AXA Logistics Europe Master S.C.A.

An open-ended corporate partnership limited by shares (*société en commandite par actions*) under the laws of the Grand Duchy of Luxembourg

Annual report and audited consolidated financial statements

For the year ended 31 December 2021

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TABLE OF CONTENTS

MANAGEMENT AND ADMINISTRATION

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MANAGEMENT REPORT

European economy

The Eurozone economy expanded by 2.2% quarter-on-quarter (q-o-q) in Q3 2021. Household consumption accelerated, government expenditure slowed and gross fixed capital formation declined. Meanwhile, net trade contributed positively. Among Europe's largest economies, Germany, France, Italy, the UK and Spain saw q-o-q growth amount to 1.7%, 3.0%, 2.6%, 1.1% and 2.6% respectively. As of December 2021, AXA IM Research estimates Eurozone and UK GDP to have grown by 5.0% and 6.8% in 2021 respectively. Looking ahead, greater immunity levels, lower intrinsic virus severity, a lower degree of sensitivity of activity to Covid restrictions compared with previous waves, as well as significant pent-up demand in services spending, a normalisation in savings rates and persistent fiscal support are set to be supportive of growth. AXA IM Research expect Eurozone and UK GDP to grow at 3.9% and 5.0% respectively in 2022 and at 2.1% and 2.3% respectively in 2023.

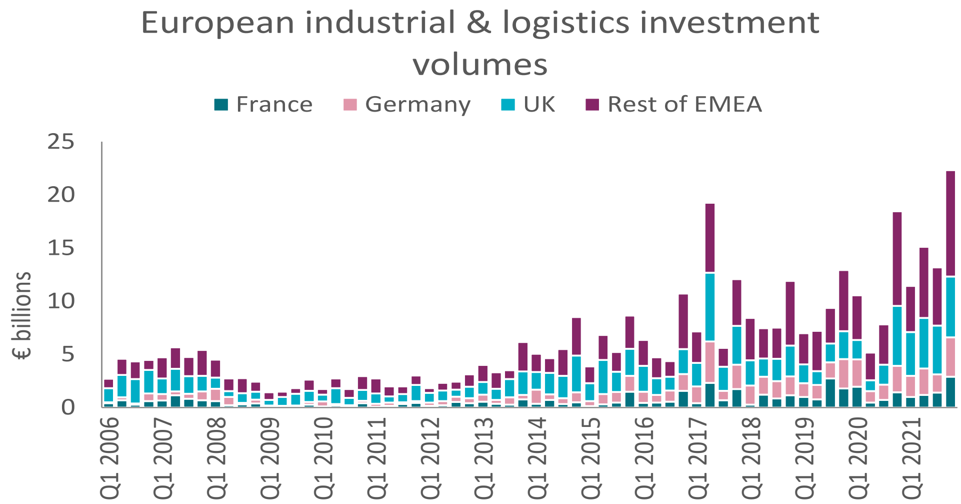
Inflation, fuelled by higher energy prices, base effects and supply chain bottlenecks, has surged across Europe. As of December 2021, AXA IM Research estimates 2021 CPI inflation in the Eurozone and the UK to average 2.6% and 2.4% respectively. The European Central Bank ("ECB") anticipates high inflation will persist in the near term but should ease during 2022 and end below 2% by the end of the year. In line with these expectations, the ECB announced the end of the Pandemic Emergency Purchase Program (PEPP), but it will, however, scale up the Asset Purchase Program (APP) to €40 billion/month in Q2 2022, before reducing it to €30 billion in Q3 and €20 billion/month from October 2022 onwards "for as long as necessary". A rate hike appears unlikely before 2023. In comparison, the Bank of England's (BoE) Monetary Policy Committee (MPC) voted to increase Bank Rate to 0.25% from 0.1% in December 2021. Despite the uncertainty posed by the omicron variant, the MPC viewed the threat of elevated inflation and a tight labour market as warranting an increase from the low emergency rates. The MPC highlighted that any future tightening would depend on uncertain future developments in the virus. However, it suggested that further modest tightening was viewed as "likely". AXA IM forecast two hikes by the BoE in 2022 and one in 2023.

According to AXA IM, 2022 is expected to see CPI average 2.7% in the Eurozone and 3.8% in the UK. 2023 is expected to see some normalization with CPI inflation amounting to 1.8% in the Eurozone and 1.9% in the UK.

European investment

Pent-up demand from cross-border capital boosted European investment volumes in 2021. Despite a return to social and economic restrictions in Q4 due to the Omicron variant, volumes hit a quarterly record of €136 billion and an annual record of €359 billion, according to CBRE. Germany accounted for the largest proportion, followed by the UK. Office volumes totalled €111 billion in 2021, residential a record €103 billion, Industrial and logistics a record €62 billion but retail just €35 billion, an 11% decline on 2020.

EMEA industrial and logistics volumes rose 70% q-o-q and 21% year-on-year (y-o-y) in Q4, to reach €22.3 billion, the strongest quarter on record. This took the annual total to €62 billion, 41% higher than the previous annual record. The UK attracted 31% of the 2021 total (€19.2 billion), boosted by the sale of several portfolios. The second and third largest markets, Germany with €9.9 billion and France with €6.4 billion, accounted for 16% and 10% respectively. There is strong demand for prime assets but, with yields for core stock falling, investor competition increasing and few motivated sellers, some investors have moved up the risk spectrum, for example by undertaking speculative development.



Source: CBRE, AXA IM - Real Assets, data as at 19 January 2021

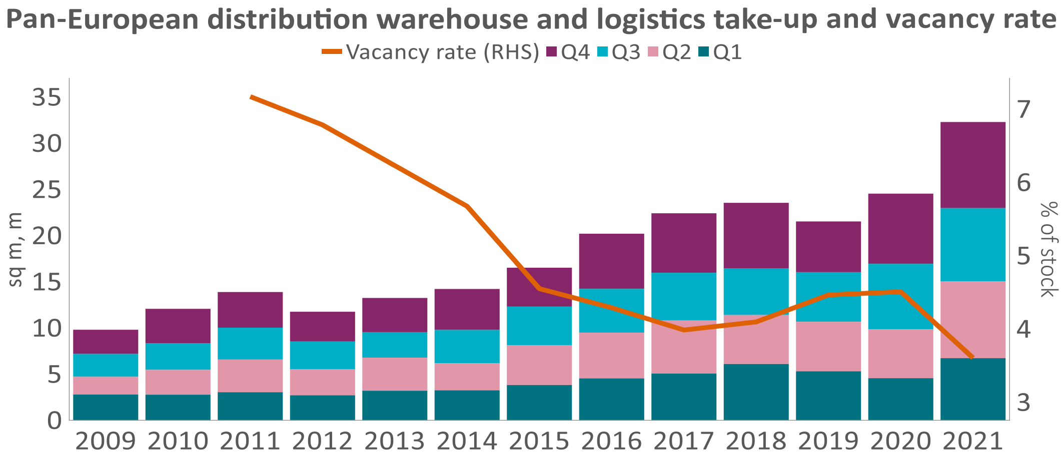
MANAGEMENT REPORT (continued)

European investment (continued)

Despite yields shifting inwards, logistics still offers a yield premium over offices and high street retail in some markets, and a significant yield premium over government bonds in all. With the Covid-19 crisis highlighting the key role played by logistics, the sector is expected to remain of considerable interest to investors. JLL reported that prime yields moved downwards in 31 of Europe's 38 major logistics markets in Q4 2021. Average prime yields moved in 0.13% in France, to 3.27%, 0.1% in Germany, to 3% and 0.25% in the UK, to 3.25%). Over the year, yields moved in 0.53%, 0.35% and 0.32% respectively.

European logistics

Occupier demand remains strong in the vast majority of major European logistics markets and a record 9.3 million sq m (units of 10,000+ sq m in the UK, 5,000+ sq m elsewhere) of European distribution warehouse and logistics space was taken-up in Q4 2021. This took the annual total over 32 million sq m – 32% higher than in 2020, the previous record high. Take-up continues to be boosted by e-commerce occupiers, with the segment accounting for an estimated 22% of the European total in 2021.



Source: JLL, CBRE, Macrobond, AXA IM – Real Assets, data as at 31 January 2022
NB: Europe = Belgium, France, Germany, Italy, Netherlands, Spain, UK, Czech Republic, Hungary and Poland
NB: Modern warehousing units 5,000+ sq m; 10,000+ sq m in the UK

Accelerating take-up and relatively modest speculative development have resulted in a scarcity of suitable, available space in many core European logistics markets. The European vacancy rate had fallen to a record low 3.6% by the end of 2021 as take-up accelerated. There are differences between markets, with the vacancy rate (including space that is speculatively under construction) at 2.6% in Germany, 4.5% in France and 5.5% in the UK in Q4, but rates are below their long-term averages in all countries and at record lows in many, including France, Germany and the Netherlands.
JLL data suggests a record high 5.4 million sq m of stock was completed in Europe in Q4 2021, taking the annual total to 17.1 million sq m, 6% higher than in 2019, the previous annual record. Moreover, the volume of space under construction continues to increase, rising 6% q-o-q and 62% y-o-y in Q4. Around 20.7 million sq m was under construction at the end of 2021, of which an estimated 42% was speculative. Significant increases in the volume of space under construction were seen in several markets, notably the Czech Republic (23% q-o-q), Italy (72%) and the Netherlands (22%).
JLL's data suggests rental growth is starting to spread through Europe's key logistics markets, with 24 of their 38 markets seeing rental growth over 2021. Indeed, double-digit y-o-y growth was reported in nine markets, including Lyon, Paris, Oslo, Birmingham, Leeds and London. Further growth is expected, especially in markets where the demand-supply balance is tight.

PORTFOLIO AS OF DECEMBER 31ST, 2021

1- Introduction:

AXA Logistics Europe Master S.C.A. ("ALEM" or the "Fund") was set up in July 2019 with an initial seed portfolio of €1.2bn. The investment objective of the Fund is to build a diversified portfolio of Logistics asset with a view to provide investors with regular income distributions and a long-term capital appreciation.

The Fund ended 2021 year with a €3.2bn logistics portfolio across 11 countries in Europe.

MANAGEMENT REPORT (continued)

2- Asset management:

The following letting events have recently allowed AXA Logistics Europe Master S.C.A to end 2021 with an occupancy ratio of 97% as at Q4 2021.

During Q1 2021, ALEM has increased its physical occupancy from 95.4% (as at December 2020) to 96.8% as a result of successful negotiations to attract tenants on vacant spaces which the fund had acquired in the Alpha portfolio in December 2020. This positive result shortly after completion of the transaction validates our strategy to underwrite letting risk occasionally when it is supported by strong fundamentals in the local markets.
The recent lease negotiations had positive impact on the fund's Weighted Average Lease Term (WALT) and Weighted Average Lease Break (WALB) established at 6.0 years and 4.3 years respectively as at end of March 2021.
In addition to the leasing activity, our local Asset Managers together with the ESG team continue to focus our efforts in raising the ESG profile of the fund. Initiatives to gather energy consumption data and to identify focused capex plan remain in the heart of the sustainable growth of ALEM's portfolio.

We are also happy to report that rents' collection ratio of the Fund is back to pre-Covid situation, with a rent collection equal to 98% as of end of March 2021.

As an illustration, you will find below some examples of asset management activities completed by the team during the first quarter of 2021:

Alpha Portfolio, Italy
A 50% lease of the recently completed speculative development scheme in Mesero, close to Malpensa Airport, was negotiated. Sogedim, a growing 3PL player, signed a 9-year, 24,500 sqm-lease, which will begin from 1 June 2021. Early access for process installation was granted and took place in March. The rent is in line with our business plan assumptions, whilst lease-up of the asset was faster than anticipated.

Additionally, we signed a lease for the new 30,400 sqm development in Vescovana with DMO. The lease begun on 8 March, with annual rent level in line with the business plan at acquisition of the Alpha Portfolio. The tenant signed a 15-year lease without any break option, with no additional incentives applied to the asset or terms.

Port Saint Louis Du Rhone, France
For one of the largest assets in our portfolio, in the container port of Marseille, we have leased one compartment of 6,450 sqm to Daher. The tenant is an existing client, occupying the neighboring space and planning to expand its activity in the asset at the same economic conditions from the previous lease. This area of the asset had been vacant for several months, and the new space is added to the existing lease at ERV (Estimated Rental Value). The lease will begin from May 2021.

During Q2 2021, several letting negotiations took place to extend existing lease contracts or let warehouse spaces, which were recently acquired vacant.

Amongst these events, we are happy to report that:

- Amazon extended for 5 years the lease of the 107k sqm e-fulfilment center in Graben (Germany);
- Kuehne & Nagel signed a new 5-year lease contract for the high bay part of a 60k sqm distribution platform in Utrecht (The Netherlands).

The Fund's Weighted Average Lease Break (WALB) of the Operating Portfolio was positively impacted by these recent lease extensions and is established at 4.3 years as at end of June 2021. The Weighted Average Lease Term (WALT) is set at 6.1 years.

We are also delighted to report that:

- A new contract was signed with Sogedim to lease up 24.5k sqm, representing circa 50% of newly built property close to Malpensa Airport (Milan, Italy) which the Fund acquired vacant in December 2020. This positive outcome validates the Fund's strategy to occasionally underwrite letting risks when supported by the specific dynamic of a local market;

MANAGEMENT REPORT (continued)

2- Asset management (continued):

- A LOI was countersigned by a 3PL tenant to lease up the 24k sqm warehouse, which the Fund acquired vacant in Ridderkerk with a start date on 1 October 2021. The lease agreement is expected to be signed in Q3.

As at end of June 2021, the Fund holds a resilient diversified Operating Portfolio gathering 89 assets across 6 countries as well as 8 development projects.

AXA IM RA's local teams are working closely with 69 tenants to anticipate their needs and take appropriate actions to optimize the value of our portfolio.

During Q3 2021, several letting negotiations took place to extend existing lease contracts or let warehouse spaces, which were recently acquired or developed vacant. The highlights were across a variety of markets and countries including:

- Ridderkerk, Netherlands: A 12-year lease contract was signed for this speculatively developed c.26,000 sqm warehouse in the Rotterdam market. The leasing strategy was to target a large single occupier in this local marketoffering little alternative options did pay off. The lease terms achieved Top Logistics, a beverage logistics specialist, are above the underwriting assumptions resulted in an increase in the value of the property.

- Marly-la-Ville, France: in this multi-tenanted building in the north of the Paris market, a new lease was signed onall of the remaining vacant space of 19,600 sqm with the e-commerce logistics specialist JS Logistics. The terms of the new six-year lease are at a 2.5% higher net effective rent than the previous lease and will lead to an expected value increase in Q4 after the move in of the tenant. This will further strengthen the occupancy ratio in France.

- Boara Pisani, Italy: a new 6+6 year lease was signed for the 16,200 sqm unit that had become vacant in June by the transfer of the previous tenant DMO into one of our newly developed, bigger units. The new lease is with a leading electrical material wholesaler and comes 7 months ahead of our acquisition business plan and at a 12.5% higher rent.

During Q4 2021, several letting negotiations took place to extend lease contracts or let warehouse spaces, which were recently vacant. ALEM's weighted average lease break of the operating portfolio was positively impacted these by recent extensions and is established at 4.7 years as at the end of December 2021. The weighted average lease term is set at 6.1 years.

3- ACQUISITIONS:

NUNEATON (UNITED KINGDOM)
Develop-to-hold Project
Target Fund ownership: 100%

In March 2021 the fund completed the acquisition of a 64-acre gross (47-acre net) development site in Nuneaton, West Midlands, with the potential to develop up to 980k sqft (c. 91k sqm) of logistics space across 5 units. The total land price amounts to £33.0m, with 20% paid at acquisition in March and the remaining 80% payable 18 months later.
This project was secured at an estimated Yield-on-Cost of 6.5%, thus providing a significant spread vs. prime yields in this established logistics location. The projected total investment volume is above £100.0m, with capital expected to be deployed in several phases, in a mix of speculative and BTS developments.

Our teams are monitoring early marks of interest from potential tenants, attracted by the strategic location of the site within the UK's logistics Golden Triangle, with close access to key national motorways (M6/M69/M1/M42/M45). Additionally, this prime location offers access to an important labor pool, and electric power which enables greater levels of mechanization/automation.

MANAGEMENT REPORT (continued)

3- ACQUISITIONS (CONTINUED):

KÖNIGS WUSTERHAUSEN BERLIN (GERMANY)
Fund ownership: 67.98%

In January 2021 the fund completed the acquisition of a brand new 56.3k sqm logistics asset located South of Berlin, at a real estate price of €85.5m – corresponding to a Net initial Yield of 3.4%. The property is fully let on a 5-year lease to CEVA Logistics, providing logistics services to Amazon and its e-commerce requirements. The warehouse meets the highest sustainability standards and efforts are being made to obtain the "Gold" certification from the German Sustainable Building Council (DGNB). With this investment the fund expanded its exposure to the rapidly growing e-commerce sector and gained entry to a new market with attractive rental growth outlook (Greater Berlin).

STOLBERG, AACHEN (GERMANY)
Develop-to-hold project
Fund ownership: 100%

On 16 April 2021 the Fund completed the acquisition of a 40k sqm land site in Stolberg (Aachen area) with the potential to develop a 17k sqm warehouse divisible in two units. The site is located in an industrial estate near the border triangle of Germany/Netherlands/Belgium, with motorways A44 and A4 in proximity.
Given the size and location, the strategy will be to develop the warehouse speculatively, with flexibility for single or dual occupancy. The likely tenants are German regional 3PLs and industrial/manufacturing companies. The total expected investment volume is c. €15.8m, corresponding to a Yield-on-Cost of c. 5.4%.

BREMEN (GERMANY)
Develop-to-hold project
Fund ownership: 100%

On 15 June 2021 the Fund signed a SPA to purchase a 152k sqm land site in Bremen to develop a built-to-suit warehouse of 88k sqm for BLG Logistics (lease signed in February 2021). The future tenant is a reputable 3PL provider, operating a contract for a major German automotive group. In line with customer requirements, this development project is targeting to achieve carbon neutrality, which in turn might allow the property to achieve a DGNB "Platinum" certification upon completion (DGNB is Germany's Sustainable Building Council). With its high-grade specifications and significant rent-reversion potential, this property is expected to provide the Fund with an attractive mix of income stability and capital appreciation.
The total expected investment volume is c. €66.5m, corresponding to a Yield-on-Cost of c. 4.2%. The earthworks
Have started over the course of Q3 2021, with practical completion expected in Q2 2022.

ILLESCAS, MADRID (SPAIN)
Target Fund ownership: 67.98%

In February 2021 the fund signed the acquisition on a forward purchase basis of a c. 68k sqm Grade A warehouse in Illescas, one of Madrid's largest hubs for Big Box warehouses. The property is currently being developed and is expected to be completed in Q1 2022. It will be fully let on a 15-year lease to Dia, a major Spanish food retailer, and is targeting a BREEAM "Very Good" certification level. The warehouse is being built with special attention paid to sustainability considerations, and should feature solar panels, maximized energy efficiency and green areas, with the objective to minimize the carbon footprint.
The total real estate price is €60.0m, which corresponds to a Net Initial Yield of 4.8%. In February a 10% deposit was paid, with the remaining 90% payable at practical completion/transfer of the property. This transaction provides an attractive risk-return profile for the fund (long-term/secured income stream), offering an interesting yield spread vs other European markets.

MANAGEMENT REPORT (continued)

3- ACQUISITIONS (CONTINUED):

MILTON KEYNES (UNITED KINGDOM)
Develop-to-hold project

Target Fund ownership: 100%
In February 2021 the fund completed the acquisition of a 10.35 acres (c. 41.9k sqm) development site in Milton Keynes, one of the major logistics hotspots in the United Kingdom ("Golden Triangle"). The land plot may accommodate c. 186k sqft of warehouse space in two units, and construction is expected to be launched on a speculative basis to capitalize on strong tenant demand for these types of properties.

The net land price paid in February was c. £7.0m, while the total expected development/investment volume is c. £24.0m. It translates into a forecast Yield-on-Cost of c. 6.5%, thereby providing an attractive entry point for long-term hold. The proposed units are a target size for the online retail market and their last mile delivery requirements for urban areas and will be designed to suit both retailers and 3PLs. Discussions have already been initiated with potential tenants, showing interest in securing the two units on a long-term lease basis.

PHILIPPSBURG, KARLSRUHE (GERMANY)
Develop-to-hold project

Target fund ownership: 100% On 6 July 2021 the Fund acquired a 102k sqm land site in Philippsburg (Karlsruhe area) to develop 51k sqm of logistics space across 3 units. The site is located in an industrial estate in the Rhine-Neckar region (Baden-Württemberg), with motorways B35, A5 and A6 in proximity. The region is one of Germany's driving economic forces with diverse industries including automotive, mechanical engineering, chemicals, biotech/life sciences and IT. Given the quality of the location and the existing building permit in place, decision was made to launch the construction on a speculative basis in August. The total forecast investment volume is c. €70.1m, corresponding to a potential Yield-on-Cost of c. 4.5%. The practical completion of the 3 units is expected in Q2 2022.

PLUTO PORTFOLIO (Italy)
Last-Mile Logistics Portfolio
Target fund ownership: 67.98%

On 15 July 2021 the Fund acquired/secured a last-mile logistics portfolio of 6 assets in Northern Italy, with a total GLA of c. 54.1k sqm. The portfolio is located in strategic locations in Milan, Verona, Padua, Florence and Parma – some of the most densely populated urban areas in Italy. Five out of the 6 assets are let to Amazon (93% of headline rent), and have been recently built or extensively refurbished to a high standard to create optimal functionality for urban logistics. Three assets are already qualified with BREEAM "Excellent" certifications, with additional work to be undertaken to get the remaining ones certified as well.

Five assets were acquired in July, while the acquisition/transfer of the remaining one (Amazon Verona) should take place upon practical completion in Q1 2022. The total real estate price of the portfolio stands at €127.5m, corresponding to a Net initial Yield of 3.9%.

AMAZON BARCELONA (Spain)
Last-Mile Logistics Unit
Target Fund Ownership: 67.98%

On 15 July 2021 the Fund signed a legally-binding SPA to purchase a brand new Amazon last-mile delivery unit in Barcelona, with practical completion expected in Q2 2022.
The real estate purchase price is €88.0m, corresponding to a Net Initial Yield of c. 3.9%. This investment opportunity was secured on an off-market basis and is located in a prime mixed-use urban location, 4km away from La Sagrada Familia. It will be let to Amazon on the basis of a 15-year triple lease, plus two additional 5-year extension options. The asset will include a c. 13.4k sqm warehouse unit, with an adjacent parking lot and charging stations for electric delivery vans. This modern last-mile delivery unit is being built according to highest sustainability standards, targeting zero-net emissions and a BREEAM "Excellent" certification. The closing of the transaction is expected in Q2 2022, once all condition precedents linked to the development of the property have been satisfied.

MANAGEMENT REPORT (continued)

3- ACQUISITIONS (CONTINUED):

ELEMENTS PORTFOLIO (Germany)
Last-Mile Logistics Portfolio
Target Fund Ownership: 67.98%

On 28 July 2021 the Fund signed a legally-binding SPA to purchase a brand new portfolio of 5 last-mile delivery units in Germany, fully let to Amazon on a 10-year basis (plus two additional 5-year extension options). The properties are currently under construction, with three of them completed in Q4 2021, one completed in Q1 2022 and the remaining one in Q2 2022. These state-of-the-art assets are located across Germany, strategically situated in strong last-mile locations within touching distance of major population centers: Aachen, Cottbus, Halle, Rostock and Stade. The total GLA of the portfolio is c. 46.4k sqm, and all units are expected to feature DGNB “Gold” certifications.

The total real estate price of the portfolio stands at €181.0m, corresponding to a Net Initial Yield: 3.3%. The closing of the transaction is subject to practical completion/lease start of the assets and took place at the end of Q4 2021 for 3 properties, during Q1 2022 for another one and is expected to occur in Q2 2022 for Rostock.

PROJECT IMPERIAL (NORDICS)
Large-Scale Portfolio
Fund Ownership: 67.98%

On October 29th, 2021 a legally-binding SPA was signed for the acquisition of a large-scale portfolio of 20 logistics assets in the Nordics. The closing of the transaction for 19 assets was completed on November 30th, while the formal transfer of the remaining asset took place in January 2022. The acquisition was structured on the basis of a share deal, i.e. acquisition of the shares of the holding companies in the four countries at a real estate price of c. €841.8m. This corresponds to a Net Initial Yield of 3.6%, and a Net Reversionary Yield of 4.2%. The c. 515k sqm portfolio is comprised of predominantly Grade-A logistics warehouses, which are almost fully occupied (99%) with an attractive weighted average lease length in excess of 7 years. 16 of the properties are located within the Nordic logistics triangle, which has a population of 15 million people and benefits from strong arterial and infrastructure connectivity. The majority of the portfolio by value (57%) is located in Sweden, the Nordic′s region strongest logistics market, with all of these properties EPC A or B rated. The remainder is split between Norway (19%), Denmark (13%) and Finland (11%) and offers significant scope for ESG enhancements, including improved EPC ratings and the installation of solar panels.

The portfolio totals 33 occupiers across a diverse range of sectors, including manufacturing, automotive, clothing and e-commerce. 70% of the portfolio is occupied by a mix of domestic and global high-quality single tenants, with the majority of these properties serving as the tenant’s regional hub. The remainder comprises multi-let units, which offer flexible areas to suit a variety of potential occupiers. This acquisition was the Fund′s first investment in the Nordics and was an exceptional opportunity to gain largescale exposure to new established logistics markets. The embedded rent-reversion potential of this portfolio is expected to offer an attractive defensive play, protecting the cash-flow while further increasing the Fund′s geographic/income diversification.

LEEDS (United Kingdom)
Develop-to-Hold Project
Fund Ownership: 100%

On October 29th, 2021 the Fund completed the acquisition of a 28.3-acre site in Leeds (Yorkshire), with the potential to accommodate up to 513k sqft of logistics space across four units. The forecast total investment/development volume is c. £78.4m, corresponding to a potential Yield-on-Cost of c. 5.0%. The site is strategically located in a prime industrial area 3 miles from Leeds city center, the UK’s 4th largest city, providing access to a sizeable labor pool. The site has direct access to both the M1, the UK’s main arterial motorway connecting London and is 3.5 miles north of the M62, which links Manchester and Leeds. Given frictional level of vacancy and strong demand in the North-East/Yorkshire market the strategy will be to speculatively develop all units in a single phase, given different unit sizes which will target a range of occupier requirements.
The construction is forecasted to commence upon receipt of detailed planning consent, expected in Q2 2022.

MANAGEMENT REPORT (continued)

4- Disposal:

TZA Portfolio (Netherlands)

On December 29th, 2021, the Fund completed the disposals of 5 assets in Netherlands on an asset deal basis for a total of €33m (slightly above last net market value) and above 22 680 sqm.

5- Compliance with fund guidelines:

As at today's report date, there are no breaches in Investment guidelines of the Fund.

AIFM REPORT – Risk Management

The risk management and controls activities are done at each level of the organization and shared between Investment teams (1st level of control) , the independent Risk Management Department and the Compliance Department (2nd level of control) and Internal Audit Department (3rd level of control).

The risk management department of the AIFM implements and maintains risk management policies and procedures designed to identify, measure, manage and monitor investment and operational risks.
For each Alternative Investment Fund (AIF), the management of investment risks at fund level is done through:

- An assessment of the risk profile of each fund against its defined investment objectives,
- An identification of the type of investment risks applicable to each fund,
- A monitoring of investment guidelines (regulatory, contractual and internal if applicable) for each fund,
- In addition to the investment guidelines, a definition of internal risk indicators (KRIs) to periodically monitor changes in risks exposures of each fund,

The performance of stress-tests to assess impacts of unfavourable market and liquidity conditions on each fund.

The AIFM also carries out an operational risk program to ensure operational risk is both appropriately measured and effectively managed. The monitoring of operational risks is mainly based on:

- the existence of procedures tailored to the nature of the management company's business,
- a control system that is independent of the business operations,
- a mapping of the operational risk sources and potential impacts on that basis,
- an incident management system

As at 31 December 2021, the Fund’s investments are made in accordance with prevailing regulations and its Offering Memorandum.

Risk factors to which the Fund may be exposed are detailed in the Offering Memorandum, and as at 31 December 2021, the Fund has exposure to the following financial risks: market risk, credit and counterparty risk and liquidity risk. Exposures to each of the above risks as at 31 December 2021 are detailed in Note 4 of the consolidated financial statements.

AIFM DIRECTIVE DISCLOSURE – LIQUIDITY ARRANGEMENT & REMUNERATION

1. Information related to redemption-related liquidity and "special arrangements" within the meaning of the AIFM Directive

a- Information on the redemption-related liquidity

The redemption of the AIF is subject to the limits and under the conditions set out in the Investment and Shareholders Agreement.

a- ''Special arrangements" within the meaning of the AIFM Directive

Pursuant to the AIFM Directive, a "special arrangement" means an arrangement that arises as a direct consequence of the illiquid nature of the assets of an AIF which impacts the specific redemption rights of investors in a type of units or shares of the AIF and which is a bespoke or separate arrangement from the general redemption rights of investors.

None of the portfolio's assets are subject to such arrangements.

2. Information regarding the remuneration policy statement

According to regulatory requirements on remuneration disclosure applicable to asset management companies, this disclosure provides an overview of the approach on remuneration taken by AXA Investment Managers (hereafter "AXA IM"). Further information on the composition of the Remuneration Committee and driving principles of the Remuneration Policy is available on AXA IM website: www.axa-im.com/remuneration A copy of this information is available upon request free of charge.

Governance - AXA IM's Remuneration Policy, which is reviewed and approved by the AXA IM Remuneration Committee every year, sets out the principles relating to remuneration within all entities of AXA IM and takes into account AXA IM's business strategy, objectives, and risk tolerance, as well as the long-term interests of AXA IM's shareholders, clients and employees. The AXA IM Remuneration Committee, in line with the remuneration policies and procedures set and validated at AXA Group level, ensures consistency and fair application of the Remuneration Policy within AXA IM, as well as compliance with applicable regulations.

The central and independent review that the effective implementation of the AXA IM's Remuneration Policy complies with the procedures and policies adopted by AXA IM Group level, is performed by the AXA IM Internal Audit Department, who present each year its conclusions to the AXA IM Remuneration Committee to enable it to perform its diligences.

These conclusions did not mention any particular comment regarding the compliance of the effective implementation of the AXA IM's Remuneration Policy.

The result of the annual exam by the AXA IM Remuneration Committee is presented to the Board of Directors of AXA Real Estate Investment Managers SGP (hereafter "AXA REIM SGP") along with the amendments implemented into the AXA IM's Remuneration Policy.

The Global Remuneration Policy has been reviewed to ensure compliance with all governing regulations and alignment with the AXA IM business and Human Resource strategies, and, was revised on the proposed deferral structure and on the AXA IM Performance shares attribution.

Quantitative information – Data provided below are those of AXA Investment Managers covering all subsidiaries of the AXA IM Group and types of portfolios as at December 31st, 2021 after application on remuneration data of AXA Logistics Europe Master S.C.A.'s weighted Asset Under Management allocation key.

AIFM DIRECTIVE DISCLOSURE – LIQUIDITY ARRANGEMENT & REMUNERATION (CONTINUED)

Total amount of remuneration paid and/or awarded to staff for the year ended December 31st, 2021 (1)	
Fixed Pay (2) ('000 EUR)	991
Variable Pay (3) ('000 EUR)	1,159
Number of employees (4)	2,537 among which 90 for AXA REIM SGP

Aggregate amount of remuneration paid and / or awarded to risk takers and senior management whose activities have a significant impact on the risk profile of portfolios (1)	
Fixed Pay and Variable Pay ('000 EUR) (2) (3)	914
Number of identified employees (5)	337 among which 21 for AXA REIM SGP
(1) Excluding social charges, after application of the fund's weighted Asset Under Management allocation key.	
(2) Fixed Pay amount is based on Fixed Pay effective for all staff at AXA IM on January 1st, 2021.	
(3) Variable Pay, composed of discretionary, upfront and deferred items, includes: - Amounts awarded for the performance of the previous year and fully paid over the financial year under review (non-deferred variable pay) - Amounts awarded for the performance of previous years and the performance of the year under review (deferred variable pay), - Long-Term Incentives awarded by the AXA Group.	
(4) Number of employees includes Permanent and Temporary contracts excluding interns as at 31/12/2021. (5) Number of identified employees within AXA IM Group level and AXA REIM SGP as at 31/12/2021.	

AIFM DIRECTIVE DISCLOSURE – LEVERAGE & MATERIAL CHANGES

1 . Leverage

In accordance with the EU Commission Delegated Regulation (EU) No 231/13 (the "AIFM Regulation"), leverage is defined as any method which increases the Fund's exposure, including the borrowing of cash and the use of derivatives.

It is expressed as a percentage of the Fund's exposure to its net asset value and is calculated under both a gross and commitment method.

The Fund exposure under both the gross and commitment method is calculated as follows:

- Total Exposure (gross method) = Sum of consolidated assets with derivative instruments converted into equivalent positions in their underlying asset, excluding cash or cash equivalent positions.
- Total Exposure (commitment method) = Sum of consolidated assets with derivative instruments converted into equivalent positions in their underlying asset, taking into account netting and hedging arrangements.

The calculation of the exposure takes into account transparently the debt and derivatives instruments of controlled subsidiaries, in proportion to the share held.

Method	**Leverage as of 31/12/2021**	**Maximum leverage authorized**
Gross method	**226%**	**400%**
Commitment method	**219%**	**300%**

2 . Material Changes

No material changes.

SPECIAL REPORT PURSUANT TO ARTICLE 29 OF THE FRENCH LAW n°2019-1147

Paris Agreement

AXA IM Real Assets has adopted a global trajectory to reduce the carbon footprint of its activities in line with the "1.5 degree" scenario established by the Intergovernmental Panel on Climate Change (IPCC). AXA IM Real Assets is committed to reducing its greenhouse gas emissions by 20% by 2025 compared to 2019 (scope 1 and 2) and is targeting zero net emissions for its investments by 2050.

Pursuant to Article 29 of the French Law n°2019-1147 on November 8, 2019 ("Loi Energie-Climat"), we would like to inform you that in relation to this specific investment product, AXA IM Real Assets has not incorporated quantitative target on climate alignment to Paris Agreement yet due to asset class specificities. For certain alternative asset classes data is not available or, where partially available, does not permit as of today to display meaningful information. The investment product has nevertheless embedded the ESG frameworks described below on climate and biodiversity. For the avoidance of doubt, AXA IM Real Assets applies the exclusions described below (i.e. Soft Commodities, Biodiversity and Climate Risks) to direct investments.

AXA IM Real Assets intends to collect relevant data including proxy in the coming years in order to be able to determine quantitative target in relation to the Paris Agreement for this investment product.

We inform you that AXA IM Real Assets has implemented a specific methodology which incorporate alignment with the Paris Agreement, and which is used both at investment decision level and during the life of the investment product. This methodology is notably based on:

- Exclusion policies[1]: The application of exclusions related to climate excluding investments which fail to meet certain climate change criteria, focusing in particular on coal, as well as unconventional oil & gas. Our investment portfolios exclude electric power generating utilities and mining companies that are not credibly demonstrating a commitment to energy transition. From early 2022 we will also exclude companies in the unconventional Oil & Gas sector focusing in particular on tar sands, arctic and shale. We aim at exiting coal investments in OECD countries by the end of this decade, and throughout the rest of the world by 2040. The implementation will be made over time, using exclusion but also engagement approaches.
- The integration of sustainability risk and ESG factors in the investment decision process: Proprietary methodologies are implemented to conduct specific sustainability risk assessments based on ESG factors, notably during the investment due diligence phase for a contemplated investment. Depending on the type of investment and strategy, the assessment can be carried out on any or a combination of the following items, without limitation: the underlying asset, the sector, the counterparty of the trade, the originator, servicer, or manager of underlying portfolio. For indirect investment, the due diligence covers, among ESG factors, the assessment of the exclusion policies implemented by the relevant counterparty, originator, servicer, or manager of underlying portfolio. Such process results in the systematic attribution of an ESG score on the contemplated new investment, which will be reviewed on an annual basis. In order to strengthen its methodology and to promote ESG characteristics and the alignment of the investment product with the Paris Agreement, AXA IM Real Assets has:
    - limited and restricted the maximum portion of the portfolio which is considered as "low rated"; and/or
    - included a minimum percentage of investments rated above a threshold; and/or
    - implemented a CO_2 (or any other relevant KPI) monitoring.
- The systematic implementation of an improvement plan for all investments rated below a threshold.

[1] The recipient should be aware that the impact of these exclusions policies is limited for certain asset classes

SPECIAL REPORT PURSUANT TO ARTICLE 29 OF THE FRENCH LAW n°2019-1147 (CONTINUED)

Paris Agreement (continued)

AXA IM Real Assets aims at enhancing progressively this methodology over the next years in conjunction with additional data becoming available, in order to be able to describe more precisely its methodology, in accordance with article 29 of Loi Energie Climat requirements.

In relation to quantification of the results and indicators used to measure the alignment of the investment product with the Paris Agreement, AXA IM Real Assets aims at using, within the coming years, the indicators relating to climate change sets out under Regulation (EU) 2019/2088 ("SFDR") Regulatory Technical Standards, notably GHG emissions/intensity and carbon footprint, including by using proxy when necessary and depending on the asset classes of the portfolio.

This methodology (Climate risks exclusion & Sustainability risks based on ESG factors) is used by AXA IM Real Assets to identify investments which could potentially harm the alignment of the investment strategy with the Paris Agreement targets. Such methodology is directly linked to a wider ESG scoring assessment which includes other environmental, social and governance criteria and indicators used at the time of the contemplated investment's ESG scoring assessment and reviewed on an annual basis.

Biodiversity

AXA IM Real Assets is not currently able to measure the compliance of the investment product with the objectives of the Convention on Biological Diversity adopted on June 5, 1992, nor to provide biodiversity footprint indicator, due to lack of data for alternative asset classes. We expect to be able to perform such measurement over the next years.

However, AXA IM has been applying a Palm oil exclusion policy on all its AUM since 2014 excluding investments that have negative impacts on forest, natural environment and local communities. In Q4 2021, AXA IM Real Assets extended this policy to cover investments incorporating significant land use controversies and responsible for biodiversity loss in relation to soy, cattle and timber.

This approach is supplemented with engagement actions having a dialogue with counterparties and direct investments that are exposed to those biodiversity issues but that are not subject to severe controversies and that are working to reduce those biodiversity risks.

ESG risks

Sustainability risks in relation to the investments performed through the investment product may arise in the social, environmental or governance areas.

In order to identify and manage these risks, AXA IM Real Assets uses an integrated approach to sustainability risks based on a global set of policies and processes. Such framework is implemented to integrate the most material sustainability risks in investment decisions based on sustainability factors and relies notably on the following:

A general approach with the application of exclusion policies.

A specific approach with the integration of ESG factors in the investment decision process, as further described above.

SPECIAL REPORT PURSUANT TO REGULATION (EU) 2019/2088

Product name: ALEM

Legal entity identifier: AXA LOGISTICS EUROPE MASTER S.C.A.

Environmental and/or social characteristics

Does this financial product have a sustainable investment objective? No

This financial product promotes Environmental/Social (E/S) characteristics.

To what extent are the environmental and/or social characteristics promoted by this financial product met?

How does the sustainability indicators perform?

- Proportion of certified assets (i.e. assets which have achieved an independent third party environmental certification such as BREEAM, LEED, MINERGIE, HQE or similar) as % of AuM: 57%
- Proportion of assets with EPC performance level A or B as % of AuM: 39%
- Average ESG scoring[2] of the portfolio: 5,8

How do the sustainable investments that the financial product partially made not cause significant harm to any environmental or social sustainable investment objective?

How are the indicators for adverse impacts on sustainability factors taken into account?

The fund considers principal adverse impact through the application of the internal policies of the investment manager, as further described below.

The fund aims at using, within the coming years, the indicators relevant for its activities set out under Regulation (EU) 2019/2088 (“SFDR”) Regulatory Technical Standards, notably GHG emissions/intensity and carbon footprint, including by using proxy when necessary and depending on the asset classes of the portfolio.

Are sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights? Details:

The investment manager includes, when contracting with third parties such as property managers or asset managers, corporate responsibility and anti-money laundering provisions within the agreements concluded with such third parties, aiming at ensuring compliance with, inter alia, the United Nations Universal Declaration of Human Rights, the core standards of the International Labour Organization, the Guiding Principles for the implementation of the United Nations "Protect, Respect, Remedy" Framework, the UN Global Compact, the UN Principles for Responsible Investment and the Global Deal (OECD).

[2] AXA IM has developed a proprietary internal ESG scoring system (between 0 and 10) reflecting various performance indicators for each asset, including energy, water, waste, physical climate risk, governance criteria and tenant wellbeing and engagement criteria.

SPECIAL REPORT PURSUANT TO REGULATION (EU) 2019/2088 (CONTINUED)

How does this financial product consider principal adverse impacts on sustainability factors?

The "do no significant harm" principle that aims to ensure limiting adverse impact on sustainability factors, is considered through the application of the internal policies of the investment manager, notably:

- The application of exclusion policies[3], aiming at addressing the most material ESG risks, based on:
    - Sectorial exclusions: Climate risks, Ecosystem Protection & Deforestation, Soft Commodities.
    - AXA IM ESG standard Exclusion: Tobacco, White Phosphorus Weapons, UNGC violations, Human Rights.
    - The limitation of investments considered as "low rated" in line with the ESG scoring policy described below. The investment manager intends to limit as from 2022 the maximum percentage of "low rated" investment to 10% of the scored portfolio.

- The integration of sustainability risk and ESG factors in the investment decision process: proprietary methodologies are implemented to conduct specific sustainability risk assessments based on ESG factors, notably during the investment due diligence phase for a contemplated investment. Such process results in the systematic attribution of an ESG score, incorporating a set of indicators and criteria, on the contemplated new investment, which will be reviewed on an annual basis. In order to strengthen its methodology and to promote ESG characteristics, the investment manager has:
    - limited and restricted the maximum portion of the portfolio which is considered as "low rated"; and/or included a minimum percentage of investments rated above a threshold.
    - The systematic implementation of an improvement plan for all investments considered as "low rated".
    - The investment manager aims at enhancing progressively this methodology over the next years in conjunction with additional data becoming available.

[3] The recipient should be aware that the impact of these exclusions policies is limited for certain asset classes

SPECIAL REPORT PURSUANT TO REGULATION (EU) 2019/2088 (CONTINUED)

What are the top investments of this financial product?

Largest Investments	Sector	% of market value of the investment properties	Country
Graben I	Logistics	3%	Germany
Koblenz	Logistics	3%	Germany
Saint-Georges-D'Espéranche	Logistics	3%	France
Lille	Logistics	3%	France
Port-Saint-Louis-Du-Rhone	Logistics	2%	France
Utrecht	Logistics	2%	Netherlands
Barcelona AMZ	Logistics	2%	Spain
Wusterhausen	Logistics	2%	Germany
Torvuttaket 26	Logistics	2%	Norway
Novara San Pietro	Logistics	2%	Italy
Stockholm Örnäs 1:18	Logistics	2%	Sweden
Jönköping Stigamo 1:57	Logistics	2%	Sweden
Venette	Logistics	2%	France
Eindhoven	Logistics	2%	Netherlands
Illescas	Logistics	2%	Spain

In which economic sectors are the investments made?

The investments are made substantially in the real estate sector.

To what extent are the sustainable investments with an environmental objective aligned with the EU Taxonomy?

The Fund cannot at this stage take into account the EU criteria for environmentally sustainable economic activities as defined by the Regulation (EU) 2020/852 of 18 June 2020 (“EU Taxonomy Regulation”) and its portfolio alignment with such EU Taxonomy Regulation is not calculated. Therefore, the “do no significant harm” principle does not apply to any of the investments at this stage.

SPECIAL REPORT PURSUANT TO REGULATION (EU) 2019/2088 (CONTINUED)

What actions are taken to meet the environmental and/or social characteristics during the reference period?

The investment manager aims at constantly enhancing its policies to ensure environment and/or social characteristics promoted by the fund are met.

For instance, it has been applying a palm oil exclusion policy on all its AuM since 2014 excluding investments that have negative impacts on forest, natural environment and local communities. In Q4 2021, the investment manager extended this policy to cover investments incorporating significant land use controversies and responsible for biodiversity loss in relation to soy, cattle and timber.

In the coming months, the investment manager intends to (i) limit the maximum percentage of "low rated" investment to 10% of the scored portfolio and (ii) update its ESG methodology to align with the relevant indicators set out under SFDR as from the entry into force of the related requirements.

Audit report

To the Shareholders of
AXA Logistics Europe Master S.C.A.

Our opinion

In our opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of AXA Logistics Europe Master S.C.A. (the “Fund”) and its subsidiaries (the “Group”) as at 31 December 2021, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

What we have audited

The Group’s consolidated financial statements comprise:

- the consolidated statement of financial position as at 31 December 2021;
- the consolidated statement of comprehensive income for the year then ended;
- the consolidated statement of cash flows for the year then ended;
- the consolidated statement of changes in net assets attributable to the Partners for the year then ended; and
- the notes to the consolidated financial statements, which include a summary of significant accounting policies.

Basis for opinion

We conducted our audit in accordance with the Law of 23 July 2016 on the audit profession (Law of 23 July 2016) and with International Standards on Auditing (ISAs) as adopted for Luxembourg by the “Commission de Surveillance du Secteur Financier” (CSSF). Our responsibilities under the Law of 23 July 2016 and ISAs as adopted for Luxembourg by the CSSF are further described in the “Responsibilities of the “Réviseur d’entreprises agréé” for the audit of the consolidated financial statements” section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

We are independent of the Group in accordance with the International Code of Ethics for Professional Accountants, including International Independence Standards, issued by the International Ethics Standards Board for Accountants (IESBA Code) as adopted for Luxembourg by the CSSF together with the ethical requirements that are relevant to our audit of the consolidated financial statements. We have fulfilled our other ethical responsibilities under those ethical requirements.

Other information

The Fund's General Partner is responsible for the other information. The other information comprises the information stated in the annual report but does not include the consolidated financial statements and our audit report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Fund's General Partner for the consolidated financial statements

The Fund's General Partner is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with IFRSs as adopted by the European Union, and for such internal control as the Fund's General Partner determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Fund's General Partner is responsible for assessing the Group’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Fund's General Partner either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Responsibilities of the “Réviseur d’entreprises agréé” for the audit of the consolidated financial statements

The objectives of our audit are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an audit report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with the Law of 23 July 2016 and with ISAs as adopted for Luxembourg by the CSSF, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group’s internal control;

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Fund's General Partner;

- conclude on the appropriateness of the Fund's General Partner’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our audit report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our audit report. However, future events or conditions may cause the Group to cease to continue as a going concern;

- evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation;

- obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

PricewaterhouseCoopers, Société coopérative
Represented by

Luxembourg, 29 April 2022

Electronically signed by:
Amaury Evrard

Amaury Evrard

	Note	31 December 2021 €	31 December 2020 €
Assets			
Non-current assets			
Investment property	5	4,101,320,507	2,386,005,719
Derivatives at fair value through profit or loss	17	3,672,071	2,097,175
Total non-current assets		**4,104,992,578**	**2,388,102,894**
Current assets			
Other receivables and prepayments	6	118,749,439	52,466,000
Cash and cash equivalents	7	302,383,901	234,875,273
Total current assets		**421,133,340**	**287,341,273**
Non-current assets classified as held for sale	21	151,300,660	-
Total assets		**4,677,426,578**	**2,675,444,167**
Liabilities			
Current liabilities			
Deferred income		13,562,185	5,724,759
Taxation payable	18	1,141,372	6,427,955
Borrowings	12	277,779,727	294,006,463
Provisions		1,665,485	900,000
Trade and other payables	8	212,351,418	49,738,192
Derivatives at fair value through profit or loss	17	1,522,394	11,283
Total current liabilities		**508,022,581**	**356,808,652**
Non-current liabilities			
Borrowings	12	2,381,829,029	1,468,371,398
Deferred tax liabilities	18	169,378,968	55,271,449
Total non-current liabilities		**2,551,207,997**	**1,523,642,847**
Liabilities associated with non-current assets classified as held for sale	21	4,902,419	-
Non-controlling interests (equity)	14	**497,453,605**	**241,908,594**
Net assets attributable to the Partners		**1,115,839,976**	**553,084,074**
Total equity and liabilities		**4,677,426,578**	**2,675,444,167**
Adjustments from net assets attributable to the Partners to adjusted subscription net asset value*	4	14,127,081	7,465,223
Adjusted Subscription Net Asset Value		**1,129,967,057**	**560,549,297**

*Calculated in accordance with Note 2.2.

	Note	Year ended 31 December 2021 €	Year ended 31 December 2020 €
Rental income	9	142,800,836	112,954,700
Other income		6,858,865	-
Net gain from fair value adjustment on investment property	5	546,130,951	104,384,507
Gain on disposal of investment property	5	1,969,303	2,550,808
Operating expenses	10	(46,666,336)	(22,549,670)
Operating profit		**651,093,619**	**197,340,345**
Finance income	11	7,063,895	2,827,506
Finance expense	11	(51,197,921)	(41,390,367)
Finance result		**(44,134,026)**	**(38,562,861)**
Profit before tax		**606,959,593**	**158,777,484**
Taxation expense	18	(15,936,590)	(9,297,975)
Deferred taxation	18	(115,114,421)	(35,246,857)
Total tax		**(131,051,011)**	**(44,544,832)**
Profit for the year after tax		**475,908,582**	**114,232,652**
Other comprehensive income:			
Items that may be subsequently reclassified to profit or loss			
Foreign currency translation reserve		(4,336,787)	107
Total comprehensive income for the year		**471,571,795**	**114,232,759**
Profit for the year is attributable to:			
Partners		366,698,862	95,558,248
Non-controlling interests		109,209,720	18,674,404
Total comprehensive income for the year is attributable to:			
Partners		362,362,075	95,558,355
Non-controlling interests	14	109,209,720	18,674,404
Net increase in net assets attributable to the Partners for the year		**362,362,075**	**95,558,355**
Adjustments from net assets attributable to the Partners to adjusted subscription net asset value*		6,661,858	3,268,140
Net increase in subscription net asset value		**369,023,933**	**98,826,495**

*Calculated in accordance with Note 2.2.

	Note	Year ended 31 December 2021 €	Year ended 31 December 2020 €
CASH FLOW FROM OPERATING ACTIVITIES			
Profit before tax		606,959,593	158,777,484
Adjustments			
Net realised and unrealised gain on investment property	5	(548,100,254)	(106,935,315)
Finance result	11	44,134,026	38,562,861
Increase/decrease in operating assets			
Increase in other receivables and prepayments (excluding interest and taxation)	6,15	(65,036,301)	(7,186,851)
Increase in deferred income		7,837,426	1,905,149
Increase in provisions		765,485	900,000
Increase/(decrease) in trade and other payables (excluding interest and taxation)	8,15	143,326,501	(39,102,364)
Cash generated from operations		189,886,476	46,920,964
Taxation paid		(22,903,483)	(9,454,122)
Interest received		264,594	258,963
Interest and bank charges paid	8,11	(37,631,507)	(40,212,330)
Net cash generated from operating activities		129,616,080	(2,486,525)
CASH FLOW FROM INVESTING ACTIVITIES			
Acquisition of subsidiaries, net of cash acquired	15	(359,784,748)	(204,535,803)
Purchase of investment property (including acquisition costs)	5	(574,185,524)	(36,504,207)
Capital expenditure on investment property	5	(40,675,910)	(36,588,912)
Capitalised lease incentives	5	118,602	(5,183,467)
Sale of investment property	5	33,000,000	18,500,000
Net cash used in investing activities		**(941,527,580)**	**(264,312,389)**
CASH FLOW FROM FINANCING ACTIVITIES			
Subscriptions received		-	25,638,733
Distribution to the partners		(37,500,000)	(25,125,000)
Drawdown on borrowings	12	1,695,163,711	834,656,361
Repayment of borrowings	12	(916,047,900)	(448,961,905)
Net proceeds from non-controlling interests	14	146,335,291	12,146,284
Net payment on hedging		(8,372,275)	(5,803,676)
Net cash provided by financing activities		**879,578,827**	**392,550,797**
Net increase in cash and cash equivalents		**67,667,327**	**125,751,883**
Cash and cash equivalents at beginning of the year		234,875,273	109,123,390
Net currency translation differences		(158,699)	-
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR		**302,383,901**	**234,875,273**

AXA Logistics Europe Master S.C.A.
Consolidated Statement of Changes in Net Assets attributable to the Partners for the year ended 31 December 2021

		Limited Partners*				General Partner			
	Note	Share capital €	Retained Earnings €	Foreign Currency Translation Reserve €	Total Limited Partners €	Share capital €	Retained Earnings €	Total General Partners €	Total €
Net assets attributable to the Partners as at 31 December 2019 (IFRS)		**404,640,692**	**52,371,180**	**-**	**457,011,872**	**100**	**14**	**114**	**457,011,986**
Capital contributions		25,638,733	-	-	25,638,733	-	-	-	25,638,733
Distributions of capital / share premium		(25,125,000)	-	-	(25,125,000)	-	-	-	(25,125,000)
Profit for the year after tax		-	95,558,224	-	95,558,224	-	24	24	95,558,248
Other comprehensive income		-	-	107	107	-	-	-	107
Net assets attributable to the Partners as at 31 December 2020 (IFRS)		**405,154,425**	**147,929,404**	**107**	**553,083,936**	**100**	**38**	**138**	**553,084,074**
Cumulative adjustments from net assets attributable to the Partners to adjusted subscription net asset value	4	-	7,465,223	-	**7,465,223**	-	-	-	7,465,223
Net assets attributable to the Partners as at 31 December 2020 (Adjusted Subscription NAV)		**405,154,425**	**155,394,627**	**107**	**560,549,159**	**100**	**38**	**138**	**560,549,297**
Capital contributions		237,893,827	-	-	237,893,827	-	-	-	237,893,827
Distributions of capital / share premium		(37,500,000)	-	-	(37,500,000)	-	-	-	(37,500,000)
Profit for the year after tax		-	366,698,788	-	366,698,788	-	74	74	366,698,862
Other comprehensive expense		-	-	(4,336,787)	(4,336,787)	-	-	-	(4,336,787)
Net assets attributable to the Partners as at 31 December 2021 (IFRS)		**605,548,252**	**514,628,192**	**(4,336,680)**	**1,115,839,764**	**100**	**112**	**212**	**1,115,839,976**
Cumulative adjustments from net assets attributable to the Partners to adjusted subscription net asset value	4	-	14,127,081	-	14,127,081	-	-	-	14,127,081
Net assets attributable to the Partners as at 31 December 2021 (Adjusted Subscription NAV)		**605,548,252**	**528,755,273**	**(4,336,680)**	**1,129,966,845**	**100**	**112**	**212**	**1,129,967,057**

* All Partners are presented as a liability in the Statement of Financial Position -

The accompanying notes form an integral part of the consolidated financial statements

NUMBER OF SHARES IN ISSUE (Expressed in units)	Year ended 31 December 2021	Year ended 31 December 2020
Class A Shares		
Shares in issue at the beginning of the year	425,531	404,910
Shares subscribed	161,080	20,621
Shares redeemed	-	-
Class A Shares in issue at the end of the year	**586,611**	**425,531**
Class C Shares		
Shares in issue at the beginning of the year	1	1
Shares subscribed	-	-
Shares redeemed	-	-
Class C Shares in issue at the end of the year	1	**1**

NET ASSETS PER SHARE (IFRS NAV) Expressed in (€)	31 December 2021 €	31 December 2020 €
Class A shares	1,902.18	1,299.75
Class C shares	212.30	138.25

NET ASSETS PER SHARE (SUBSCRIPTION NAV) Expressed in (€)	31 December 2021 €	31 December 2020 €
Class A shares	1,926.25	1,317.29
Class C shares	212.30	138.25

Note 1 - General

AXA Logistics Europe Master S.C.A., (the "Fund") is a corporate partnership limited by shares *(société en commandite par actions ("S.C.A."))* domiciled and incorporated in the Grand Duchy of Luxembourg on 27 June 2019 for an unlimited duration. The subscription, sale and holding of shares of the Fund are restricted to Institutional Investors.

The Fund is registered with the Luxembourg Trade and Companies Register under number B 235 921.

The registered office is established at 2-4 rue Eugène Ruppert, L-2453 Luxembourg, Grand Duchy of Luxembourg.

The Fund is an alternative investment fund ("AIF") in accordance with the Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers ("AIFM Directive"). For these purposes, the General Partner has appointed AXA Real Estate Investment Managers SGP, as the legal person responsible for performing the portfolio and risk management of the Fund, has been identified as the Alternative Investment Fund Manager ("AIFM") of the Fund, as disclosed in the Investment and Shareholders Agreement ("ISA").

These consolidated financial statements present the consolidated financial position of the Fund and the Fund's subsidiaries (the "Group"). For details of all the consolidated entities, please refer to Note 22.

The Group's investment activities are managed by its General Partner, AXA Logistics Europe GP S.à r.l. (the "General Partner"), a private limited liability company incorporated under the law of Grand Duchy of Luxembourg with registration number B 235 839. The administration of the Group is managed by The Bank of New York Mellon SA/NV Luxembourg Branch.

The financial period of the Fund starts on 1 January and ends on 31 December. The Group's accounts are prepared in Euro ("EUR" or "€").

The investment objective of the Fund will be to seek current income combined with long-term capital appreciation through investment directly or indirectly via its subsidiaries in a diversified portfolio of European Real Estate Assets exposed to logistics with a limited exposure to investments in cash in accordance with its investment objective and the investment guidelines.

The consolidated financial statements of AXA Logistics Europe Master S.C.A., were authorised for issue by the General Partner on 29 April 2022.

Note 2 - Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the periods presented, unless otherwise stated.

2.1 Basis of preparation

(a) Statement of compliance
The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") issued by the International Accounting Standards Board ("IASB") and as adopted by the European Union and interpretations issued from the IFRS Interpretation Committee ("IFRIC") and adopted by the European Union.

(b) Historical cost convention
The consolidated financial statements have been prepared on a going concern basis, applying the historical cost convention, except for the measurement of investment properties at fair value and derivative financial instruments that have been measured at fair value. The consolidated financial statements are presented in Euro and the presentation currency of the consolidated information is Euro.

Note 2 - Summary of significant accounting policies (continued)

2.1 Basis of preparation (continued)

(b) Historical cost convention (continued)
The Group has elected to present a single consolidated statement of comprehensive income, and presents its expenses by nature. The consolidated statement of cash flows from operating activities is presented using the indirect method. Interest received and interest paid are shown separately within operating cashflows. The acquisition of investment property is disclosed as cash flows from investing activities because this most appropriately reflects the Group's business activities. See Note 2.3 for information on the Group's financial assets and liabilities.

Even if some of the derivatives held by the Group are settled gross by distinct delivery of the two legs of the agreements, because of the reduced short timing difference between paying and receiving legs, the Group presents all the payments on hedging instruments on a net basis in the Consolidated Statement of Cash Flows.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates and assumptions. It also requires the Board of Managers of the General Partner to exercise its judgement in the process of applying the Group's accounting policies. Changes in assumptions may have a significant impact on the consolidated financial statements in the period the assumptions changed. The Board of Managers of the General Partner believes that the underlying assumptions are appropriate. Key estimates, assumptions and judgement that have significant risk of causing material adjustment to the carrying amount of assets and liabilities within the next financial period are outlined in Note 2.2.

(c) New and amended standards adopted by the Group
The Group has adopted all standards and interpretations issued by the IASB and the International Financial Reporting Interpretations Committee of the IASB and as adopted by the European Union that are relevant to its operations and effective for annual reporting periods beginning on 1 January 2021.

The following standards and amendments have been applied by the Group for the first time for the financial year beginning on 1 January 2021:

- Amendment to IFRS 16 – COVID-19 rent concessions – on 28 May 2020, the IASB issued COVID-19 related rent concessions – amendment to IFRS 16 Leases. The amendments provide relief to lessees from applying IFRS 16 guidance on lease modification accounting for rent concessions arising as a direct consequent of the COVID-19 pandemic. The adoption of this amendment did not have any significant impact on the amounts recognised in prior periods and is not expected to significantly affect the future periods.

- Interest Rate Benchmark Reform – Phase 2 – amendments to IFRS 9, IAS 39, IFRS 7 IFRS 4 and IFRS 16. The amendments provide temporary reliefs which address the financial reporting effects when an interbank offered rate ("IBOR") is replaced with an alternative nearly risk-free interest rate ("RFR"). The amendments include the following practical expedients:
  - A practical expedient to require contractual changes, or changes to cash flows that are directly required by the reform, to be treated as changes to a floating interest rate, equivalent to a movement in a market rate of interest.
  - Permit changes required by IBOR reform to be made to hedge designations and hedge documentation without the hedging relationship being discontinued.
  - Provide temporary relief to entities from having to meet the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component.

These amendments had no impact on the consolidated financial statements of the Group. The Group intends to use the practical expedients in future periods if they become applicable.

(d) New standards and interpretations not yet adopted
Certain new accounting standards, amendments and interpretations have been published that are not mandatory for 31 December 2021 reporting periods and have not been early adopted by the Group.

The Group is assessing the impact of the following standards:

- Amendments to IAS 1– Classification of liabilities as current or non-current.
- Onerous contracts – Cost of fulfilling a contract – Amendments to IAS 37.

The following standards are not expected to have a material impact on the Group in the current or future reporting periods or on foreseeable future transactions:

- IFRS 17 Insurance Contracts.
- Proceeds before intended use – Amendments to IAS 16.

Note 2 - Summary of significant accounting policies (continued)

2.2 Significant accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience as adjusted for current market conditions and other factors.

Critical accounting estimates and assumptions

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates, assumptions and management judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period are outlined below.

Investment property
The fair value of investment property is based on a valuation as performed by an independent valuer. Independent valuations may be indicative and not executable or binding. See Note 5 for further details of the judgements and assumptions made.

The Group did not make any other material critical accounting judgements in the year ended 31 December 2021 or 31 December 2020.

2.3 Financial assets and financial liabilities

Financial assets and financial liabilities are classified and measured in accordance with IFRS 9 – *Financial instruments* ("IFRS 9").

Financial assets
Financial assets are measured at fair value at initial recognition, and are subsequently classified and measured at amortised cost, fair value through profit or loss or fair value through other comprehensive income on the basis of both:

- The Group's business model for managing the financial assets
- The contractual cash flow characteristics of the financial asset

Financial assets measured at amortised cost:
Financial assets held at amortised cost are measured at amortised cost if they are held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal outstanding. Assets with maturities of less than 12 months after the statement of financial position date are included in current assets and those assets exceeding 12 months are included in non-current assets.

The Group includes short-term financial assets including other receivables in this category.

Financial assets measured at fair value through profit or loss:

A financial asset is measured at fair value through profit or loss if:

a. Its contractual terms do not give rise to cash flows on specified dates that are solely payments of principal and interest ("SPPI") on the principal amount outstanding; or
b. It is not held within a business model whose objective is either to collect contractual cash flows, or to both collect contractual cash flows and sell; or
c. At initial recognition, an equity instrument is irrevocably designated as measured at fair value through profit or loss when doing so eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise from measuring assets or liabilities or recognising the gains and loss on them different bases.

Due to the cash flow characteristics and the business model for managing the assets, the Group has classified the below as financial assets measured at fair value through profit or loss:

The Group has included derivatives in this category unless they are designated as hedges. The Group does not apply hedge accounting.

The Group has not classified any financial assets as fair value through other comprehensive income.

Note 2 - Summary of significant accounting policies (continued)

2.3 Financial assets and financial liabilities (continued)

Financial liabilities
Financial liabilities measured at fair value through profit or loss:
A financial liability is measured at fair value through profit or loss if it meets the definition of held for trading. The Group includes in this category, derivative contracts in a liability position.

Financial liabilities measured at amortised cost:
This category includes all financial liabilities, other than those measured at fair value through profit or loss. The Group includes in this category, borrowings (see Note 2.16 for the accounting policy on borrowings), redeemable shares and trade and other payables.

Recognition and Measurement
The Group recognises a financial asset or a financial liability when it becomes a party to the contractual provisions of the instrument.

Regular purchases of financial assets are recognised on the trade date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value minus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the Consolidated Statement of Comprehensive Income. Financial assets at fair value through profit or loss are subsequently carried at fair value. Financial assets that are carried at amortised cost include other receivables. Financial liabilities which are not classified as financial liabilities at fair value through profit or loss are recognised initially at fair value and subsequently carried at amortised cost.

Transfers between levels of the fair value hierarchy
Transfers between levels of the fair value hierarchy, if applicable, are deemed to have occurred at the end of the reporting period.

Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised (i.e., removed from the Group's consolidated statement of financial position) when:

- The rights to receive cash flows from the asset have expired; or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the consolidated statement of profit or loss.

Impairment of financial assets
For trade receivables the Group applies AXA REAL ASSETS bad and doubtful debt policy that is based on the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables. The methodology considers the historic actual default rate, the current actual default rate with a forward-looking assessment of whether the current default rate is adequate given specific macro-economic and sector specific factors which may apply.

Trade receivables are written off when there is no reasonable expectation of recovery. Indicators that there is no reasonable expectation of recovery include, among others, the probability of insolvency or significant financial difficulties of the debtor. Impaired debts are derecognised when they are assessed as uncollectible.

Expected credit loss allowances are recognised in the consolidated statement of comprehensive income.

Note 2 - Summary of significant accounting policies (continued)

2.3 Financial assets and financial liabilities (continued)

The impact of COVID-19 on the recoverability of receivables from rental income has been considered. While the methodologies and assumptions applied in the expected credit losses (ECL) calculation remains significantly unchanged from the prior financial year, the Group has incorporated estimates, assumptions and judgements specific to the impact of the COVID-19 pandemic to rental income receivables. Whilst no material recoverability issues have been identified, there is a risk that the economic impact of COVID-19 could results in higher credit losses than those modelled under the Group's impairment provisioning model.

Offsetting
The Group only offsets financial assets and liabilities at fair value through profit or loss if the Group has a legally enforceable right to set off the recognised amounts and either intends to settle on a net basis, or to realise the asset and settle the liability simultaneously.

2.4 Foreign currency translation

Functional and presentation currency
Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the 'functional currency'). The Group transacts predominantly in €. The consolidated financial statements are presented in €, which is the Group functional currency and Group's presentation currency.

Transactions and balances
Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of such transactions. Foreign currency gains and losses resulting from the settlement of such transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the consolidated statement of comprehensive income.

Group companies
The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

i) assets and liabilities in the consolidated statement of financial position presented are translated at the closing rate at the date of that consolidated statement of financial position;
ii) income and expenses in the consolidated statement of comprehensive income are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and
iii) all resulting exchange differences are recognised in other comprehensive income.

On the disposal of a foreign operation, (that is the disposal of the Group's entire interest in a foreign operation, or a disposal involving loss of control over a subsidiary that includes a foreign operation) all of the exchange differences accumulated in other comprehensive income in respect of that operation attributable to the equity holders of the company are reclassified to profit or loss.

2.5 Deferred income

Deferred income represents rental income received in advance in respect of future periods.

2.6 Cash and cash equivalents

Cash includes cash on hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the consolidated statement of financial position. All items included within cash and cash equivalents are highly liquid instruments that are subject to insignificant risk of changes in value.

2.7 Prepayments

Prepayments are carried at cost, less any accumulated impairment losses.

Note 2 - Summary of significant accounting policies (continued)

2.8 Expenses

All expenses, including management fees, are recognised in the consolidated statement of comprehensive income on an accruals basis.

2.9 Finance income and finance expense

Interest income and expense are recognised within "finance income" and "finance costs" in the consolidated statement of comprehensive income using the effective interest rate method. The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts throughout the expected life of the financial instrument, or a shorter period where appropriate, to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Group estimates cash flows considering all contractual terms of the financial instrument (for example, pre-payment options) but does not consider future credit losses. The calculation includes all fees and points paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs and all other premiums or discounts.

2.10 Group formation expenses

The Group’s formation expenses are recognised as an expense on accrual basis.

2.11 Provisions

Provisions are recognised when there is a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably measured. Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a finance cost. Provisions are stated at their original amount if the effect of discounting is immaterial.

2.12 Consolidation

(a) Subsidiaries

Control
Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group.

All the Group companies have 31 December as their period-end. Consolidated financial statements are prepared using uniform accounting policies for like transactions. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Inter-company transactions, balances and unrealised gains or losses on transactions between Group companies are eliminated except where there are indications for impairment.

Accounting for business combinations
The Group may elect to apply the optional concentration test in IFRS 3 to assess whether an acquisition must be accounted for as a business combination. When substantially all of the fair value of the gross assets acquired is concentrated in a single asset (or a group of similar assets), the transaction is accounted for as an asset acquisition. The consideration paid is allocated to the identifiable assets and liabilities acquired on the basis of their relative fair values at the acquisition date. Where an acquisition does not satisfy the concentration test and the acquired set of activities meets the definition of a business, the Group applies the acquisition method of accounting.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary that meets the definition of a business is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date.

Note 2 - Summary of significant accounting policies (continued)

2.12 Consolidation (continued)

Subsidiaries (continued)

Acquisition-related costs are expensed as incurred.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date; any gains or losses arising from such re-measurement are recognised in profit or loss.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in profit or loss.

Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total of consideration transferred, non-controlling interest recognised and previously held interest measured is less than the fair value of the net assets of the business acquired in the case of a bargain purchase, the difference is recognised directly in the consolidated statement of comprehensive income.

Accounting for asset acquisitions
For acquisition of a subsidiary not meeting the definition of a business, the Group allocates the cost between the individual identifiable assets and liabilities in the Group based on their relative fair values at the date of acquisition. Such transactions or events do not give rise to goodwill.

(b) Changes in ownership interests in subsidiaries without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

(c) Disposal of subsidiaries

When the Group ceases to have control any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

2.13 Investment property

Investment property are property held to earn rentals and/or for capital appreciation. Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are measured at fair value. Gains and losses arising from changes in the fair value of investment properties are included in the consolidated statement of comprehensive income in the period in which they arise.

When the Group begins to redevelop an existing investment property for continued future use as an investment property, or with a view to disposal, the property continues to be held as an investment property.

Leases that meet the definition of investment property are classified as investment property and measured at fair value.

Investment property under construction is measured at fair value if the fair value is considered to be reliably determinable. Investment property under construction for which the fair value cannot be determined reliably but for which the Group expects that the fair value of the property will be reliably determinable when construction is complete , are measured at cost less impairment until the fair value becomes reliably determinable or construction is completed – whichever is earlier.

Note 2 - Summary of significant accounting policies (continued)

2.13 Investment property (continued)

See Note 5 for details on valuation of investment properties.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the consolidated statement of comprehensive income in the period in which the property is derecognised.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

2.14 Leases

a. Group is the lessee

(i) At initial recognition

The Group acting as lessee recognises a right-of-use asset and a lease liability for all leases with a term of more than 12 months, unless the underlying asset is of low value.

The right-of-use asset is measured at its cost which includes the amount of the initial measurement of the lease liability, any lease payments made at or before the commencement date (less any lease incentives received), any initial direct costs incurred by the Group; and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories.

The lease liability is measured at the present value of the lease payments that are not paid at the date of the consolidated statement of financial position.

- Lease liabilities include the net present value of the following lease payments;
- fixed payments (including in-substance fixed payments), less any lease incentives receivable;
- variable lease payments that depend on an index or rate, initially measured at the applicable index or rate at the lease commencement date;
- the exercise price of a purchase option if the Group is reasonably certain to exercise that option, or the penalty payable on the exercise of a termination option unless the Group is reasonably certain not to exercise the option; and
- any amounts expected to be payable under residual value guarantees.

The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Group is using the lessee's incremental borrowing rate, being the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the right-of-use asset in a similar economic environment with similar terms, security and conditions.

(ii) Subsequent measurement
The Group measures the right-of-use assets that meet the definition of investment property using the fair value model applied to its investment property.

The lease liability is measured as follows:
a) increasing the carrying amount to reflect interest on the lease liability;
b) reducing the carrying amount to reflect the lease payments made; and
c) remeasuring the carrying amount to reflect any reassessment or lease modifications, or to reflect revised in-substance fixed lease payments.

Lease payments are allocated between principal and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Note 2 - Summary of significant accounting policies (continued)

2.14 Leases (continued)

b. Group is the lessor

Lease income from operating leases where the Group is a lessor is recognised in income on a straight-line basis over the lease term. Initial direct costs incurred in obtaining an operating lease are added to the carrying amount of the underlying asset and recognised as expense over the lease term on the same basis as lease income. The respective leased assets are included in the balance sheet in accordance with their nature.

The Group elected to recognise lease income for variable payment that depends on an index or a rate on a straight-line basis.

At the commencement date, the Group assesses whether the lessee is reasonably certain to exercise an option to extend the lease or to purchase the underlying asset, or not to exercise an option to terminate the lease. The Group considers all relevant facts and circumstances that create an economic incentive for the lessee to exercise, or not to exercise, the option, including any expected changes in facts and circumstances from the commencement date until the exercise date of the option.

2.15 Revenue recognition

Revenue includes rental income, and service charges and management charges from properties.

Rental income from operating leases and initial direct costs are recognised on a straight-line basis over the term of the relevant lease.

When the Group provides incentives to its tenants, the cost of incentives is recognised over the lease term, on a straight-line basis, as a reduction of rental income.

Revenue is measured at the transaction price agreed under the contract. Amounts disclosed as revenue are net of variable consideration and payments to customers, which are not for distinct services, this consideration may include discounts, trade allowances, rebates and amounts collected on behalf of third parties. For arrangements that include deferred payment terms that exceed twelve months, the Group adjusts the transaction price for the financing component, with the impact recognised as interest income using the effective interest rate method over the period of the financing.

A receivable is recognised when services are provided as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due.

When the Group is acting as an agent, the commission rather than gross income is recorded as revenue.

Revenue from service and property management charges is recognised in the accounting period in which control of the services are passed to the customer, which is when the service is rendered. For certain service contracts, revenue is recognised based on the actual service provided to the end of the reporting period as a proportion of the total services to be provided because the customer receives and uses the benefits simultaneously.

2.16 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised as finance cost over the period of the borrowings using the effective interest method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the date of the consolidated statement of financial position.

Note 2 - Summary of significant accounting policies (continued)

2.17 Taxation

The entities of the Group are subject to taxation in the countries in which they operate. The Group may also incur withholding taxes imposed by certain countries on investment income and capital gains. Such income or gains are recorded gross of withholding taxes in the consolidated statement of comprehensive income.

The tax expense for the period comprises current and deferred tax. Tax is recognised in the consolidated statement of comprehensive income, except to the extent that it relates to items recognised directly in other comprehensive income or equity - in which case, the tax is also recognised in other comprehensive income or equity.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the date of the statement of financial position in the countries where the Group operates.

Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation, and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss.

Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the date of the consolidated statement of financial position and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

The carrying value of the Group's investment property is assumed to be realised by sale at the end of use. The capital gains tax rate applied is that which would apply on a direct sale of the property recorded in the consolidated statement of financial position regardless of whether the Group would structure the sale via the disposal of the subsidiary holding the asset, to which a different tax rate may apply. The deferred tax is then calculated based on the respective temporary differences and tax consequences arising from recovery through sale.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries, except where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the same taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.18 Redeemable shares

Redeemable shares are carried at amortised cost, which correspond to the redemption amount that is payable at the consolidated statement of financial position date if the holder exercises the right to put the share back to the Fund. The mechanism for redemption of units is outlined in Note 4.

2.19 Non-controlling interests

Non-controlling interests in the net assets of consolidated subsidiaries are identified separately from the Group's net assets therein. Non-controlling interests consist of the amount of those interests at the date of the acquisition and the non-controlling shareholder's share of net assets since the date of the acquisition.

The Group recognises non-controlling interests in an acquired entity either at fair value or at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets. This decision is made on an acquisition-by-acquisition basis. .

Non-controlling interests comply with the "equity" classification criteria of IAS 32 para 11 and are classified as equity.

Note 2 - Summary of significant accounting policies (continued)

2.20 Trade and other payables

Trade and other payables are recognised initially at fair value and subsequently are measured at amortised cost using the effective interest method. The fair value of a non-interest-bearing liability is its discounted repayment amount. If the due date of the liability is less than one year, discounting is omitted. Certain Group companies obtain deposits from tenants as a guarantee for returning the property at the end of the lease term in a specified good condition or for the lease payments for a period ranging from 1 to 24 months. The Group has elected to treat such deposits as financial liabilities in accordance with IFRS 9, and they are initially recognised at fair value. The deposit is subsequently measured at amortised cost.

2.21 Dividend distribution

Distributions to Partners are recognised in the consolidated statement of comprehensive income in the period in which the dividends are approved. Distributions out of share premium are presented with the consolidated statement of changes in net assets.

2.22 Non-current assets held for sale

The Group classifies non-current assets (principally investment property) and disposal groups as held for sale if their carrying amounts will be recovered principally through a sale transaction rather than through continuing use. Non-current assets and disposal groups classified as held for sale (except for investment property measured at fair value) are measured at the lower of their carrying amount and fair value less costs to sell. Costs to sell are the incremental costs directly attributable to the disposal of an asset (disposal group), excluding finance costs and income tax expense.

The criteria for held for sale classification is regarded as met only when the sale is highly probable and the asset or disposal group is available for immediate sale in its present condition. Actions required to complete the sale should indicate that it is unlikely that significant changes to the sale will be made or that the decision to sell will be withdrawn. Management must be committed to the plan to sell the asset and the sale is expected to be completed within one year from the date of the classification.

Investment property held for sale continues to be measured at fair value. Assets and liabilities classified as held for sale are presented separately in the statement of financial position.

A disposal group qualifies as discontinued operation if it is a component of an entity that either has been disposed of, or is classified as held for sale, and:

- represents a separate major line of business or geographical area of operations;
- is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations: or
- is a subsidiary acquired exclusively with a view to resale.

Note 3 – Fair value estimation

<u>Fair value measurement recognised in the consolidated statement of financial position</u>

The Group uses the following hierarchy for determining and disclosing the fair values of assets and liabilities:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable input).

Note 3 – Fair value estimation (continued)

The table below provides an analysis of the Group's assets and liabilities that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value inputs are observable.

	Level 1 €	Level 2 €	Level 3 €	Total €
As at 31 December 2021				
Investment property	-	-	4,101,320,507	4,101,320,507
Derivatives at fair value through profit or loss (assets)	-	3,672,071	-	3,672,071
Derivatives at fair value through profit or loss (liabilities)		(1,522,394)	-	(1,522,394)
As at 31 December 2020				
Investment property	-	-	2,386,005,719	2,386,005,719
Derivatives at fair value through profit or loss (liabilities)	-	(11,283)	-	(11,283)
Derivatives at fair value through profit or loss (assets)	-	2,097,175	-	2,097,175

See Note 5 for further information in relation to the fair value of investment properties.

There were no transfers between levels during the years ended 31 December 2021 and 31 December 2020.

Financial instruments in Level 2 and Level 3

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. These valuation techniques maximise the use of observable market data where it is available and rely as little as possible on entity specific estimates. If all significant inputs required to fair value an instruments are observable, the instruments is included in Level 2.

If one or more of the significant inputs is not based on observable market data, the instrument is included in Level 3.

Specific valuation techniques used to value financial instruments include:
- Quoted market prices or dealer quotes for similar instruments;
- The fair value of interest rate caps / swaps is calculated as the present value of the estimated future cash flows based on observable yield curves;
- Other techniques, such as discounted cash flow analysis are used to determine fair value for the remaining financial instruments.

<u>Assets and liabilities not carried at fair value</u>

The following table analyses within the fair value hierarchy the Group's assets and liabilities (by class) not measured at fair value at 31 December 2021.

	Level 1 €	Level 2 €	Level 3 €	Total €
As at 31 December 2021				
Assets				
Other receivables and prepayments (*)	-	48,941,483	-	48,941,483
Cash and cash equivalents (*)	302,383,901	-	-	302,383,901
Total	**302,383,901**	**48,941,483**	-	**351,325,384**
Liabilities				
Trade and other payables (*)	-	198,909,053	-	198,909,053
Borrowings (*)	-	2,659,608,756	-	2,659,608,756
Net assets attributable to the Partners	-	-	1,115,839,976	1,115,839,976
Total	-	**2,858,517,809**	**1,115,839,976**	**3,974,357,785**

*Non-financial assets and liabilities are excluded in the above table with their amounts.

Note 3 – Fair value estimation (continued)

The following table analyses within the fair value hierarchy the Group's assets and liabilities (by class) not measured at fair value at 31 December 2020.

	Level 1 €	Level 2 €	Level 3 €	Total €
As at 31 December 2020				
Assets				
Other receivables and prepayments (*)	-	33,965,101	-	33,965,101
Cash and cash equivalents	234,875,273	-	-	234,875,273
Total	**234,875,273**	**33,965,101**	**-**	**268,840,374**
Liabilities				
Trade and other payables (*)	-	45,654,386	-	45,654,386
Borrowings	-	1,762,377,861	-	1,762,377,861
Net assets attributable to the Partners	-	-	553,084,074	553,084,074
Total	**-**	**1,808,032,247**	**553,084,074**	**2,361,116,321**

* Non-financial assets and liabilities are excluded in the above table with their amounts.

Note 4 - Financial risk management

The Board of Managers of the General Partner has overall responsibility for the establishment and oversight of the Group's risk management framework. The Group's activities expose it to a variety of financial risks. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Group.

The Board of Managers of the General Partner supervises and maintains control of risk management and delegates the implementation of the day-to-day operation to the AIFM. The day-to-day investment risk measurement and management elements of risk management are undertaken by the risk management department of the AIFM. The functional and hierarchical separation of the risk management department of the AIFM is ensured throughout the hierarchical structure of the AIFM.

The risk management department of the AIFM implements and maintains risk management policies and procedures designed to identify, measure, manage and monitor (i) the material risks which have been identified relevant to the Group's investment strategies; and (ii) the positions in the Group and their contribution to the overall risk profile of the Group. Liquidity risk is monitored on an ongoing basis as part of the risk management system.

The Group has exposures to the following risks from its use of financial instruments:

(a) Market risk (including foreign currency, price and interest rate risk);
(b) Credit risk; and
(c) Liquidity risk.

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies and processes for measuring and managing these risks.

a) Market risk

Market risk is the risk that the fair value or future cash flows of an asset will fluctuate because of changes in market prices. The Group's market risks arise from open positions in (a) foreign currencies and (b) interest-bearing assets and liabilities, as well as (c) equity securities price movements, to the extent that these are exposed to general and specific market movements. Management sets limits, where relevant, on the exposure to currency and interest rate risk as well as security prices that may be accepted, which are monitored on a regular basis (see details below). However, the use of this approach does not prevent losses outside of these limits in the event of more significant market movements.

Sensitivities to market risks included below are based on a change in one factor while holding all other factors constant. In practice, this is unlikely to occur, and changes in some of the factors may be correlated - for example, changes in interest rate and changes in foreign currency rates.

Note 4 - Financial risk management (continued)

a) Market risk (continued)

i. Foreign currency risk

As at 31 December 2021	SEK	NOK	DKK	€	GBP	Total €
Financial assets						
Other receivables and prepayments	4,907,479	5,757,211	186,379	33,884,893	4,205,520	48,941,482
Cash and cash equivalents	4,522,818	2,517,794	856,263	282,202,482	12,284,544	302,383,901
Derivatives at fair value through profit or loss	-	-	-	3,672,070	-	3,672,070
Total financial assets	9,430,297	8,275,005	1,042,642	319,759,445	16,490,064	354,997,453

	SEK	NOK	DKK	€	GBP	Total
Financial liabilities						
Borrowings	-	-	-	(277,779,727)	-	(277,779,727)
Trade and other payables	(5,485,801)	(767,885)	(833,434)	(155,920,710)	(35,901,222)	(198,909,052)
Derivatives at fair value through profit or loss (liabilities)	-	-	-	(1,522,394)	-	(1,522,394)
Total financial liabilities	(5,485,801)	(767,885)	(833,434)	(435,222,831)	(35,901,222)	(478,211,173)

The Fund operates across Europe and holds both monetary and non-monetary assets denominated in currencies other than the euro, the functional currency. Foreign currency risk, as defined in IFRS 7, arises as the value of future transactions, recognised monetary assets and monetary liabilities denominated in other currencies fluctuate due to changes in foreign exchange rates. IFRS 7 considers the foreign exchange exposure relating to non-monetary assets and liabilities to be a component of market price risk not foreign currency risk.

In order to efficiently manage foreign currency risk, Management monitors and hedges the Group's exposure to foreign currency at Group level, not at individual company level.

Nevertheless, the Group does not apply hedge accounting in accordance with IFRS 9. In addition, the Group manages foreign currency risk by matching its principal cash outflows to the currency in which the principal cash inflows are denominated. This is generally achieved by obtaining loan finance in the relevant currency and by entering into currency forward contracts.

The functional currency of the Group is the Euro; the functional currencies of the Group's principal subsidiaries are Euro, SEK, NOK, DKK and GBP. The Company and each of its subsidiaries are exposed to currency risk arising from financial instruments held in currencies other than their individual functional currencies.

The following paragraph presents sensitivities of profit and loss to reasonably possible changes in exchange rates applied at the financial position date relative to the functional currency of the respective Group entities, with all other variables held constant. As at 31 December 2021 had GBP weakened/strengthened by 5% against the euro, post-tax profit for the year would have been €970,558 higher/lower.

Foreign exchange risk arising from DKK, NOK and SEK exposure is not considered material to the Group for the financial year 2021 and therefore sensitivity to these currencies have not been presented.

As of 31 December 2020, the Group was not significantly exposed to foreign currency risk.

Note 4 - Financial risk management (continued)

a) Market risk (continued)

ii. Price risk

The Group is exposed to price risk other than in respect of financial instruments, such as property price risk including property rentals risk (Note 5).

The values of real estate assets mainly depend on:

- the real estate market valuation which is subject to fluctuations particularly regarding rents and prices determined by the supply, demand and the general economic conditions, and
- the specificities of each real estate asset. The portfolio is substantially composed of logistics assets located in areas around Europe.

A downturn of real estate market conditions may have an adverse effect on the value of the real estate assets in which the portfolio is invested.

iii. Interest rate risk

The Group is subject to interest rate risk due to fluctuations in the prevailing levels of market interest rates. The Group's interest bearing financial assets and liabilities include cash and cash equivalents which earns interest at short-term market rates.

As at 31 December 2020, the Group held a number of interest rate caps for the purpose of hedging the interest on the bank loans. Any gains or losses recognised on the open interest rate swaps is offset by changes in the interest rates charged on the bank loans. Further details of the interest rate caps held by the Group can be found in Note 17.

Management considered a shift of 100 basis points for sensitivity purposes as being relevant considering the Group's current exposure and historical volatility on variable rates to which it is exposed. As at 31 December 2021 had market interest rates increased by 100 basis points with all other variables held constant, the impact on the net assets would be €23,827,785 decrease/increase.

The average effective interest rates of financial instruments at the date of the consolidated statement of financial position, based on reports reviewed by key management personnel, were as follows:

	31 December 2021	31 December 2020
	€	€
Bank borrowings (see Note 12)	0.00%	2.80%
Shareholder loan (see Note 12)	2.34%	2.15%
Notes issued (see Note 12)	0.63%	0.00%

Refer to Note 12 for details of fixed and variable interest rates on borrowings.

b) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Group has no significant concentrations of credit risk. Credit risk arises from cash and cash equivalents held at banks, trade receivables including rental receivables from lessees, rental guarantees and derivatives. Credit risk is managed on a Group basis. The Group structures the levels of credit risk it accepts by placing, where appropriate, limits on its exposure to a single counterparty, or groups of counterparties, and to geographical and industry segments. Such risks are subject to a quarterly or more frequent review where appropriate. The Group has policies in place to ensure that rental property contracts are entered into only with lessees with an appropriate credit history, but the Group does not monitor the credit quality of receivables on an ongoing basis. Cash balances are held only with financial institutions with strong credit standing.

The Group has policies that limit the amount of credit exposure to any financial institution. Limits on the level of credit risk by category and territory are approved quarterly by the Board of Managers of the General Partner. The utilisation of credit limits is regularly monitored. For derivative instruments concluded at Fund level, collateral agreements have been entered to in order to reduce the credit counterparty risk.

Note 4 - Financial risk management (continued)

b) Credit risk (continued)

The Group's maximum exposure to credit risk by class of financial asset other than derivatives is as follows:

	31 December 2021 €	31 December 2020 €
Other receivables (*)	48,941,483	33,965,101
Cash and cash equivalents (*)	302,383,901	234,875,273
	351,325,384	268,840,374

* Non-financial assets and liabilities are excluded in the above table with their amounts.

There are no significant financial assets that are past due or impaired. There are no collateral nor other credit enhancements held by the Group.

c) Liquidity risk

Liquidity risk is the risk for the Group of not being able to meet its liquidity requirements mainly due to a mismatch between the liquidity of its assets and the one of its liabilities.

Liquidity requirements for the Group may arise mainly from investors redemptions within the limits and under the conditions set out in the Offering Memorandum, significant capital expenditures, third-party debt reimbursements and significant collateral cash payments linked to collateral agreements related to derivatives positions.

Prudent liquidity risk management implies maintaining sufficient cash, the availability of funding through an adequate amount of capital commitments and the ability to close out market positions.

An investment in the Fund may provide limited liquidity since the Fund may be restricted in its ability to liquidate its investments. This could also impair the Fund's ability to distribute redemption proceeds to a redeeming Limited Partner in a timely manner. The Offering Memorandum of the Fund permits quarterly redemptions from the Fund at each quarter end subject to Redemption Queue and suspension mechanism, subject to the following conditions:

a) All Redemption Notices accepted on the same Quarter End will be grouped into the same Redemption Vintage.
b) Investors' Shares in a Redemption Vintage will be redeemed on a *pro rata* basis having regard to the total amounts of Shares presented for redemption on the Redemption Vintage in the same Redemption Vintage and *pari passu* with other Shares in the same Redemption Vintage.
c) If, at the General Partner's sole discretion, a portion or all of the redemption requests of the same Redemption Vintage cannot be satisfied on the relevant Quarter End, a queuing system shall be operated in respect of the outstanding redemption requests.
d) Each Redemption Vintage will be redeemed in turn before the next Redemption Vintage in the Redemption Queue. Redemptions may be suspended for a period not exceeding 18 months if (i) the outstanding redemptions requests in the Redemption Queue represent more than 15% of the NAV of the Fund as at any given date, or (ii) the AIFM considers that there are special market or adverse conditions.

In addition to Shareholder loan and notes issued, the Group has entered into revolving credit facility agreements with the following banks:

- €100m available with BNP signed on 1 October 2021
- €100m available with Natixis signed on 2 November 2021

As at 31 December 2021, no amount was drawn from these credit facility agreements by the Group.

The Group's liquidity position is monitored on a regular basis by the management and is reviewed quarterly by the Board of Managers of the General Partner. A summary table with maturity of financial liabilities presented below is used by key management personnel to manage liquidity risks and is derived from managerial reports at company level.

The amounts disclosed in the tables below are the contractual undiscounted cash flows. Undiscounted cash flows in respect of balances due within 12 months generally equal their carrying amounts in the consolidated statement of financial position, as the impact of discounting is not significant.

Note 4 - Financial risk management (continued)

c) Liquidity risk (continued)

The maturity analysis at 31 December 2021 is as follows:

	On demand / < 1 month	1 month to 1 year	1 to 5 years	Later than 5 years	Total
	€	€	€	€	€
Liabilities					
Derivatives at fair value through profit or loss	1,522,394	-	-	-	1,522,394
Trade and other payables*	-	241,144,529	114,129,976	556,051,047	911,325,552
Borrowings (net of hedging)	274,357,342	3,422,385	512,463,266	1,320,920,455	2,111,163,448
Net assets attributable to unit holders**	-	-	-	1,115,839,976	1,115,839,976
	275,879,736	244,566,914	626,593,242	2,992,811,478	4,139,851,370

*Trade and other payables also includes accrued interest on borrowings. Interest on borrowing is the contractual undiscounted cash flows until maturity.
**Based on the investment profile of the underlying investments (real estate) and the exit mechanism of the Fund as per the ISA, the above classification represents the investment horizon of the Fund.
*** Non-financial liabilities are excluded in the above table with their amounts.

The maturity analysis at 31 December 2020 is as follows:

	On demand / < 1 month	1 month to 1 year	1 to 5 years	Later than 5 years	Total
	€	€	€	€	€
Liabilities					
Derivatives at fair value through profit or loss	(11,283)	-	-	-	(11,283)
Trade and other payables*	-	(57,088,067)	(28,359,371)	(8,560,211)	(94,007,649)
Borrowings (net of hedging)	(286,225,600)	(7,780,863)	(14,551,371)	(1,453,820,027)	(1,762,377,861)
Net assets attributable to unit holders**	-	-	-	(553,084,074)	(553,084,074)
	(286,236,883)	(64,868,930)	(42,910,742)	(2,015,464,312)	(2,409,480,867)

*Trade and other payables also includes accrued interest on borrowings.
**Based on the investment profile of the underlying investments (real estate) and the exit mechanism of the Fund as per the ISA, the above classification represents the investment horizon of the Fund.
*** Non-financial liabilities are excluded in the above table with their amounts.

Capital risk management

The capital of the Group is represented by the net assets attributable to the partners, which can change significantly on a quarterly basis because of Group's performance and market evolution (mainly property prices, foreign currency and interest rate markets). The Group's objective when managing capital is to safeguard the Group's ability to continue as a going concern in order to provide returns for unitholders, provide benefits to other stakeholders and maintain a strong capital base to support the development of the investment activities of the Group.

In order to maintain the capital structure, the Group's policy is to perform the following:

- Monitor the level of cash held and required within one month and adjust the amount of distribution the Fund pays, in particular, in the context of unit buy back
- Buy back and issue new shares in accordance with the constitutional documents of the Fund

Note 4 - Financial risk management (continued)

Capital risk management (continued)

The Board of Managers of the General Partner and the AIFM monitor capital on the basis of the value of net assets attributable to unitholders in accordance with the principles defined in the ISA.

The Fund deploys a certain level of third party debt to finance part of the Fund's investments in real estate assets, to the extent that such financing is available. Such financing may include unsecured borrowings and non-recourse project level debt secured by the mortgage of one or more real estate assets themselves. The Fund has an absolute limit set at 45% (2020:45%) loan to value ("LTV") in aggregate at portfolio level. As at 31 December 2021, the leverage of the real estate portfolio was 25,7% LTV (2020: 21.5% LTV).

The subscription NAV is calculated as set out in clause 17.1.2 of the ISA by performing adjustments compared to the IFRS NAV, including:
(i) The acquisition costs (including debt issuance costs) should be amortised over 10 years whereas these costs are fully expensed under IFRS.
(ii) The formation expenses should be amortised over a period of 10 years whereas these expenses are fully expensed under IFRS.
(iii) The tax adjustment corresponds mainly to discounts on latent capital gains tax and revaluations in case of exit on a share deal basis.

The table below shows the subscription NAV adjustments:

	31 December 2021	31 December 2020
	€	€
Total net assets attributable to the partners as per IFRS consolidated financial statements	**1,115,839,976**	**553,084,074**
Adjustments		
Set up costs adjustment	502,438	567,569
Aquisiton expense adjustment	33,855,647	16,507,823
Revaluation to fair value of savings of purchaser's costs such as transfer taxes	21,150,159	35,815,731
Revaluation to fair value of deferred taxes and tax effect of INREV NAV adjustments	(41,381,163)	(45,425,900)
Total adjustments	**14,127,081**	**7,465,223**
Subscription net asset value	**1,129,967,057**	**560,549,297**

Note 5 - Investment property

The Group invests in logistics real estate assets. Logistics real estate assets include predominantly industrial real estate assets such as operating industrial warehouse and logistics buildings such as bulk, trans-shipment, flex, light industrial, cold-storage, cross dock warehouses and parcel hubs. Industrial real assets can also include land utilised for trailer or container storage, parking or similar purposes.

The valuation of the Investment Properties was carried out by the external valuer in accordance with the RICS Valuation – Global Standards published by the Royal Institution of Chartered Surveyors on the basis of Fair Value. Fair Value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Note 5 - Investment property (continued)

The table below shows the movement of investment properties held by the Group for the year ended 31 December 2021:

	1 January 2021 Fair value	*Purchases (including acquisition costs)	Capital expenditure	Unrealised gain/(loss)	Realised gain/(loss)	Acquired through acquisition of subsidiaries	Sales	Transfer of Investment property held for sale	Capitalised lease incentives	31 December 2021 Fair value
	€	€	€	€	€	€	€	€	€	€
Investment property	2,386,005,719	574,185,524	40,675,910	546,130,951	1,969,303	734,328,378	(33,000,000)	(148,856,676)	(118,602)	4,101,320,507
Total	**2,386,005,719**	**574,185,524**	**40,675,910**	**546,130,951**	**1,969,303**	**734,328,378**	**(33,000,000)**	**(148,856,676)**	**(118,602)**	**4,101,320,507**

*The balance includes € 44m of development costs on newly acquired assets.

During the year ended 31 December 2021, the Group entered into the following transactions in respect of investment properties;

- The Group, through a fully owned subsidiary, Real Estate Investment 1 S.àr.l., acquired a brand new 56.3k sqm logistics asset located South of Berlin, at a real estate price of €85.5m.
- The Group, through a fully owned subsidiary, LOG LUX 2 S. à. r. l., acquired 64-acre gross (47-acre net) development site in Nuneaton, West Midlands, with the potential to develop up to 980k sqft (c.91k sqm) of logistics space across 5 units. The total land price amounts to £33.0m.
- The Group, through a 67.95% owned subsidiary, Alpha Log Fund, acquired 6 logistics asset located in Northern Italy for a purchase price of €127.5, of which 5 assets were completed before year end for €104.4m.
- The Group, through a 67.98% owned subsidiary, Nangart Invest S.L., acquired a logistics asset located in Illescas, Spain for a purchase price of €60.0m.
- The Group, through a 67.98% owned subsidiary, Drumhead S.L., acquired a logistics asset located in Barcelona, Spain for a purchase price of €88.0m.
- The Group through its fully owned subsidiary, Log Estate S.à r.l., acquired 100% interest in a German Special Purpose Vehicle (PKCH GmbH, refer to Note 15), holding a warehouse development site in Stolberg, Germany for a purchase price of €2.7m.
- The Group acquired 100% interest in a German Special Purpose Vehicle (Philippsburg GmbH (formerly: Dietz Logistik 24.Grundbesitz GmbH), refer to Note 15), holding a warehouse development site in Philippsburg Germany for a purchase price of €22.4m. The aim is to develop a 51k sqm logistics facility across 3 units
- The Group, through its fully owned subsidiary, LOG DE S.à.r.l, acquired a 152,665 square meter plot of land located in Bremen, Germany for a purchase price of €7.6m.
- The Group, through a fully owned subsidiary, LOG LUX S. à. r. l., acquired a 10.35 acres (c. 41.9k sqm) development site in Milton Keynes, one of the major logistics hotspots in the United Kingdom ("Golden Triangle"). The total land price amounts to £7.0m less retention costs of £1.6m.
- The Group through its Subsidiary, OneLog Invest (Lux) S.à r.l., acquired 100% interest in 7 Nordic Special Purpose Vehicles (NSF II Denmark K/S, NSF II Fin 6 Oy, Alfa Yksi Oy, NSF II Norway Torvstikkeren 10 Holding AS, NSF II Norway Regnbuevein 9 Holding AS, NSF Norway Vestby Holding AS, and NSF II Logistics Sweden Holding AB) refer to Note 15), holding in total 20 large scale logistics assets for €841.8m situated in Denmark, Finland, Sweden and Norway of which 19 assets were completed before year end for €695.5m.
- The Group has completed the acquisition of a 28.3-acre site in Leeds (Yorkshire), with the potential to accommodate up to 513k sqft of logistics space across four units at an acquisition cost of €41.2m.
- On December 29th, 2021, the Group has completed the disposals of 5 assets in Netherlands on an asset deal basis for a total of €33m (slightly above last net market value) and above 22 680 sqm.
- The Group through a 67.98% owned subsidiary OneRaffa acquired 3 last mile logistics assets located in Germany for EUR 96.5m. The properties are fully let on a 10-year basis.

Note 5 - Investment property (continued)

The table below shows the movement of investment properties held by the Group for the year ended 31 December 2020:

	1 January 2020 Fair value	Purchases (including acquisition costs)	Capital expenditure	Unrealised gain/(loss)	Realised gain/(loss)	Acquired through acquisition of subsidiaries	Sales	Transfer of Investment property held for sale	Capitalised lease incentives	31 December 2020 Fair value
	€	€	€	€	€	€	€	€	€	€
Investment property	1,880,697,987	36,504,207	36,588,912	104,384,507	2,550,808	338,595,831	(18,500,000)	-	5,183,467	2,386,005,719
Total	**1,880,697,987**	**36,504,207**	**36,588,912**	**104,384,507**	**2,550,808**	**338,595,831**	**(18,500,000)**	**-**	**5,183,467**	**2,386,005,719**

During the year ended 31 December 2020, the Group entered into the following transactions in respect of investment properties;

- The Group acquired indirectly 4 logistics assets located in the Netherlands through share deals (refer to Note 15). The initial fair value of the investment properties at the date of acquisition was €69m.
- The Group, through a newly incorporated 67.98% owned subsidiary, Log Italy Fund REIF, acquired a logistics asset located in greater Milan for a purchase price of €36m.
- The Group acquired through a share deal, a 67.95% interest in an Italian closed end real estate investment fund (Alpha Log Fund, refer to Note 15), holding a portfolio of 13 Logistics assets located in Northern Italy.
- The Group disposed of a warehouse property in Basse-Ham, France for total disposal proceeds of €18.5m. As part of the disposal, the Group has recognised a provision of €0.9m for smoke extraction fees relating to the asset.

Valuation process

The Group's investment properties were valued as at 31 December 2021 and as at 31 December 2020 by an independent professional qualified valuer, CBRE Limited, who holds a recognised relevant professional qualification and relevant experience in the locations and segments of the investment properties valued. For all investment properties, their current use equals the highest and best use. The AIFM and the General Partner reviewed the valuations performed by the independent valuer for financial reporting purposes. The AIFM has established a process through its Valuation Committee to identify and review material movements in assets and also to ensure valuation trends are in line with market expectations.

As at 31 December 2021, the Group has invested in the following investment properties:

Country	Valuation technique	Rental Yield	Estimated Rental Value €	Market Value €	Right of use asset €	Fair Value €
France	Income capitalisation approach	3.90%	47,411,740	1,016,350,000	-	1,016,350,000
Germany	Income capitalisation approach	3.62%	34,932,576	964,842,000	-	964,842,000
Netherlands	Income capitalisation approach	4.59%	19,975,791	420,953,324	2,010,000	422,963,324
Poland	Income capitalisation approach	6.08%	4,603,677	74,279,000	-	74,279,000
Spain	Income capitalisation approach	4.05%	7,411,540	218,120,000	-	218,120,000
Italy	Income capitalisation approach	3.44%	30,635,826	566,360,000	1,230,639	567,590,639
United Kingdom	Cost approach	N/A	N/A	42,281,888		42,281,888
United Kingdom	Income capitalization approach	3.89%	98,409,605	98,409,605	79,605	98,489,210
Denmark	Income capitalisation approach	4.24%	5,740,500	106,783,996	-	106,783,996
Finland	Cost approach	4.09%	3,902,941	87,900,000	-	87,900,000
Norway	Cost approach	3.38%	6,524,065	161,216,267	-	161,216,267
Sweden	Cost approach	3.18%	14,516,891	340,504,182	-	340,504,182
Total continued investment properties						4,101,320,506
Investment properties held for sale (Note 21)						
France	Income capitalisation approach	3.90%	4,490,842	96,370,000		96,370,000
Netherlands	Income capitalisation approach	4.59%	2,466,874	52,486,676		52,486,676
Total investment properties held for sale						148,856,676
				4,246,856,938	**3,320,244**	**4,250,177,182**

Note 5 - Investment property (continued)

Valuation process (continued)

As at 31 December 2020, the Group had invested in the following investment properties:

Country	Valuation technique	Rental Yield	Estimated Rental Value €	Market Value €	Right of use asset €	Fair Value €
France	Income capitalisation approach	4.78%	49,700,000	900,735,083	-	900,735,083
Germany	Income capitalisation approach	4.60%	27,155,000	548,645,000	-	548,645,000
Netherlands	Income capitalisation approach	5.21%	24,010,000	427,420,000	2,447,100	429,867,100
Poland	Income capitalisation approach	6.25%	4,605,000	66,866,000	-	66,866,000
Spain	Income capitalisation approach	5.00%	2,570,000	45,600,000	-	45,600,000
Italy	Income capitalisation approach	4.15%	25,520,000	393,590,000	-	393,590,000
United Kingdom	Cost approach	n/a	n/a	702,536	-	702,536
				2,383,558,619	**2,447,100**	**2,386,005,719**

As at 31 December 2021, the Group has classified the fair value of investment properties as Level 3.

As at 31 December 2021, if rental yield rates had been 0.5% higher, with all other variables held constant, the valuation of investment properties would have been €3,619,363,115 lower (2020: €216,428,498 lower). As at 31 December 2021, if rental yield rates had been 0.5% lower, with all other variables held constant, the valuation of investment properties would have been €4,884,436,437 higher (2020: €257,971,614 higher).

As at 31 December 2021, if rental income rates had been 5% higher, with all other variables held constant, the valuation of investment properties would have been €3,909,604,907 higher (2020: €106,821,946 higher). As at 31 December 2021, if rental income rates had been 5% lower, with all other variables held constant, the valuation of investment properties would have been €4,283,561,917 lower (2020: €117,705,699 lower).

Valuation techniques underlying management's estimation of fair value

Both the income capitalisation method and the discounted cash flow method are based on significant unobservable inputs including:

- Future rental cash inflows based on the actual location, type and quality of the properties and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties;
- Discount rates reflecting current market assessments of the uncertainty in the amount and timing of cash flows;
- Estimated vacancy rates based on current and expected future market conditions after expiry of any current lease;
- Capitalisation rates based on actual location, size and quality of the properties and taking into account market data at the valuation date;
- Terminal value taking into account assumptions regarding maintenance costs, vacancy rates and market rents.

Note 6 - Other receivables and prepayments

	31 December 2021	31 December 2020
	€	€
Value added tax receivable	68,225,400	12,790,887
Gross rent receivable	8,820,503	14,387,277
Allowance for bad debts - rent	-	(127,877)
Tenant deposits	-	735,796
Trade receivables	5,046,701	4,146,014
Notary deposits	-	3,350,668
Cash time deposits	9,079,862	-
Receivable from property managers	-	405,526
Other taxation paid in advance	1,582,556	5,710,012
Property related expenses receivable	-	-
Other receivables and prepayments	25,994,417	11,067,697
	118,749,439	52,466,000

The estimated fair values of receivables are the discounted amount of the estimated future cash flows expected to be received and approximate their carrying amounts.

Note 7 – Cash and cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks and other short term highly liquid investments with original maturities of three months or less. All cash and cash equivalents available are held at banks with credit risk rating within the "good" category of at least one of the three main rating agencies: Moodys, Fitch, and Standard & Poors.

Institution	Credit rating agency	31 December 2021	31 December 2020	31 December 2021	31 December 2020
				€	€
BNP Paribas	S&P	A+	A+	218,600,009	157,438,399
Bank of New York Mellon	S&P	AA-	AA-	61,021,234	53,282,313
Société Générale	S&P	A	A	14,072,261	7,237,659
Banque Populaire	Fitch	A+	A+	2,970,980	4,836,510
PM Deutsche Kreditbank Berlin	Moody's	P-1	P-1	1,564,404	5,358,194
Banco Santander	S&P	A+	A+	1,542,723	1,693,676
Other	N/A	N/A	N/A	2,612,290	5,028,522
				302,383,901	234,875,273

Note 8 – Trade and other payables

	31 December 2021	31 December 2020
	€	€
Accounting fees	568,692	39,192
Administration fees	289,925	357,645
Audit fees	811,908	243,120
Interest payable on bank borrowing and notes issued (see Note 12)	2,835,608	2,238,620
Shareholder loans interest payable (see Note 12)	6,010,260	4,048,593
Value Added Tax and other taxes payable	13,442,365	4,083,806
Depositary fees accrued	169,482	333,742
Fixed asset accruals	10,095,580	236,373
Legal fees	76,015	10,000
Management fees (see Note 13)	6,762,575	4,906,911
Refundable deposits	8,724,270	7,903,369
Early repayment fees	126,046	1,687
Trade payables	143,331,644	3,829,883
Cash collateral payable	1,040,000	-
Accrued operating expenses	14,757,758	18,646,522
Consideration payable on acquisition of subsidiary (see Note 15)	-	1,095,659
Other payables and accrued expenses	3,309,290	1,763,070
	212,351,418	49,738,192

Note 9 – Rental income

	31 December 2021	31 December 2020
	€	€
Rental income	142,800,836	112,954,700
	142,800,836	112,954,700

At year-end the total contractually agreed rental income based on the leases in operation (excluding rental guarantees received) is as follows:

	31 December 2021	31 December 2020
	€	€
No later than 1 year	168,356,278	125,076,586
Later than 1 year and no later than 2 years	150,663,237	108,530,574
Later than 2 years and no later than 3 years	123,493,909	87,098,009
Later than 3 years and no later than 4 years	103,826,293	69,139,034
Later than 4 years and no later than 5 years	84,654,592	59,131,645
Later than 5 years	363,980,746	170,480,910
Total	994,975,055	619,456,758

As at 31 December 2021, the rental income of the Group was not materially affected by COVID-19. The rental income generated by the Group is only from logistics properties.

Note 10 - Operating expenses

	31 December 2021	31 December 2020
	€	€
Accounting and professional fees	2,629,346	2,123,398
Administration fees	465,381	442,702
Audit fees	1,419,786	1,161,351
Legal fees	1,405,618	1,328,658
Management fees (see Note 13)	12,402,911	7,604,758
Other property expenses	4,496,235	4,315,121
Non-recoverable real estate taxes & real estate expenses	13,852,969	814,080
Tax fees	924,135	752,702
Valuation fees	798,848	827,217
Corporate costs	3,132,222	1,024,771
Acquisition costs written off	-	1,101,857
Other operating expenses	5,138,885	1,053,055
	46,666,336	22,549,670

Note 11 - Finance result

	31 December 2021	31 December 2020
	€	€
Realised foreign exchange gains	-	257,752
Realised foreign exchange gains on forward contracts	1,324,269	-
Unrealised gain on derivatives	4,100,032	2,321,791
Interest income bank accounts	264,594	247,963
Other finance income	1,375,000	-
Finance income	**7,063,895**	**2,827,506**
Interest expense on bank loans and notes issued (see Note 12)	13,910,501	14,139,398
Interest expenses on shareholder's loans (see Note 12)	21,101,304	18,411,722
Unrealised foreign exchange losses	435,960	434,588
Realised foreign exchange losses	568,695	-
Realised foreign exchange losses on forward contracts	845,682	-
Bank charges	5,178,357	3,579,014
Interest expense on derivatives	-	1,743,393
Other interest expense	-	81,679
Debt issue fees	9,157,422	3,000,573
Finance expense	**51,197,921**	**41,390,367**
Finance result	**(44,134,026)**	**(38,562,861)**

Note 12 - Borrowings

The table below shows the Group's bank borrowings, notes issued and Shareholder loan facility as at 31 December 2021 and 31 December 2020:

	31 December 2021	31 December 2020
Non-current	**€**	**€**
Bank loans	-	508,963,750
Shareholder loans	1,019,019,353	739,199,598
Debt issue costs	(8,540,415)	(9,391,822)
Amortisation of debt issuance costs	92,584	1,141,310
Loans from non-controlling interests	559,104,507	209,311,393
Lease liability	16,959,381	19,147,169
Notes issued	795,092,437	-
Other loans	101,182	-
Total non-current borrowings	**2,381,829,029**	**1,468,371,398**
Current		
Interest free loans	274,357,342	286,225,600
Lease liability	3,422,385	7,780,863
Total current borrowings	**277,779,727**	**294,006,463**
Total borrowings	**2,659,608,756**	**1,762,377,861**

Bank loans, notes issued & finance lease

Notes issued

- On 8 November 2021, the Fund has issued two notes (the "Notes"), 0.375% Notes due on 15 November 2026 at an issue price of 99.45%, for an amount of €500m and on 19 October 2021, the Group has issued another note, and 0.875% Notes due on 15 November 2029 at an issue price of 99.249%, for €300m. Both bonds are listed on Euronext Dublin – Global Exchange Market.

Bank Loans

The following loan facilities were all been fully repaid by the Group during the financial year end 31 December 2021:

- Two loan facility agreements with Société Générale for a combined principal amount of €153m. The loan facilities bear floating interest of 3 month EURIBOR and margins of 1.25 % and 2.0% per annum and mature on 13 February 2027 and 30 April 2027.
- Two loan facility agreements with Natixis for a combined principal amount of €153m. The loan facilities bear floating interest of 3 month EURIBOR and margins of 1.25 % and 2.0% per annum and mature on 13 February 2027 and 30 April 2027.
- Two loan facility agreements with HSBC for a combined principal amount of €153m. The loan facilities bear floating interest of 3 month EURIBOR and margins of 1.25 % and 2.0% per annum and mature on 13 February 2027 and 30 April 2027.
- A loan facility agreement with BayernLB for a principal amount of €14.5m. The loan bears fixed interest of 2.3 % per annum and matures on 31 August 2027.
- A loan facility agreement with ING Bank for a principal amount of €78.5m (2020: €35.8m). The loans bear floating interest of 3 month EURIBOR and margins of 1.4 % per annum and mature on 16 December 2027.

Lease liability

The Group, as part of the OIL transaction, has entered into finance lease agreements through a subsidiary named GPE Feuillane22 (FR) SCI and One Post SCI. The Group has recognised lease liabilities in respect of two properties located in France. As of 31 December 2021, the lease liability is amounting to €20.3m (2020: €26.93m).

Note 12 – Borrowings (continued)

Shareholder loans and interest free loan

On 6 August 2019, the Master Fund entered into a Shareholder loan agreement with Logistics Europe AXA Feeder S.C.A. and ALEF Holding S.C.A., for a shareholder loan facility that corresponds to its Investor Capital Commitment reduced by any amount corresponding to any drawdown allocated from time to time to the subscription of Class A shares. This agreement is effective for thirty years beginning from the effective date of the agreement.

The interest rate on these shareholder loans is based on TP analysis. The interest rate is equal to 2.26% as at 31 December 2021 (31 December 2020: 2.15%).

During the year ended 31 December 2021, the Master Fund has received a total amount of €505,845,324 under interest free loan facility. Part of the IFL balance was converted into interest bearing loan amounting to €279,819,755 and capital amounting to €237,893,827.

For the year ended 31 December 2021, the Shareholder loan facility amounts to €1,019m (2020: €739m) with accrued interest payable of €6.0m (2020: €4.0m) (See note 8).

The balance of IFL for the year ended 31 December 2021 amounts to €227.7m with ALEF Holding SCA and €46.6m with Logistics Europe AXA Feeder S.C.A. which was converted into equity and interest bearing loans subsequent to year end (See note 24).

Reconciliation of liabilities arising from financial activities:

		Cash flows		Non cash changes				
	1 January 2021	Loan drawdowns	Repayments	Amortisation of debt issue costs	Transfer to entity held for sale	Conversion into IBL / share capital	Acquired on acquisition of subsidiaries	31 December 2021
	€	€	€	€		€	€	€
Bank loans	508,963,750	42,800,000	(551,763,750)	-		-	-	-
Shareholder loans	739,199,598	-	-	-		279,819,755	-	1,019,019,353
Interest free loan	286,225,600	505,845,324	-	-		(517,713,582)	-	274,357,342
Loans from non-controlling interests	209,311,393	357,710,454	(7,917,340)	-		-	-	559,104,507
Lease liability	26,928,032	2,154,729	(6,228,032)	-	(2,472,963)	-	-	20,381,766
Debt issuance costs	(8,250,512)	(8,540,415)	8,250,512	92,584		-	-	(8,447,831)
Notes issued	-	795,092,437	-	-		-	-	795,092,437
Other loans	-	101,182	(358,389,290)	-		-	358,389,290	101,182
	1,762,377,861	1,695,163,711	(916,047,900)	92,584	(2,472,963)	(237,893,827)	358,389,290	2,659,608,756

		Cash flows		Non cash changes		
	1 January 2020	Loan drawdowns	Repayments	Amortisation of debt issue costs	Acquired on acquisition of subsidiaries	31 December 2020
	€	€	€	€	€	€
Bank loans	436,339,967	490,550,977	(435,749,829)	-	17,822,635	508,963,750
Shareholder loans	714,273,730	35,825,868	(10,900,000)	-	-	739,199,598
Interest free loan	-	286,225,600	-	-	-	286,225,600
Loans from non-controlling interests	177,865,655	31,445,738	-	-	-	209,311,393
Lease liability	29,240,108	-	(2,312,076)	-	-	26,928,032
Debt issuance costs	(1,859,263)	(9,391,822)	-	3,000,573	-	(8,250,512)
	1,355,860,197	834,656,361	(448,961,905)	3,000,573	17,822,635	1,762,377,861

Note 13 - Related party transactions

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial or operating decisions or vice versa or where the Group and other parties are subject to common control or common significant influence. Related parties may be individuals or entities. The Group considers the AIFM, General Partner and their affiliates to be related parties.

Shareholder loan
For details of the shareholder loan, please refer to Note 12.

Interest free loan
For details of the interest free loan, please refer to Note 12.

Management fees
The Group appointed, as Alternative Investment Fund Manager, AXA Real Estate Investment Managers SGP (the "AIFM"), a French regulated management company, which is subject to French regulation and accordingly manages clients' portfolios on real estate investments, securities or other debt products which may be directly or indirectly secured by real estate assets, properties or rights, as advisor to source and to advise on the investment in financial assets owned by the Group and their sales and on the management of certain administrative services in relation with the financial assets of the Group.

The General Partner, the AIFM and their affiliates shall receive from the Group an annual Management Fee that equals 0.55% of the Group's aggregate share value and the NAV per unit of the Class C shares.

Management fees charged for the year ended 31 December 2021 amounted to €12,402,911 (2020: €7,604,758), of which €6,762,575 (2020: €4,906,911) was payable at the financial year end.

Note 14 – Non-controlling interests

As at 31 December 2021, the Group held a 67.98% (2020: 67.98%) interest in OneLog Invest (Lux) S.à r.l., (see Note 22). The remaining 32.02% is held by a third party, ACEF Holding S.C.A., who has a non-controlling interest in the investment. Within the OneLog Invest (Lux) S.à r.l subgroup, there are also a number of entities in which a third party has a non-controlling interest of between 5.1% and 6%, none of which are individually material to the Group. The following analysis has been presented at the level of the consolidated OneLog Invest (Lux) S.à r.l. subgroup.

As at 31 December 2021, the Group also held a 67.98% (2020: 67.98%) interest in Log Italy Fund REIF and a 67.95% (2020: 67.95%) interest in Alpha Log Fund, (see Note 22). The remaining shares in both entities are held by third parties, who have a non-controlling interest in both investments.

Movements in non-controlling interests are detailed in the table below.

	LOG Italy Fund REIF	Alpha Log Fund	OneLog Invest (Lux) S.à r.l.	Year ended 31 December 2021
	€	€	€	€
Opening balance	7,024,767	90,880,344	144,003,483	241,908,594
Additions	4,754,911	37,384,876	104,195,504	146,335,291
Profit allocated during the year	2,804,413	18,512,682	87,892,625	109,209,720
Closing balance	14,584,091	146,777,902	336,091,612	497,453,605

	LOG Italy Fund REIF	Alpha Log Fund	OneLog Invest (Lux) S.à r.l.	Year ended 31 December 2020
	€	€	€	€
Opening balance	-	-	120,881,268	120,881,268
Acquired (see Note 15)	-	90,206,638	-	90,206,638
Additions	7,299,102	516,747	4,330,435	12,146,284
Profit allocated during the year	(274,335)	156,959	18,791,780	18,674,404
Closing balance	7,024,767	90,880,344	144,003,483	241,908,594

Note 14 – Non-controlling interests (continued)

Below is the summarised financial information for each subgroup that has non-controlling interests that are material to the Group as at 31 December 2021. The amounts disclosed for each subgroup are before inter-company eliminations.

Summarised balance sheet	LOG Italy Fund REIF €	Alpha Log Fund €	OneLog Invest (Lux) S.à r.l. €	Total €
		31 December 2021		
Non-current assets	43,200,000	426,136,367	2,829,871,506	3,299,207,873
Current assets	1,527,050	38,525,354	194,425,659	234,478,063
Current liabilities	138,267	5,796,644	174,065,102	180,000,013
Net current assets	44,588,783	458,865,077	2,850,232,063	3,353,685,923
Non-current liabilities	-	-	1,857,236,284	1,857,236,284
Net assets	**44,588,783**	**458,865,077**	**992,995,779**	**1,496,449,639**
Accumulated non-controlling interests	**14,584,091**	**146,777,902**	**336,091,612**	**497,453,605**

Summarised statement of comprehensive income	LOG Italy Fund REIF €	Alpha Log Fund €	OneLog Invest (Lux) S.à r.l. €	Total €
		31 December 2021		
Revenue	2,310,519	14,536,815	85,163,071	102,010,405
Profit for the year	8,758,425	56,102,954	263,232,044	328,093,423
Other comprehensive income	-	-	-	-
Total comprehensive income	**8,758,425**	**56,102,954**	**263,232,044**	**328,093,423**
Total profit /(loss) allocated to non-controlling interest	**2,804,413**	**18,512,682**	**87,892,625**	**109,209,720**

Below is the summarised financial information for each subgroup that has non-controlling interests that were material to the Group as at 31 December 2020. The amounts disclosed for each subgroup are before inter-company eliminations.

Summarised balance sheet	LOG Italy Fund REIF €	Alpha Log Fund €	OneLog Invest (Lux) S.à r.l. €	Total €
		31 December 2020		
Non-current assets	35,200,000	267,264,715	1,485,869,822	1,788,334,537
Current assets	1,796,118	23,828,863	159,969,464	185,594,445
Current liabilities	556,893	9,637,609	32,198,424	42,392,926
Net current assets	36,439,225	281,455,969	1,613,640,862	1,931,536,056
Non-current liabilities	14,500,000	-	1,215,390,876	1,229,890,876
Net assets	**21,939,225**	**281,455,969**	**398,249,986**	**701,645,180**
Accumulated non-controlling interests	**7,024,767**	**90,880,344**	**144,003,483**	**241,908,594**

Summarised statement of comprehensive income	LOG Italy Fund REIF €	Alpha Log Fund €	OneLog Invest (Lux) S.à r.l. €	Total €
		31 December 2020		
Revenue	901,938	-	137,195,072	138,097,010
Profit for the year	(856,773)	-	55,398,322	54,541,549
Other comprehensive income	-	-	-	-
Total comprehensive income	**(856,773)**	**-**	**55,398,322**	**54,541,549**
Total profit /(loss) allocated to non-controlling interest	**(274,335)**	**156,959**	**18,791,780**	**18,674,404**

Note 15 – Acquisition of subsidiaries

On 16 April 2021, the Group, in a share deal acquired 100% shares of PKCH GmbH, a German special purpose vehicle holding a warehouse development site in Stolberg, Germany. Purchase price paid for the acquisition of PKCH is amounting to €2.7m.

On 6 July 2021, the Group, in a share deal acquired 100% interest in Dietz Logistik 24. Grundbesitz GmbH, a German special purpose vehicle holding a warehouse development site in Philippsburg Germany for a purchase price of €22.4m. Subsequent to the acquisition the name of Dietz Logistik 24. Grundbesitz GmbH changed to Philippsburg GmbH.

On 29 October 2021, the Group in a share deal acquired 100% interest in 7 Nordic Special Purpose Vehicles, OneLog Invest Denmark K/S (formerly NSF II Denmark K/S), OneLog Fin 6 Oy (formerly SF II Fin 6 Oy), OneLog Alfa Yksi Oy (formerly Alfa Yksi Oy), OneLog Norway Torvstikkeren 10 Holding AS (formerly NSF II Norway Torvstikkeren 10 Holding AS), OneLog Norway Regnbueveien 9 Holding AS (formerly NSF II Norway Regnbuevein 9 Holding AS), OneLog Norway Vestby Holding AS (formerly NSF Norway Vestby Holding AS), and OneLog Logistics Sweden Holding AB (formerly NSF II Logistics Sweden Holding AB), situated in Denmark, Finland, Sweden and Norway (together termed as “Nordic entities”). Nordic entities holding 20 large scale logistics assets of which the acquisition of 19 was completed before year-end. The total purchase price paid on acquisition of Nordic entities is amounting to € 334m. This price is based on the estimated NAVs of the companies acquired. The final price will be subject to final NAVs. Neither transaction was considered to be a business combination.

	PKCH GmbH	**Philippsburg GmbH**	**Nordic entities**	**Total**
	€	**€**	**€**	
Investment property (see Note 5)	3,759,520	35,050,000	695,518,858	734,328,378
Cash and cash equivalents	1,758	6,014	10,089,875	10,097,647
Borrowings (see Note 12)	(1,037,436)	(12,971,864)	(344,379,990)	(358,389,290)
Other receivables	-	594,619	652,519	1,247,138
Tax payable	-	(200,628)	(472,780)	(673,408)
Other payables	(201)	(16,139)	(16,711,730)	(16,728,070)
Total purchase consideration	**2,723,641**	**22,462,002**	**344,696,752**	**369,882,395**
Cash balance acquired	(1,758)	(6,014)	(10,089,875)	(10,097,647)
Net inflow/outflow of cash and cash equivalents	(2,721,883)	(22,455,988)	(334,606,877)	(359,784,748)

On 28 May 2020, the Group acquired three entities in the Netherlands, OneLog NL Sittard B.V., OneLog NL Hoorn B.V. and OneLog NL Veghel B.V. via share deals. A fourth entity in the Netherlands, OneLog NL Helmond 2 B.V., was subsequently acquired via a share deal in July 2020. Each entity holds a logistics asset in the Netherlands.

On 1 December 2020, the Group through a share deal, acquired a 67.95% interest in a closed end real estate alternative investment fund, Alpha Log Fund, which holds a portfolio of 13 logistics assets located in Northern Italy.

Neither transaction was considered to be a business combination.

The table below shows the assets and liabilities recognised in the consolidated statement of financial position at the date of acquisition.

	Alpha Log Fund	**OneLog NL Sittard B.V.**	**OneLog NL Hoorn B.V.**	**OneLog NL Veghel B.V.**	**OneLog NL Helmond 2 B.V.**	**Total**
	€	**€**	**€**	**€**	**€**	**€**
Investment property (see Note 5)	269,340,000	31,500,000	4,690,000	15,336,831	17,729,000	338,595,831
Cash and cash equivalents	6,716,135	-	-	-	252,890	6,969,025
Borrowings (see Note 12)	-	(15,242,920)	(2,579,715)	-	-	(17,822,635)
Other receivables	17,691,639	408,623	4,139	112,078	6,001	18,222,480
Tax payable	(203)	(1,620,296)	(1,602)	(1,385,255)	(449,733)	(3,457,089)
Other payables	(10,663,272)	(4,308,770)	(2,126,402)	(8,031,842)	(14,570,202)	(39,700,488)
Non-controlling interest (see Note 14)	(90,206,638)	-	-	-	-	(90,206,638)
Total purchase consideration	**192,877,661**	**10,736,637**	**(13,580)**	**6,031,812**	**2,967,956**	**212,600,486**
Cash balance acquired	(6,716,135)	-	-	-	(252,890)	(6,969,025)
Net inflow/outflow of cash and cash equivalents	(185,065,868)	(10,736,637)	13,580	(6,031,812)	(2,715,066)	(204,535,803)
Consideration payable (see Note 8)	(1,095,658)	-	-	-	-	(1,095,658)

Note 16 – Redeemable shares

As at 31 December 2021, the Fund had an issued and fully paid up share capital of €58,661,100 (2020: €42,553,200).

Note 17 – Derivatives at fair value through profit or loss

The Group uses forward currency contracts, which represents commitments to purchase domestic currency to hedge against foreign currency exposures. The Group also uses interest rate caps in 2020, which relate to contracts taken out by the Group with major brokers in which the Group either receives or pays a floating rate of interest in return for paying or receiving, respectively, a fixed rate of interest. These derivatives are accounted for as trading instruments.

The notional/transaction amounts of certain types of financial instruments provide a basis for comparison with instruments recognised on the statement of financial position but do not necessarily indicate the amounts of future cash flows involved or the current fair value of the instruments and, therefore, do not indicate the Group's exposure to credit or price risks.

The derivative instruments become favourable (assets) or unfavourable (liabilities) as a result of fluctuations in currency change or interest rates relative to the terms. The aggregate transaction or notional amount of derivative financial instruments on hand, the extent to which instruments are favourable or unfavourable, and thus the aggregate fair value of derivative financial assets and liabilities, can fluctuate significantly from time to time.

The fair values of derivative instruments held are set out below:

		Fair values	
	Contract / notional amount	**Assets**	**Liabilities**
	€	**€**	**€**
As at 31 December 2021			
Currency forward contracts			
Non-current	3,066,660,213	3,672,071	-
Current	14,816,235		1,267,515
Currency option			
Current	1,998,652	-	254,879

		Fair values	
	Contract / notional amount	**Assets**	**Liabilities**
	€	**€**	**€**
As at 31 December 2020			
Currency forward contracts			
Current	1,083,432	-	(11,283)
Interest rate caps			
Non-current	494,714,000	2,097,175	-

The Group entered into currency forward contract in order mitigate the currency risk relating to its operations in SEK, DKK, GBP and NOK. Moreover, the Group has also entered into currency option to mitigate the currency risk relating to NOK.

Maturities for interest rate caps held at 31 December 2020 ranged from February 2027 to December 2027. No interest rate cap held as of 31 December 2021.

The currency forward contracts held at 31 December 2021 were due to mature in January 2022 and January 2023 respectively (31 December 2020: January 2021).

The currency option held at 31 December 2021 was due to mature on 23 May 2022.

Note 18 - Taxation

The Group is liable to income tax and other taxes in Luxembourg. The table below shows the total amount charged for the period, split by type of taxation as follows:

	Charge for the year ended 31 December 2021	Accrual 31 December 2021	Charge for the period ended 31 December 2020	Accrual 31 December 2020
	€	€	€	€
Income tax *	9,381,254	1,141,372	8,751,342	6,427,004
Withholding tax	182,597	-	-	-
Non recoverable value added tax	529,172	-	169,341	-
Other tax	5,833,937	-	377,292	951
Net worth tax	9,630	-	-	-
Taxation expense	15,936,590	1,141,372	9,297,975	6,427,955
Deferred taxation	115,114,421	169,378,968	35,246,857	55,271,449
Total taxation	131,051,011	170,520,340	44,544,832	61,699,404

* The tax on the Group's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate on the applicable profits of the consolidated companies as follows:

	31 December 2021	31 December 2020
	€	€
Profit before tax	606,959,586	158,777,484
Theoretical tax rate	24.92%	24.98%
Theoretical tax expense	151,254,329	39,662,616
Other	(20,203,318)	4,822,216
Taxation expense	131,051,011	44,484,832

Note 18 – Taxation (continued)

Deferred taxation arises in respect of items where there are timing differences between their treatments for accounting purposes and their treatment for taxation purposes. The following table details the movement in deferred taxation during the period.

Deferred tax liabilities	**31 December 2021**	**31 December 2020**
	€	**€**
The balance comprises temporary timing differences attributable to:		
Other:		
Fair value of investment properties	169,378,968	55,271,449
Total deferred tax liabilities	169,378,968	55,271,449

Movements	**Other**	**Other**
	€	**€**
Balance as at 1 January	55,271,449	20,250,680
Charged/(credited) to profit or loss (continued operations)	115,114,421	35,020,769
Discountinued operations (Note 21)	(1,006,902)	-
Balance as at 31 December	169,378,968	55,271,449

Note 19 – Commitments and contingent liabilities

As at 31 December 2021, the total commitment of the investors in the Fund amounts to €2,419,648,307 (2020: €1,933,648,306). As at 31 December 2021, €436,050,636 (2020: €742,121,560) has not yet been called.

The Fund had no commitments to third parties (2020: Nil).

Note 20 – Operating segments

The board of managers has determined the Group as one operating segment, since the performance is assessed on an overall Group level, and not based on some geographical/other division. The operating segments derive their revenue primarily from rental income from lessees.

The segment information provided to the board of managers of general partner for the operating segments for the year ended 31 December 2021 is as follows:

	31 December 2021
	€
Total rental income	142,800,836
Operating profit	651,093,619
Net unrealised gain from fair value adjustment on investment property	546,130,951
Net realised gain on investments property	1,969,303
Not included in operating profit:	
Finance income	7,063,895
Finance expense	(51,197,921)
Taxation expense	(131,051,011)
Total assets	4,677,426,578
Total liabilities	3,064,132,997
Net asset value (IFRS)	1,115,839,976

Note 20 – Operating segments (continued)

The board of managers assesses the performance of the operating segments based on a measure of operating profit.

The operating profit and profit or loss of the Group's operating segments reported to the board of managers of general partner are measured in a manner consistent with that in profit or loss. The amounts provided to the board of managers of general partner in respect of total assets and total liabilities are measured in a manner consistent with that of the consolidated financial statements. Since there is no difference between the operating profit and total assets and total liabilities as per operating segments and consolidated financial statements, no reconciliation is required.

Note 21 – Non-current assets classified as held for sale

On 14 April 2022, the Group entered into Master Sale and Purchase Protocol ("MSPP") as seller. Under MSPP, in a share deal the Group sold the entire share capital of Log NL B.V., OneLog NL Venray B.V., OneLog NL Amsterdam B.V. (together termed as "Dutch entities"), which held the properties namely Etten-Leur Property, Venray Property, Amsterdam Property (together termed as "Dutch properties") and in an asset deal sold properties namely Ambérieu Property, Castelnau Property and Saint-Martin Property (together termed as "French properties") for a total price of €181,796,000.

	31 December 2021
	€
a. Assets of disposal groups classified as held for sale	
Investment property	148,856,676
Other receivables and prepayments	597,609
Cash and cash equivalents	1,846,375
	151,300,660
b. Liabilities of disposal groups classified as held for sale	
Trade and other payables	(764,112)
Deferred income	(658,442)
Tax liabilities	(1,006,902)
Borrowings	(2,472,963)
	(4,902,419)

Note 22 – Group information

The consolidated financial statements of the Group includes the following entities:

Name of company	Registered office of the company	Nature of relationship	Effective ownership percentage 31 December 2021	Effective ownership percentage 31 December 2020	Consolidation method
AXA Logistics Europe Master S.C.A.	Luxembourg				
OneLog Invest (Lux) S.à r.l.	Luxembourg	Subsidiary	67.98%	67.98%	Full consolidation
LOG Italy Fund REIF	Italy	Subsidiary	67.98%	67.98%	Full consolidation
Alpha Log Fund	Italy	Subsidiary	67.95%	67.95%	Full consolidation
LOG DE S.à r.l.	Luxembourg	Subsidiary	100.00%	100.00%	Full consolidation
LOG LUX S.à r.l.	Luxembourg	Subsidiary	100.00%	100.00%	Full consolidation
LOG LUX 2 S.à r.l.	Luxembourg	Subsidiary	100.00%	100.00%	Full consolidation
LOG FR SAS	France	Subsidiary	100.00%	100.00%	Full consolidation
Log Honfleur SCI	France	Subsidiary	99.90%	0.00%	Full consolidation
Log Ress SCI	France	Subsidiary	99.90%	0.00%	Full consolidation
Onelog NL TZA B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
Onelog NL Ridderkerk B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
Meerane 14 (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Heinsberg 17 (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Castrop S.à r.l.	Luxembourg	Subsidiary	67.98%	67.98%	Full consolidation
Real Estate Investment 1 S.à r.l.	Luxembourg	Subsidiary	67.98%	67.98%	Full consolidation
LOG Peninsular Industry SLU	Spain	Subsidiary	100.00%	100.00%	Full consolidation
LOG SP Partners S.L.U	Spain	Subsidiary	100.00%	100.00%	Full consolidation
Duerrholz 1 (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Friedrichspark 3 (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Frechen 7 (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Juechen 8 (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
PDC Industrial Center 47 sp.z.o.o.	Poland	Subsidiary	67.98%	67.98%	Full consolidation
Manua sp.z.o.o.	Poland	Subsidiary	67.98%	67.98%	Full consolidation
Tabosa sp.z.o.o.	Poland	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Venray B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Utrecht B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog Properties France SPPPICAV	France	Subsidiary	67.98%	67.98%	Full consolidation
Vendôme Logistique OPPCI	France	Subsidiary	100.00%	100.00%	Full consolidation
Princeton Holdings (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Carmine Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Sepia Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Princeton Participation GmbH & Co KG	Germany	Subsidiary	60.64%	60.64%	Full consolidation
Princeton Investments (Lux) S.à r.l.	Luxembourg	Subsidiary	64.51%	64.51%	Full consolidation
Princeton Participation Management GmbH	Germany	Subsidiary	64.51%	64.51%	Full consolidation
Langenbach Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.28%	64.28%	Full consolidation
Celestite Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.28%	64.28%	Full consolidation
Marcasite Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.28%	64.28%	Full consolidation
Vanilla Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.28%	64.28%	Full consolidation
Coriander Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.28%	64.28%	Full consolidation
Aventurine Logistics (Lux) S.à r.l.	Luxembourg	Subsidiary	64.28%	64.28%	Full consolidation
OneLog France Holding SAS	France	Subsidiary	67.98%	67.98%	Full consolidation
OnePost SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
GPE Douai Holding 23 (FR) SAS	France	Subsidiary	67.98%	67.98%	Full consolidation
GPE Feuillane Holding 21 (FR) SAS	France	Subsidiary	67.98%	67.98%	Full consolidation

Note 22 – Group information (continued)

Name of company	Registered office of the company	Nature of relationship	Effective ownership percentage 31 December 2021	Effective ownership percentage 31 December 2020	Consolidation method
GPE Chester Holding 25 (FR) SAS	France	Subsidiary	67.98%	67.98%	Full consolidation
GPE Feuillane 22 (FR) SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
SCI Castelnau1	France	Subsidiary	67.98%	67.98%	Full consolidation
SCI St Martin	France	Subsidiary	67.98%	67.98%	Full consolidation
Douai Logistics (France) SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Holding 2 B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Holding 1 B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Uden B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Amsterdam B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Tiel B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Zaandam B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Kerkrade B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL OBP B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Breda B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Rotterdam B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Holding 3 B.V.	Netherlands	Subsidiary	0.00%	67.98%	Full consolidation
Onelog Helmond B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Helmond 2 B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Sittard B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Hoorn 2 B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
OneLog NL Veghel 2 B.V.	Netherlands	Subsidiary	67.98%	67.98%	Full consolidation
Onelog NL Zoetermeer B.V.	Netherlands	Subsidiary	67.98%	0.00%	Full consolidation
Onesotoko SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
OneGrenay SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
OneSaintVulbas SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
One Tigery SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
OneAygue SCI	France	Subsidiary	67.98%	67.98%	Full consolidation
SPA San Salvo	Italy	Subsidiary	67.98%	67.98%	Full consolidation
Logistica Bentivolgio SPA	Italy	Subsidiary	67.98%	67.98%	Full consolidation
PrismItaly S.à r.l.	Luxembourg	Subsidiary	67.98%	67.98%	Full consolidation
OneLog Treasury S.à r.l.	Luxembourg	Subsidiary	67.98%	67.98%	Full consolidation
Angers Marly Logistics Investments SCI	France	Subsidiary	100.00%	100.00%	Full consolidation
FOS Distriport Logistics Investments SCI	France	Subsidiary	100.00%	100.00%	Full consolidation
Meaux Vert St Denis Logistics Investments SCI	France	Subsidiary	100.00%	100.00%	Full consolidation
St Georges Esp. Logistics Investments SCI	France	Subsidiary	100.00%	100.00%	Full consolidation
Lockefarm Invest S.L.	Spain	Subsidiary	67.98%	67.98%	Full consolidation
Nangart Invest S.S.	Spain	Subsidiary	67.98%	67.98%	Full consolidation
Alpha Power S.r.l.	Italy	Subsidiary	67.95%	67.95%	Full consolidation
LOG NL B.V.	Netherlands	Subsidiary	100.00%	100.00%	Full consolidation
PKCH GmbH	Germany	Subsidiary	100.00%	0.00%	Full consolidation
Drumhead S.L.	Spain	Subsidiary	67.98%	0.00%	Full consolidation
Philippsburg GmbH (formerly: Dietz Logistik 24.Grundbesitz GmbH)	Germany	Subsidiary	100.00%	0.00%	Full consolidation
One Metz SCI	France	Subsidiary	67.98%	0.00%	Full consolidation
One Estate S.à r.l.	Luxembourg	Subsidiary	67.98%	0.00%	Full consolidation
One Raffa S.à r.l.	Luxembourg	Subsidiary	100.00%	0.00%	Full consolidation
LOG Nabi S.à r.l.	Luxembourg	Subsidiary	100.00%	0.00%	Full consolidation
Log NL Hoofddorp B.V	Netherlands	Subsidiary	100.00%	0.00%	Full consolidation
LOG Real S.à r.l.	Luxembourg	Subsidiary	100.00%	0.00%	Full consolidation
LOG Estate S.à r.l.	Luxembourg	Subsidiary	100.00%	0.00%	Full consolidation

Note 22 – Group information (continued)

Name of company	Registered office of the company	Nature of relationship	Effective ownership percentage 31 December 2021	Effective ownership percentage 31 December 2020	Consolidation method
OneLog Norway Vestby Holding AS	Norway	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Norway Regnbueveien 9 Holding AS	Norway	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Norway Torvstikkeren 10 Holding AS	Norway	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Naeringspark 1 AS	Norway	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Regnbueveien 9 AS	Norway	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Norway Torvstikkeren 10 AS	Norway	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Alfa Yksi Oy	Finland	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Fin 6 Oy	Finland	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Keskinäinen Kiinteistö Oy Manttaalitie 5 7	Finland	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Kiinteistö Oy Hämeenlinnan Taipaleentie 6	Finland	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Fin 13 Oy	Finland	Subsidiary	67.98%	0.00%	Full consolidation
OneLog BidCo Denmark ApS	Denmark	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Invest Denmark K/S	Denmark	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Kolding ApS	Denmark	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Hedensted ApS	Denmark	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Greve ApS	Denmark	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Køge ApS	Denmark	Subsidiary	67.98%	0.00%	Full consolidation
Onelog Sweden AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Logistics Sweden Holding AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Invest Stigamo AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Stockholm Viby AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Nykvarn Mörby AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Stockholm Örnäs AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Stockholm Örnäs 2 AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Borås Solskenet AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Jönköping Stigamo 1:39 AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation
OneLog Stigamo 1:62 AB	Sweden	Subsidiary	67.98%	0.00%	Full consolidation

Note 23 – Significant events

COVID pandemic situation

The outbreak of COVID-19, declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has affected the global economy, with real estate markets experiencing lower levels of transactional activity over the prior years.

During the year ended 31 December 2021, following a prolonged period of uncertainty, the global economy and financial markets are showing strong signs of recovery as global vaccination campaigns progress. As the market has regained confidence, investment activity has picked up significantly across Real Estate markets.

Management continues to monitor the COVID-19 pandemic situation closely.

Note 24 – Subsequent events

Acquisitions and disposals

Imperial transaction (part 2)
On 7 January 2022 the closing of Boras Solskenet 3 (Sweden) investment took place.
The acquisition was made by way of a share deal by OneLog Solskenet Holding AB - indirectly owned at 67.98% by the Group.

Element transaction (part 2)
On 2 February 2022 a fourth property - located in Aachen (GE) - was closed by OneEstate S.à r.l. which is 67.98% owned by the Group.

Zoetermeer transaction
On 14 February 2022, OneLog NL Zoetermeer B.V. (67.98% owned by the Fund) signed a turnkey sale and purchase agreement for the acquisition of a property located in Zoetermeer (NL) on a forward purchase basis.

The rights will be transferred at completion of the construction work and once all the special conditions will be fulfilled.
The preliminary purchase price amounts to €38.1m.

HelloWorld transaction
On 25 March 2022, Log NL Hoofddorp B.V. signed a turnkey sale and purhcase agreement for the acqusition of a property located in Hoofddorp (NL) on a forward funding basis.

At closing, Log NL Hoofddorp B.V. acquired the land and paid the first instalments for the construction work.

Hercules transaction (part 1)
On 31 March 2022 a sale and purchase agreement was signed to acquire 7 property companies holding 8 properties in the UK.
On the same day, the Fund - though its direct subsidiary Log Nabi S.à r.l. - closed the first 6 property companies.
In order to finance the acquisition, an interest bearing loan has been approved.

Sirius transaction
On 31st March 2022 Prismitaly S.à r.l. (67.98% owned by the Fund) signed a sale and purchase agreement for the acquisition of 3 properties located in Italy on a forward purchase basis, by way of share deals.
The first property - located in Bologna - was closed successfully on 14 April 2022.

Lyra transaction
On 14 April 2022 the signing for the sale of the Lyra portfolio occured. This deal comprises 6 properties out of which 3 located in France are being sold by way of asset deals and 3 other ones located in the Netherlands are being disposed of via share deal
The total contractual property value amounts to € 181.8m.

Virtuo transaction:
On 15 April 2022 OneLog France Holding (an indirect subsidiary of the Fund held at 67.98%) entered into a partnership with a French developer named Virtuo.
The deal is structured as a joint-venture between OneLog France Holding and Virtuo.
On 15 April 2022, OneLog France Holding acquired a 98% stake into a first property company and a first asset has been closed.

Illescas transaction:
On 20 April 2022, the closing of the asset located in Illescas (Spain) took place.

External financing
- On 6 April 2022, 2 additional revolving credit facilities were signed with HSBC (€ 100m) and CACIB (€ 75m).

Conversion of the interest free loans into equity
Conversion of the Q4 2021 Interest Free Loans (IFL) granted by the Fund's investors took place. The IFLs have been converted into equity for a total of €144,260,920 and into shareholder loans for a total of €130,096,422.

Subscriptions and capital calls
In Q1 2022, the Fund launched a capital call ot its investors for a total amount of € 420.7m.
On 30 March 2022, a total of €176m new subscriptions from third party investors and a total of €9.3m from AXA investors were approved by the General Partner. This closing thus allowed the Fund to increase its total commitments by €185.3m.

There were no other material events affecting the Group since the year end.