

# MY SHARE SCPI

## Warnings

It is recalled that past performance is not indicative of future performance. Investing in a SCPI is an investment whose profitability depends on :

- Any income paid depends on the rental conditions of the building and may increase or decrease randomly depending on the economic and real estate situation (occupancy rate, rental values, and regularity of rental payments).
- The amount of capital that an associate will receive should he sell his shares or should the SCPI be liquidated. This amount will depend on the evolution of the commercial real estate market over the duration of the investment as well as the level of demand.

In addition,

- Invested capital is not guaranteed, this investment carries a risk of capital loss.
- The SCPI does not guarantee any resale of shares, capital may be exited only through compensation.
- In the event of the acquisition of shares through credit, should the return on investment not be enough to repay the loan, or if resale value goes down, the investor will have to pay the difference.

Investors should know that MyShareSCPI may use debt to finance its investments. Nevertheless, the total amount of debt will remain within its repayment capacity. The annual Ordinary General Meeting of shareholders sets this amount in such a way that it is compatible with the SCPI's repayment capacity based on its ordinary income for loans and debts, and with its commitment capacity for acquisitions payable at term. This is a risky operation, as the capital received by the partners when the company is liquidated is subject to the prior full repayment of the loans contracted by the SCPI. As this is an investment exclusively dedicated to real estate, it must be considered for the long term. The management company recommends a minimum holding period of at least ten years.

# MyShareCompany

**MyShareCompany** is an AMF-approved portfolio management company whose shareholders are Drouot Estate, a subsidiary of AXA France, and Atland Voisin, a subsidiary of Atland Group.

**MyShareCompany** is dedicated to the clients of AXA France and to the clients of AXA France's external distribution networks.

It holds the ambition of capitalizing on the know-how of its two shareholders, selecting and distributing real estate solutions for Drouot Estate; as well as managing

the design, structuring, investment, and management of real estate funds of individual and institutional investors for ATLAND Voisin. **MyShareCompany** offers you the opportunity to invest in a diversified yield SCPI, **MyShareSCPI** whose subscriptions were opened to the public in March 2018. Its capitalization is over 266 M€ as of June 30th, 2022.



**Philippe Ifergane**  
President

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Our ambition is to generate a stable performance over time, above the average for SCPIs on the market by using credit leverage in reasonable proportions and by proposing smooth management of the real estate portfolio. With a capitalization of more than 260 million euros and a well-diversified portfolio, our strategy is proving to be a winning one for the thousands of associates who place their trust in us.



**Etienne Wicker**  
General Manager

Obtaining the SRI label marks an important step in the development of **MyShareSCPI** and demonstrates our strong commitment to responsible and sustainable investment. Considering extra-financial criteria is at the heart of our investment strategy and management of existing real estate assets.

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# MyShareSCPI

**MyShareCompany** manages the fundraising and shareholders on behalf of the SCPI. It looks for real estate assets that are diversified both in terms of asset class (offices, retail, light industrial, managed residences, hotels, etc.) and geography (France and the euro zone). It acquires and arbitrates buildings according to the evolution of the real estate market. It manages the buildings (maintenance, valuation) and the tenants (invoicing, rent collection and management of leases).

## How MyShareSCPI works

- 1 You decide to invest SCPI**  
Depending on your objectives, your personal situation as well as your tax situation, you may choose to acquire **MyShareSCPI** shares. Then by selecting a holding and acquisition method adapted to your needs you will become the owner of a real estate asset to the extent of your participation.
- 2 You buy SCPI shares <sup>(1)</sup>**  
As **MyShareSCPI's** shareholders you buy SCPI shares and invest in commercial real estate while delegating management to **MyShareCompany**, a specialized management company approved by the French Financial Markets Authority (AMF). For a recommended period of at least 10 years, you will hold real estate assets indirectly.
- 3 The SCPI acquires a real estate portfolio**  
**MyShareSCPI's** commercial real estate assets (offices, retail, etc.) are diversified by sector and geography in France and the euro zone. They are leased to multiple tenants, which is in line with a strategy of diversifying assets and generating real estate income and potential capital gains.
- 4 You potentially receive quarterly income (net of fees) <sup>(2)</sup>**  
You will receive quarterly dividends, which are not guaranteed. Those may be immediate or future and may increase or decrease. The amount of these dividends is submitted to the approval of the shareholders at the annual General Meeting and is derived from the rents paid by the tenants of the SCPI's assets. In accordance with regulation, you also receive periodic information bulletins. You will have **the opportunity to participate in the life of the SCPI** at the annual General Meetings.
- 5 You manage your assets**  
At the end of the 10-year holding period, you can keep your shares, transfer them or sell them via the market organized by the management company<sup>(3)</sup>.

## Why you should invest in MyShareSCPI

You wish to **diversify** your savings with a limited down payment.

You wish to **delegate the management of your SCPI shares** to an exclusive management company approved by the AMF.

You wish to **build up your assets** by enhancing its value over the long term.

You wish to **obtain an immediate or long-term additional income** to prepare for your retirement. There is a risk of partial or total capital loss.





## MyShareSCPI in a few figures

Key figures as of June 30, 2022

**266,58M€**

Capitalization

**303**

Number of leases

**95,93%**

Annual Financial Occupancy  
rate (1<sup>st</sup> semester 2022)

**113**

Number of buildings

**5,03%**

Distribution rate  
2021

**2 785**

Number of shareholders

## Key features of MyShareSCPI

**Nature :** SCPI with variable capital

**Investment focus :** Commercial real estate (offices, retail, light industrial, etc.) in France and the European Union, depending on opportunities.

**Opening to the public :** 03.16.2018

**Lifespan :** 99 years

**Subscription price :** 188,00 euros per unit

**Payout term :** first day of the 6th month following the month of subscription and receipt of funds.

<sup>(1)</sup>You may acquire shares in full ownership or in dismemberment (bare ownership and usufruct) using cash or credit. <sup>(2)</sup>Shares acquired in bare ownership during the dismemberment period do not provide you with income. If you decide to sell the shares, there is a risk of reduced liquidity. In addition, the withdrawal value of the subscribed shares may vary, up or down, depending on the value of the real estate assets (offices, retail, etc.) held by MyShareSCPI. <sup>(3)</sup>There is a liquidity risk.



## The ISR Label : Evidence of a strong commitment to responsible and sustainable investment

The analysis of real estate funds is undergoing major changes and extra-financial criteria are now being considered by our clients in their investment choices. MyShareCompany on behalf of MyShareSCPI, has decided to commit to an approach aimed at improving the environmental and societal impact of its assets. This allows us to anticipate technical and regulatory issues and preserve the value of our real estate assets over the long-term.

32 Environmental, Social and Governance (ESG) criteria have been selected by MyShareCompany and have been divided into three pillars of socially responsible investment according to the weighing below.

**45%**

### Environmental

Reduction of energy consumption and greenhouse gas emissions.  
Reinforcement of waste sorting.

**35%**

### Social

Emphasis on public transportation accessibility for buildings as well as promotion of soft mobilities. Access to services.

**20%**

### Governance

Raising awareness of ESG issues among all stakeholders (tenants, property managers, suppliers, etc.).

## **Compliance with these criteria will result in an ESG rating (out of 100) for each of the assets as well as a threshold rating for the fund.**

### **If the asset rating is below the threshold rating :**

An action plan is in place to improve the rating within three years from the acquisition of the asset.

### **If the rating of the asset is above the threshold :**

The rating is at least maintained or even improved.

### **MyShareSCPI fees :**

- Subscription fees: deducted from the subscription amount (collection and investment research fees): 12% (incl. VAT)
  - Sales commission: in case of intervention of the management company: 6% (incl. VAT) on the net selling price, 120€ (incl. VAT) per transferee or beneficiary in other cases (successions, donations, transfers by mutual agreement, etc.)
  - Management fees: annual fee deducted from rental income (excluding taxes) and from net financial income: 12% (incl. VAT)
  - Commission for monitoring and steering the implementation of works on the real estate assets. Amount of the CAPEX (from 250 000€): 3% (incl. VAT)
  - Commission on the acquisition or disposal of real estate assets
- In the event of a net fiscal capital gain, there is a commission on the sale of buildings equal to 1.20% (including tax) of the net selling price for net fiscal capital gains ranging from 5% to 10% and 1.5% thereafter. Reinvestment commission of 1.20% (incl. tax) of the amount of the acquisition.



MyShareCompany, 40, avenue George V, 75008 Paris  
S.A.S. au capital de 345 212 € – RCS PARIS 834 045 882  
Agrément AMF n°GP-19000038 avec effet au 09/10/2019  
TVA INTRA-COMMUNAUTAIRE FR 57834045882

