% | 0,00% | -3,96% | 0,00% | 0,00%   | 0,00%  | -0,79%            |
| PLACEMENT PIERRE                  | AESTIAM         | 0,00% | 1,47% | 1,45% | 0,00% | 0,00%  | 0,00% | 0,00%   | 0,00%  | 0,00%             |
| CAP'HEBERGIMMO                    | AESTIAM         | 0,19% | 1,92% | 0,00% | 0,00% | -5,66% | 0,00% | 0,80%   | 0,00%  | -0,97%            |
| AEW COMMERCES EUROPE              | CILOGER         | 0,00% | 0,00% | 0,00% | 0,00% | 0,00%  | 0,00% | -9,52%  | 0,00%  | -1,90%            |
| PRIMOVIE                          | PRIMONIAL       | 6,28% | 0,00% | 0,00% | 0,00% | 0,00%  | 0,00% | 0,00%   | -8,87% | -1,77%            |
| PIERVAL SANTE                     | EURYALE AM      | 0,00% | 0,00% | 0,00% | 0,00% | 0,00%  | 2,00% | 0,00%   | 0,00%  | 0,40%             |
| EPARGNE FONCIERE                  | LA FRANCAISE AM | 0,00% | 1,25% | 2,10% | 0,00% | 0,00%  | 0,97% | 0,00%   | 0,00%  | 0,19%             |
| LFP EUROPIIMMO                    | LA FRANCAISE AM | 0,95% | 1,48% | 0,00% | 0,00% | 0,00%  | 0,00% | -9,57%  | 0,00%  | -1,91%            |
| NOVAPIERRE                        | PAREF GESTION   | 0,00% | 2,33% | 0,00% | 0,00% | 0,00%  | 0,00% | 0,45%   | 0,00%  | 0,09%             |
| PFO2                              | PERIAL          | 0,81% | 0,00% | 1,03% | 0,00% | 0,00%  | 0,00% | -16,33% | 0,00%  | -3,27%            |
| PF HOSPITALITE EUROPE             | PERIAL          |       |       |       | 0,00% | 0,00%  | 0,00% | -9,50%  | 0,00%  | -1,90%            |