

Milton Keynes, United Kingdom
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AXA Logistics Europe Master S.C.A.

Report of the General Partner
for the period ended 30 June 2022

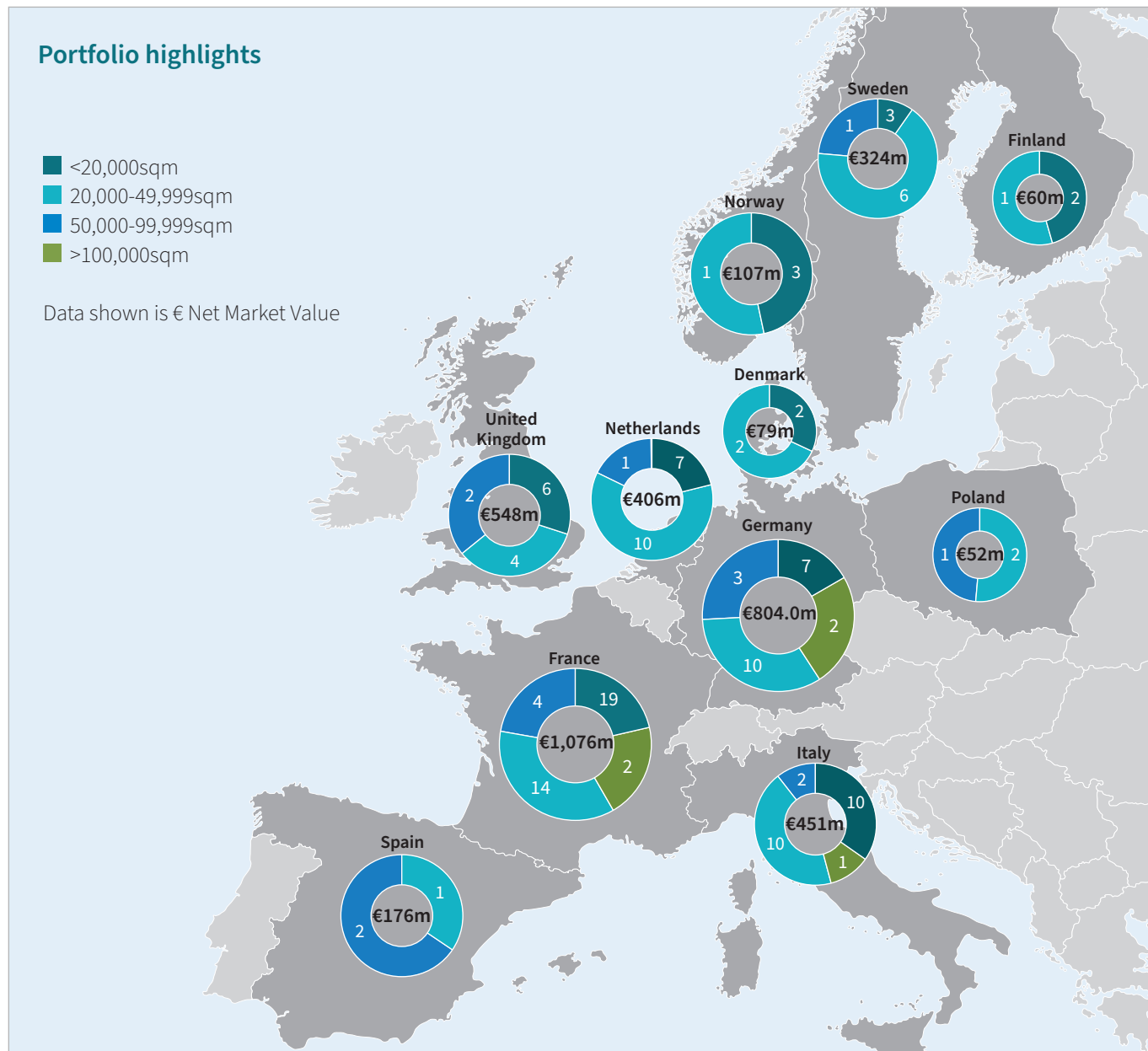
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To the AXA Logistics Europe Master S.C.A. Limited Partners,

Quarter highlights



<p>€ 4.1m NMV**</p>	<p>98.3% Occupancy</p>	<p>141 Properties</p>	<p>123 Tenants</p>
<p>5.7/6.9 WALB/WALT</p>	<p>3.5%/4.1% NIY/RY</p>	<p>4,016,910 Sqm*</p>	

* Operating Portfolio and development projects for which construction started
 ** Net market value of the portfolio in Fund share only (i.e. excluding minority interests).

Quarter highlights

We are delighted to issue the quarterly report of AXA Logistics Europe Master S.C.A. as of June 2022.

After a strong first quarter of the year, the Fund again demonstrated its capacity to deliver a solid performance in Q2 2022. This continuity in the performance despite a more uncertain economic environment rewards a strategy which seeks to continuously enhance the quality, the sustainability, and the diversification of the portfolio while monitoring efficiently the capital structure of the Fund. ALEM generated an estimated quarterly Total Return of 3,3% in Q2 2022.

The level of demand on the occupiers' market in Europe has remained above its long term average this quarter, which then turned into a record high level of take up for a first half of the year (above 15 million sqm*). As predicted in our previous reports, record take-up and relatively modest speculative development have resulted in a scarcity of suitable available logistics space in the Core European markets. This dynamic further pushed down the European vacancy rate to an estimated c. 2,5%* as at the end of June 2022.

AXA Logistics Europe intends to capture the benefits of the predicted upward pressure on rents which will result from this situation, focusing its efforts on unlocking property value through rental uplifts.

To reach that objective:

- the Fund keeps on developing or rotating its portfolio with generic high quality products providing energy efficient Logistics premises and wellbeing features for employees. Indeed, tenants are expected to increasingly look for these characteristics to gain efficiencies in the management of their supply chains, which is now perceived as an essential driver of the economic growth.
- The Fund also continues to implement selected disposals of assets which would not fit with our long-term target. We are pleased to report that the Fund signed in April the disposal of a portfolio gathering 6 assets in France and in the Netherlands. This transaction is materializing some attractive capital gains. Further details will be reported in the next quarterly report.



* source : CBRE, Macrobond, AXA IM -Real Assets data as at 29 July 2022

Quarter highlights

Finally, the investment volumes for Q2 2022 remain above their long-term average despite the deteriorated investors sentiment which may result from the impacts of the war in Ukraine (higher inflation and rising interest rates).

The real estate value of ALEM's portfolio keeps on appreciating this quarter, which rewards the value creation strategy implemented by our local asset management teams. As an illustration of these achievements, we are pleased to report two lease extensions in Germany.

- In Koblenz, a 10-year lease extension with Amazon was signed on c. 110,000 sqm, starting in April 2023 which is driving significant uplift in value this quarter. The Agreement for Lease foresees several sustainable investments which will benefit to the ESG strategy of the Fund
- In Durrhölz, our team was able to conclude an early, 20-year lease extension with the tenant on c. 40,000 sqm which significantly enhances the liquidity of the asset.

As at the end of June 2022, ALEM remains well placed to meet the strategic objectives set towards the delivery of a resilient income stream and the long-term capital appreciation of its assets:

- A resilient Operating Portfolio providing diversification and visibility of income
 - 141 assets across 11 countries
 - High occupancy rate (98%)
- A portfolio of 6 development projects across supply constrained markets in France, Germany and the UK (Tier 1 countries) which are expected to strengthen the quality/sustainability of the portfolio and deliver future capital gains
- A well-capitalized balance sheet with a moderate leverage (Fund LTV of c.24,5%)

Fund Performance

Since inception, the Fund has delivered an annualized Total Net Return of 17,0%, which is composed of an income return estimated to 3,8% and a capital return of 13,3%. On a twelve-months rolling basis, the Total Net Return is set to 28,4%.

SIGNED / COMPLETED TRANSACTIONS Q2 2022

Virtuo Portfolio (France)

Forward-Funding Developments – Fund Ownership: 66.62%

In April 2022 the Fund signed legally-binding documentation to purchase a portfolio of 6 logistics development projects, totaling c. 153k sqm. The investment opportunity was sourced off-market, and the projects will be acquired on a forward-funding basis, with the Fund partnering with a specialized French logistics developer (Virtuo). Three assets (c. 60% of total GLA) are located in the south of France, at the juncture of major motorways, providing access to a sizeable labor pool. The remaining properties are north-east of Paris, in central France and near Nantes.

The development projects are scheduled for deliveries between Q1 2023 and Q2 2024, with c. 30% of the portfolio already pre-let. For all assets the minimum target certification level will be BREEAM “Very Good”, with potential to upgrade to “Excellent” for several projects. The forecast total investment volume will be c. €171.3m, corresponding to a Net Potential Yield of c. 4.4%.

Sirius Portfolio (Italy)

Last-Mile Logistics – Fund Ownership: 67.98%

In April/June 2022 the Fund completed the acquisition of two brand new last-mile assets let to Amazon on long-term leases. They are located in Bologna and Cuneo, with strong catchment areas suitable for urban logistics. Both units feature BREEAM “Very Good” certifications, and will additionally strengthen the Fund's exposure to e-commerce. The acquisition was structured on the basis of a share deal at an aggregate real estate price of c. €51.7m.

Lyra Portfolio (France/Netherlands)

Disposal

In April 2022 the Fund signed the legal documentation for the disposal of a portfolio of 6 assets in France (3) and Netherlands (3), totaling c. 137.6k sqm. The transaction was formally completed on the basis of a share deal in July, generating attractive capital gains for the Fund. More information will be provided in the next quarterly investor report.

Quarter highlights

INVESTMENT PIPELINE OPPORTUNITIES Q2 2022

Nordic Portfolio (Sweden / Finland)

Investment Opportunity – Target Fund Ownership: 100%

In June 2022 the Fund secured exclusivity to acquire a portfolio of 8 assets located in Sweden and Finland, with a total GLA of c. 196.1k sqm. Most of the properties are located in prime logistics hotspots, well connected to major road arteries leading to Stockholm, Malmö and Helsinki. The portfolio provides strong income diversification with 12 tenants across 6 assets in Sweden and 2 in Finland. The physical occupancy ratio stands at 91%, with a WALT of 9.3 years.

The significant embedded rent-reversion potential is expected to provide an attractive defensive play, protecting the cash-flow while further improving the Fund's geographic/income diversification. Furthermore, the portfolio features strong ESG credentials (green certifications/EPC ratings).

Subject to satisfactory due diligence, the signing date is expected in the second half of September.

San Pietro Mosezzo (Italy)

Forward-Funding Development – Target Fund

Ownership: 67.95%

Exclusivity has been secured to acquire off-market a c. 54.7k sqm speculative development (two units) in an established logistics location within the West Milan market. The site benefits from an excellent micro location with close access to two major motorways (A4/A26). The assets will feature a flexible layout that could fit the requirements of a wide range of potential occupiers, divisible up to four tenants.

Upon delivery the properties will be LEED “Gold”-certified with a minimum EPC rating of B, in line with ESG ambitions of the Fund. The deal structure assumes a forward-funding scheme (fixed-price), with practical completion expected in Q2 2023. The real estate purchase price on a vacant possession basis is €49.8m, corresponding to a Net Potential Yield of 5.0%. The legally-binding SPA was formally signed in August 2022.

Fund fact sheet

General Fund information

Investment strategy	Core/Core +
Target countries of investment	Europe
Targeted property types	Distribution warehouse, Cross Dock, Fulfilment centre and other industrial
Fund currency	EUR
Fund initial closing date	15 July 2019
Admission frequency	Quarterly

Unitholders' capital

Capital Commitment	€ 3,145.9m
Drawn Capital Commitment	€ 2,570.6m
Undrawn Capital Commitment	€ 575.3m
Number of Underlying Investors (excl. GP)	47

Quarterly portfolio activity

Number of assets acquired	7 (*)
Net acquisition price	€ 75.4m
Number of disposals signed	6
Rents renewals and new leases signed	173,607 sqm

Key portfolio metrics

Net Market Value ("NMV") of RE investments - in Fund Share	€ 4,082.6m
<i>QTQ NMV changes (LFL on the Operating Portfolio)</i>	0.54%
Real Estate External Debt	€ 1,042.3m
<i>Real Estate LTV - Fund Share</i>	25.5%
Number of assets	141
<i>Number of Income Producing / Non-Income Producing Assets</i>	132 / 9
Number of Development Projects and Lands*	12
<i>Development Phase</i>	6
<i>Forward Purchases</i>	1
<i>Land Phase - Development potential</i>	5

* Including Forward purchases

Fund fact sheet

NAV and GAV

Fund Gross Asset Value (GAV) IFRS	€ 5,912.2m
IFRS NAV	€ 1,674.7m
Shareholder Loan	€ 1,333.3m
Interest Free Loan	€ 145.4m
Accrued Interest to be paid	€ 9.9m
Adjusted INREV NAV	€ 3,146.5m
Adjusted INREV NAV + contributions/redemptions of the quarter	€ 3,291.9m
Trading INREV NAV (subscription/redemption NAV)	€ 3,136.6m
Fund Adjusted INREV Gross Asset Value (GAV) incl. RE investments	€ 4,334.2m

Fund guidelines

Geographical diversification	Min	Max	Actual
Tier 1 Countries (FR, DE, BE, NL, LX, UK)	60.0%		69.4%
Tier 2 Countries (SP, IT, PL, Nordics)		40.0%	30.6%
Tier 3 Countries (Other European)		15.0%	0.0%
Cash allocated			6.1%
Cash unallocated		7.5%	0.9%

Investment guidelines	Target	Max	Actual
GAV in single largest asset		15.0%	3.0%
Fund LTV	35.0%	45.0%	24.5%
% of income-producing real estate assets	80.0%		95.1%

Leverage Ratio Test (As defined in the listing particular)	11.1%
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Investment Performance ALEM

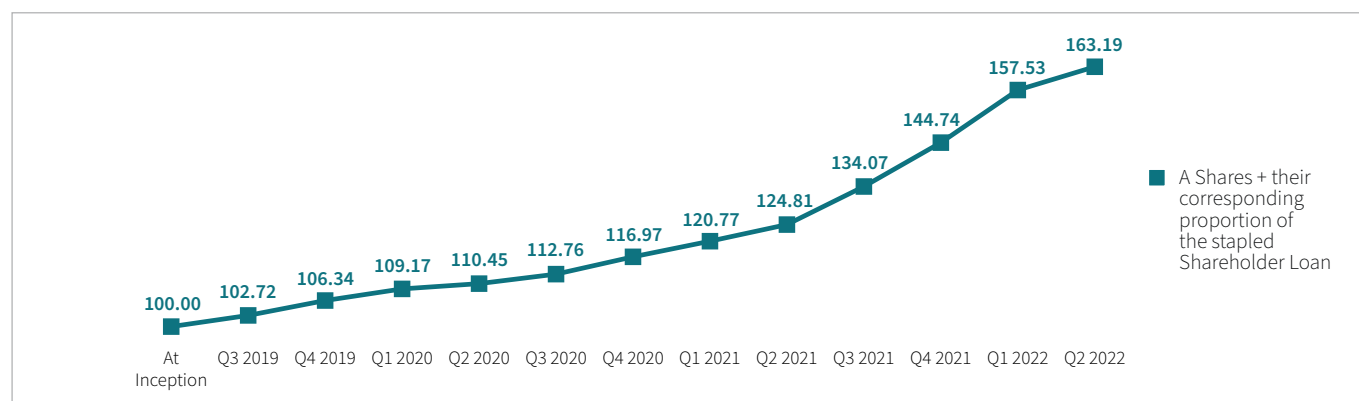
Fund returns

	2019	2020	2021	Q1 2022	Q2 2022	12m rolling	Since inception annualised
Income	2.5%	4.3%	2.8%	0.8%	0.7%	2.5%	3.8%
Capital	4.0%	5.0%	19.3%	7.8%	2.6%	25.9%	13.3%
Total Net Return	6.4%	9.3%	22.1%	8.6%	3.3%	28.4%	17.0%

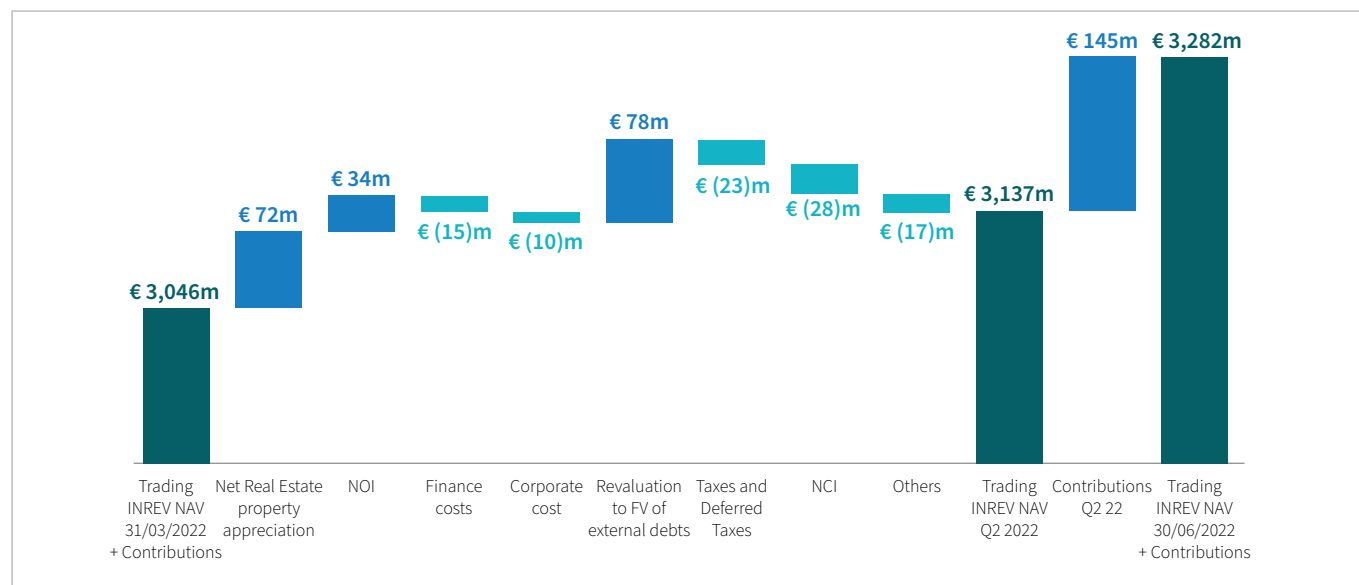
Total Global Expense Ratio of the Quarter

Q1 2022 (12m rolling)	NAV	GAV
TGER Before Management Fees	0.6%	0.1%
TGER After Management Fees	1.3%	1.0%
REER	0.7%	0.5%

Evolution of NAV/Unit Total Return

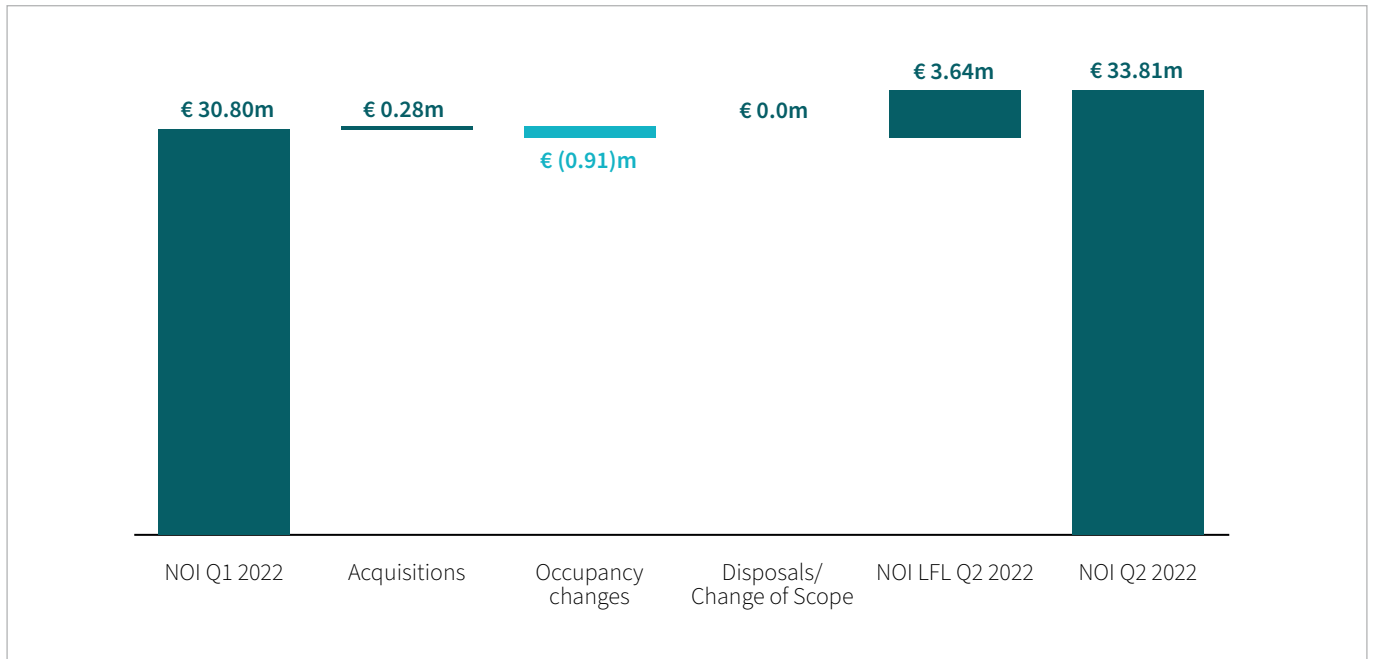


Change in Trading INREV NAV



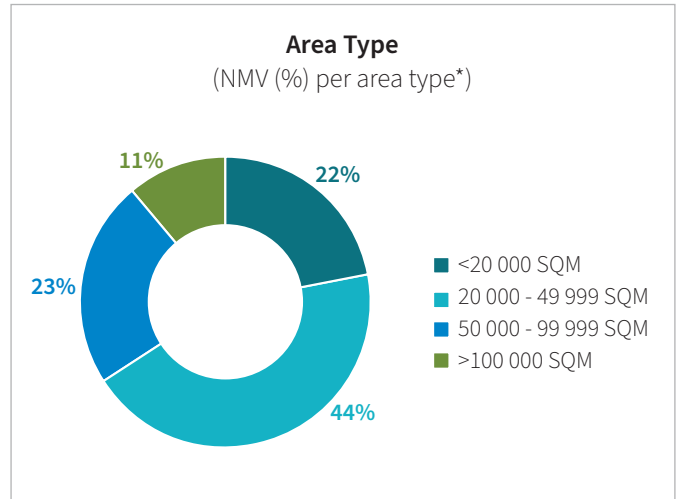
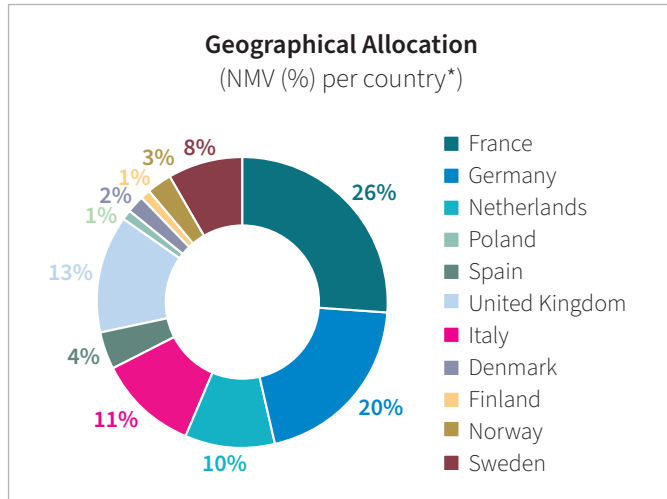
Investment Performance ALEM

Evolution of the net operating income and revenues - Fund Share



General information

Geographical and area type



* Net market value of the portfolio in Fund share only (i.e. excluding minority interests)



Frankfurt Bodenheim, Germany
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Fos sur mer, France
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Investments

Summary of recent acquisitions - Fund Share

Portfolio	Country	Number of Assets	Acquisition/ Disposal Date	SQM	Acquisition/ Disposal Price (ii)	NIY/YoC (iv)	RY
Operating portfolio							
Pluto	IT	5	15/07/2021	46,942	€ 70.9m	3.9%	3.9%
Barcelona	ES	1	15/07/2021	57,890	€ 59.8m	3.9%	3.9%
Imperial - First closing	Nordics	19	30/11/2021	431,582	€ 461.2m	3.6%	4.2%
Imperial - Second closing	SE	1	30/11/2021	83,371	€ 76.1m	2.3%	3.6%
Elements - First closing	DE	3	17/12/2021	28,571	€ 65.6m	3.3%	3.3%
Elements - Second closing	DE	1	02/02/2022	11,824	€ 37.5m	3.3%	3.3%
Hercules	UK	8	31/03/2022	162,814	€ 435.2m	3.0%	4.1%
Imperial - Third closing	SE	1	07/01/2022	-	€ 0.0m	3.3%	3.3%
Sirius Portfolio - Bologna	IT	1	14/04/2022	7,913	€ 31.4m	3.9%	3.9%
Sirius Portfolio - Cuneo	IT	1	15/06/2022	7,899	€ 20.3m	4.3%	4.3%
Developments (i)							
Stolberg	DE	1	16/04/2021	-	€ 2.2m	4.7%	N/A
Philippsburg	DE	1	08/07/2021	96,152	€ 29.4m	4.8%	N/A
Bremen 2	DE	1	16/04/2021	17,083	€ 52.8m	4.2%	N/A
Leeds	UK	1	29/10/2021	51,103	€ 42.8m	5.0%	N/A
HelloWorld	NL	1	25/03/2022	46,951	€ 32.0m	4.0%	N/A
Virtuo Portfolio - First closing	FR	1	15/04/2022	14,681	€ 7.4m	4.4%	N/A
Virtuo Portfolio - Second closing	FR	1	27/04/2022	29,650	€ 6.6m	4.6%	N/A
Virtuo Portfolio - Third closing	FR	1	02/05/2022	32,145	€ 7.0m	3.6%	N/A
Virtuo Portfolio - Fourth closing	FR	1	27/06/2022	25,046	€ 0.6m	4.3%	N/A
Forward Purchases (iii)							
Zoetermeer	NL	1	14/02/2022	20,754	€ 25.9m	3.6%	3.6%
Disposals							
TZA	NL	(5)	29/12/2021	(22,684)	€ (33.0)m	N/A	N/A

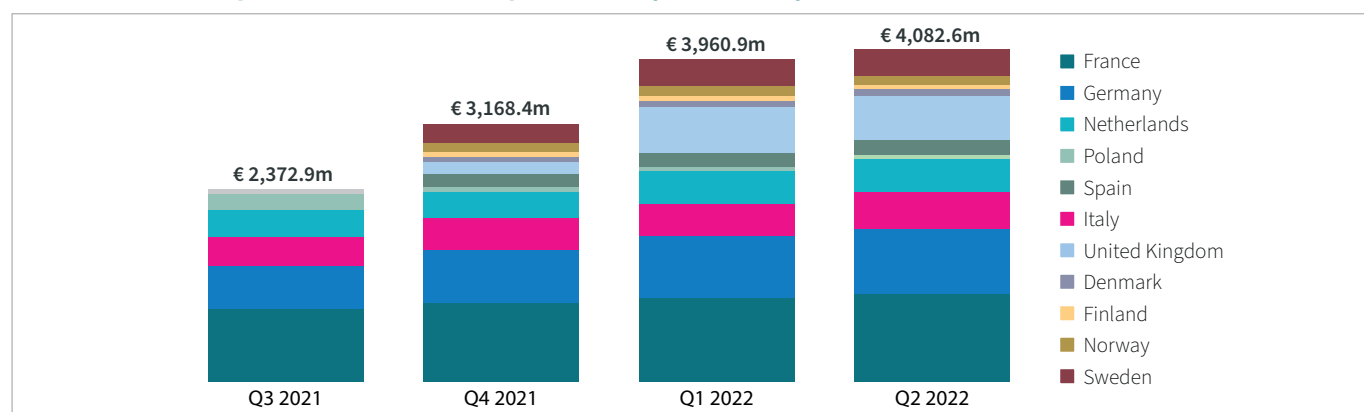
(i) The acquisition price of developments corresponds to the CAPEX to date.

(ii) The acquisition prices (in local currencies) have been converted into EUR, using the exchange rate at 30 June 2022

(iii) Acquisition price of a Forward Purchase, will be paid at the asset delivery date

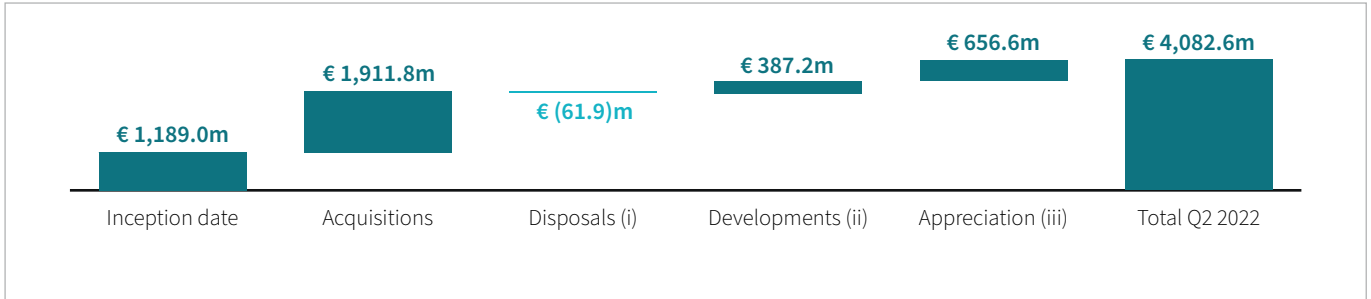
(iv) NIY for the Operating Portfolio and estimated target YoC for the development projects at acquisition date.

Evolution of the portfolio allocation per country over the year - Fund Share



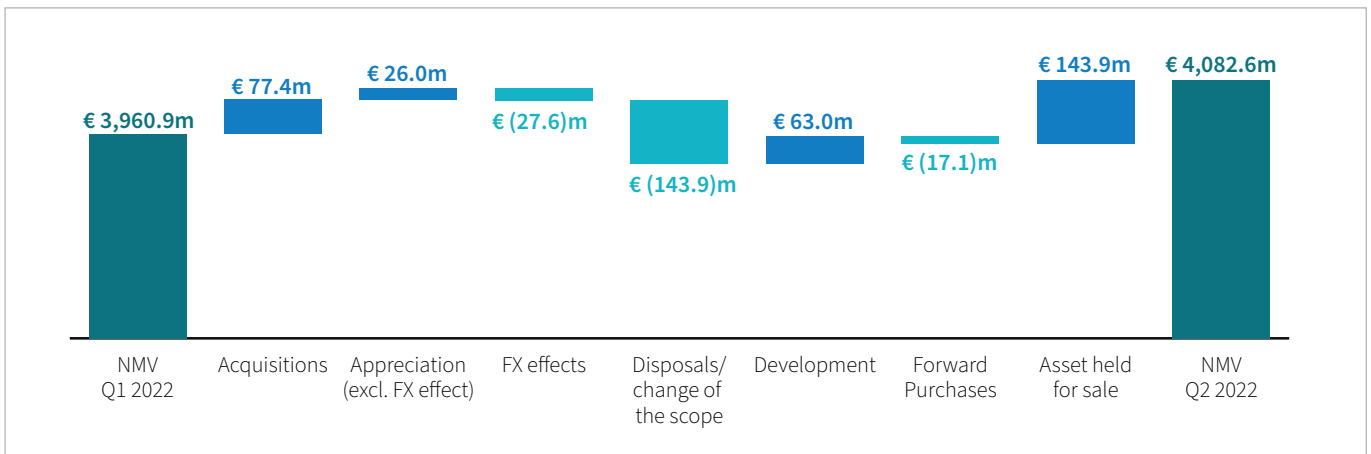
Valuation

Change in Real Estate Appraised Net Market Value since inception - Fund Share



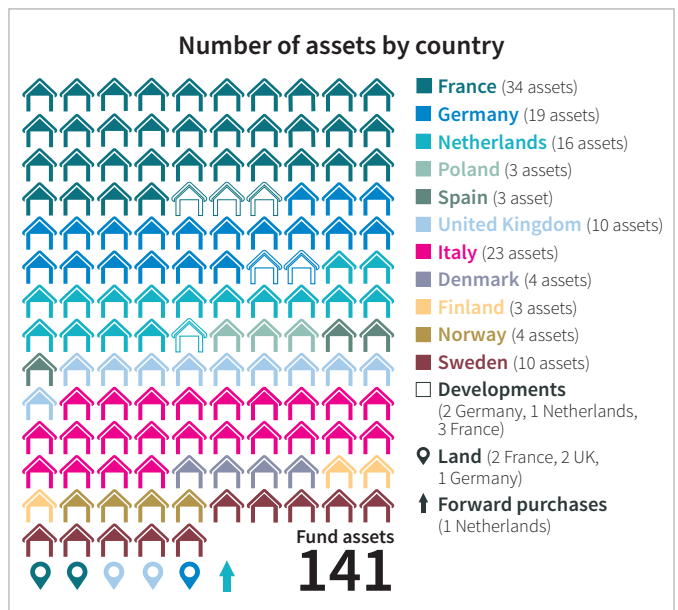
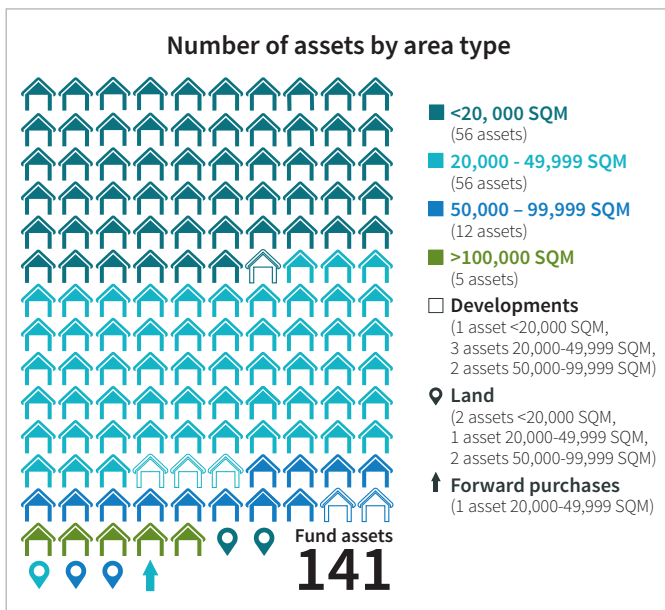
(i) Including the disposal price of Rotterdam, Basse-Ham and TZA
 (ii) Including Stolberg, Milton Keynes, Nuneaton, Bremen 2, Phillipsburg, Leeds and Helloworld
 (iii) Including Illescas and Barcelona

Change in Real Estate Appraised Net Market Value - Quarter to Quarter*



* Net market value of the portfolio in Fund share only (i.e. excluding minority interests)

Assets diversification



Valuation

Real Estate Appraised Net Market Value by Area Type

Area type	SQM	NMV*	Variation QTQ	Variation QTQ %	NMV per SQM	Total Built-out Value	Headline Rent **/ Estimated Rental		NIY / YoC (3)	Variation NMV QTQ	
							Value € (1)	Value € per SQM (2)		LFL	% LFL
<20 000 SQM	580,989	€ 864.0m	€ 72.2m	9%	1,954		€ 34.7m	79 €/sqm	3.7%	€ 16.4m	2.1%
20 000 - 49 999 SQM	1,635,724	€ 1,612.7m	€ (27.6)m	(2)%	1,298		€ 63.4m	51 €/sqm	3.5%	€ (27.6)m	(1.7)%
50 000 - 99 999 SQM	804,301	€ 682.1m	€ 7.8m	1%	1,142		€ 25.2m	42 €/sqm	3.5%	€ 7.8m	1.2%
>100 000 SQM	566,677	€ 452.4m	€ 5.9m	1%	1,093		€ 18.0m	43 €/sqm	3.6%	€ 5.9m	1.3%
Assets Held for sale	137,645	€ 143.9m	€ 17.5m	14%		N/A	€ 7.1m	63 €/sqm	4.4%	€ 17.5m	14%
Operating Portfolio	3,725,336	€ 3,755.1m	€ 75.8m	2.1%	1,337		€ 148.4m	53 €/sqm	3.5%	€ 19.9m	0.541%
Development	270,820	€ 201.1m	€ 54.0m	NA		€ 426.7m	€ 12.1m	55 €/sqm	4.5%	N/A	N/A
Land	201,931	€ 118.6m	€ 9.0m	NA		€ 380.5m	€ 1.8m	10 €/sqm	4.9%	N/A	N/A
Forward purchase	20,754	€ 7.8m	€ (17.1)m	NA		€ 38.1m	€ 1.0m	72 €/sqm	3.6%	N/A	N/A
Total Fund	4,218,841	€ 4,082.6m	€ 121.7m	3.1%		€ 845.3m	€ 163.3m	51 €/sqm		€ 19.9m	0.5%

Real Estate Appraised Net Market Value by Country

Country	SQM	NMV* Q2 2022	Variation QTQ	Variation QTQ %	NMV per SQM	Total Built-out Value	Headline Rent **/ Estimated Rental		NIY / YoC (3)	RY	Variation NMV QTQ	
							Value € (1)	Value € per SQM (2)			LFL	% LFL
France	946,074	€ 959.0m	€ 16.6m	2%	1,155		€ 38.3m	46 €/sqm	3.67%	4.20%	€ 16.6m	1.8%
Germany	672,234	€ 661.7m	€ 13.5m	2%	1,504		€ 24.3m	55 €/sqm	3.39%	3.53%	€ 13.5m	2.1%
Italy	662,630	€ 451.5m	€ 58.9m	15%	1,003		€ 18.0m	40 €/sqm	3.43%	4.94%	€ 5.2m	1.3%
Netherlands	314,080	€ 302.0m	€ 4.5m	2%	1,457		€ 13.9m	65 €/sqm	4.07%	4.02%	€ 4.5m	1.5%
Poland	126,722	€ 52.2m	€ 1.5m	3%	606		€ 3.2m	37 €/sqm	6.05%	6.21%	€ 1.5m	2.9%
Spain	167,687	€ 175.7m	€ 5.3m	3%	1,371		€ 7.2m	55 €/sqm	3.71%	3.82%	€ 5.3m	3.1%
United Kingdom	180,196	€ 439.3m	-€ 27.4m	-6%	2,438		€ 16.1m	89 €/sqm	2.99%	3.44%	-€ 27.4m	-5.9%
Denmark	95,806	€ 79.3m	€ 0.2m	0%	1,218		€ 3.2m	49 €/sqm	3.73%	5.05%	€ 0.2m	0.3%
Finland	49,527	€ 59.8m	€ 0.0m	0%	1,777		€ 2.9m	87 €/sqm	4.03%	5.35%	€ 0.0m	0.0%
Sweden	297,357	€ 324.1m	-€ 8.3m	-3%	1,603		€ 10.2m	50 €/sqm	3.08%	3.68%	-€ 10.4m	-3.1%
Norway	75,378	€ 106.6m	-€ 6.5m	-6%	2,081		€ 4.0m	79 €/sqm	3.55%	4.07%	-€ 6.5m	-5.8%
Assets held for sale	137,645	€ 143.9m	€ 17.5m	13.8%		N/A	€ 7.1m	65 €/sqm	4.4%	4.4%	€ 17.5m	13.8%
Operating Portfolio	3,725,336	€ 3,755.1m	€ 75.8m	2.1%	1,337		€ 148.4m	53 €/sqm	3.5%	4.1%	€ 19.9m	0.5%
Development	270,820	€ 201.1m	€ 54.0m	N/A		€ 426.7m	€ 12.1m	55 €/sqm	4.5%	N/A	N/A	N/A
Forward purchase	20,754	€ 7.8m	-€ 17.1m	N/A		€ 38.1m	€ 1.0m	72 €/sqm	3.6%	3.5%	N/A	N/A
Land	201,931	€ 118.6m	€ 9.0m	N/A		€ 380.5m	€ 1.8m	10 €/sqm	4.9%	N/A	N/A	N/A
Total Fund	4,218,841	€ 4,082.6m	€ 121.7m	3.1%		€ 845.3m	€ 163.3m	51 €/sqm			€ 19.9m	0.5%

(1) Headline Rent for the Operating Portfolio and Estimated Rental Value for the development projects

(2) Headline Rent per SQM for the Operating Portfolio and Estimated Rental Value per SQM for the development projects, forward purchases and land

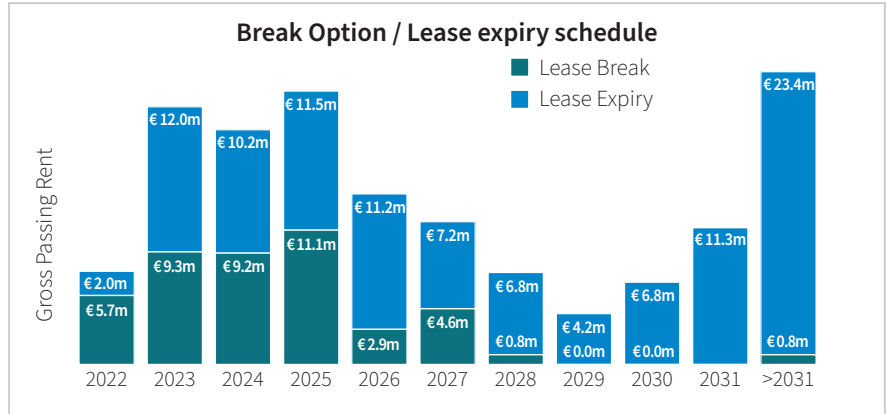
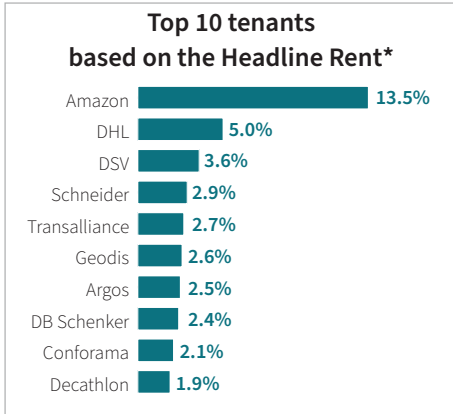
(3) NIY for the Operating Portfolio and forward purchases and YoC for the development projects and land

* Net market value of the portfolio in Fund share only (i.e. excluding minority interests)

** Headline Rent in Fund share only (i.e. excluding minority interests)

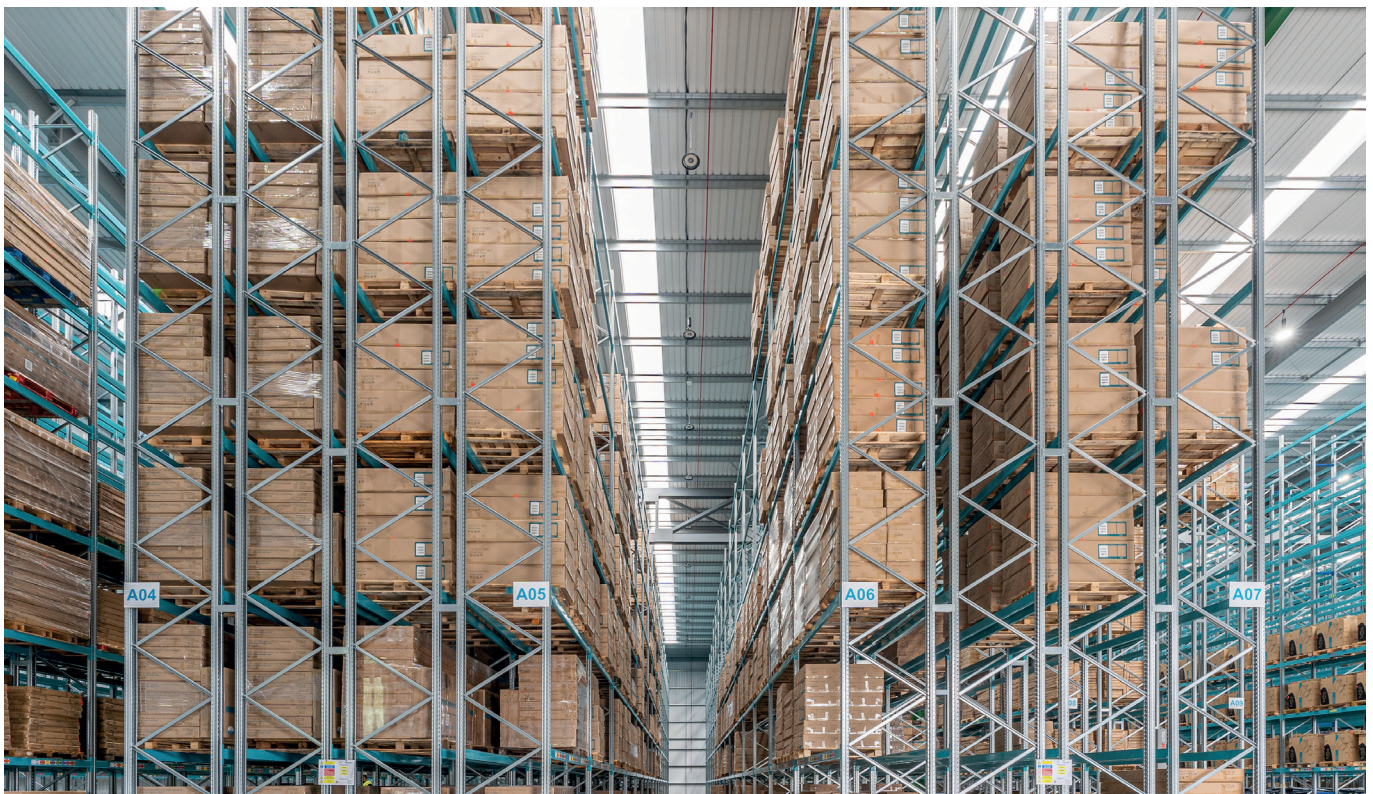
Asset management

Tenants' activity

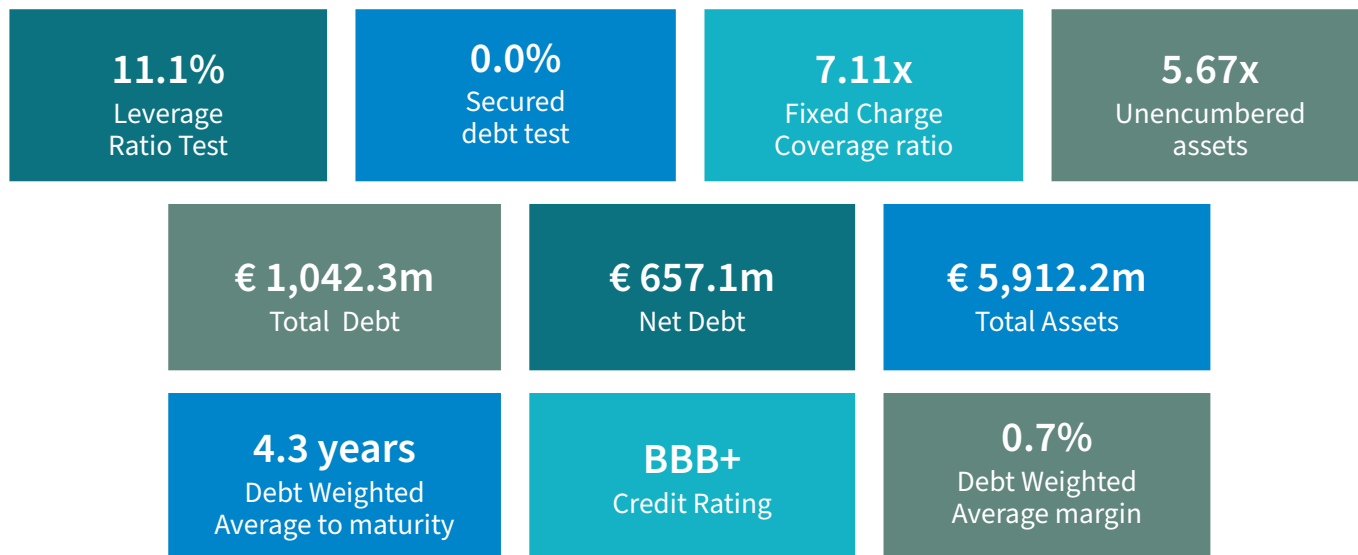


* Headline Rent in Fund share only

Milton Keynes, United Kingdom
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Covenants & financing



As defined in the Listing Particulars of the bonds, which can be found following this link:

<https://realassets.axa-im.com/axa-logistics-europe-bond-investors>

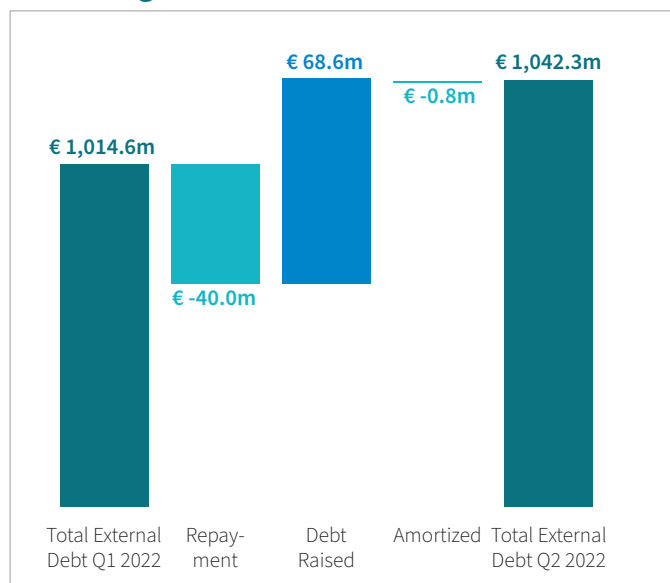
Leverage Ratio Test: Net Debt (p.37 and p. 59) / Total Assets (p. 40 and p.62)

Secured Debt Test: Secured Debt (p.39 and p. 61) / Total Assets (p.40 and p.62)

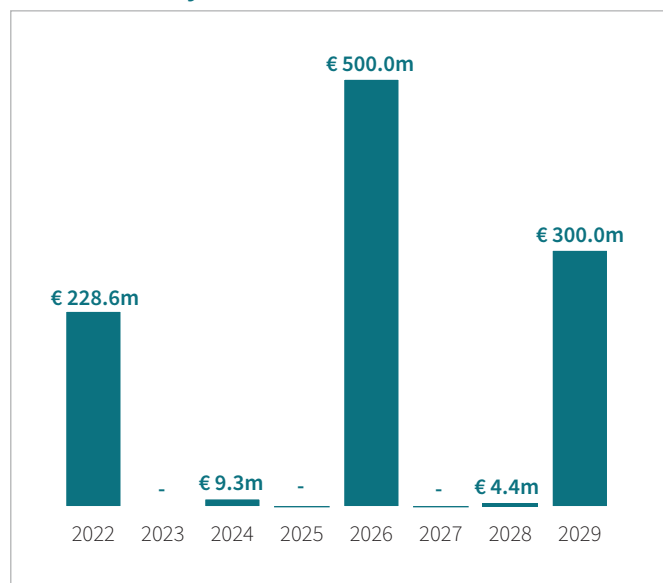
Fixed Charge Coverage Ratio: Consolidated Income Available for Debt Service (p.35 and p.57) / Debt Service Charge (p.36 and p.58)

Encumbered Asset Test: Total Assets Unencumbered (p. 40 and p.62) / Unsecured debt (p.40 and p.62)

Debt bridge



Debt maturity



Covenants & financing

External debt overview and hedging

Lender	Debt amount	Maturity date	Bullet Y/N	Var. / Fixed	Margin
Bond #1	€ 500.0m	15/11/2026	Y	Fixed	0.3750%
Bond #2	€ 300.0m	15/11/2029	Y	Fixed	0.8750%
Bond issuance	€ 800.0m				0.6%
Financial Lease #1 - Variable	€ 6.3m	02/04/2024	N	Eur-3M (floor 0%)	1.7%
Financial Lease #1 - Fixed	€ 7.4m	02/04/2024	N	Fixed	3.7%
Financial Lease 1 - Fos	€ 13.7m				2.8%
Financial Lease #2 - Jonage	€ 6.5m	01/11/2028	N	Eur-3M (floor 0%)	1.9%
Financial Lease 2 - Jonage	€ 6.5m				1.9%
Financial Leases total	€ 20.2m				2.5%
Revolving Credit Facility BNP Paribas	€ 50.0m	07/07/2022	Y	Fixed	0.95%
Revolving Credit Facility BNP Paribas	€ 10.0m	16/07/2022	Y	Fixed	0.95%
Revolving Credit Facility Natixis	€ 100.0m	21/09/2022	Y	Fixed	1.35%
Revolving Credit Facility HSBC	€ 18.0m	25/07/2022	Y	Fixed	1.00%
Revolving Credit Facility HSBC	€ 50.6m	23/08/2022	Y	Fixed	1.00%
Revolving Credit Facility	€ 228.6m				1.14%

Definitions

Acquisition RE Costs	costs linked to the acquisition of the properties or shares in holdings and property companies (such as taxes levied on property or shares transfer, due diligence costs, legal fees, broker fees...);
Adjusted INREV NAV	the Net Asset Value of the Master Fund computed in line with the AIFM's interpretation of the published INREV Guidelines, with the exception of the Real Estate Assets acquisition costs and the Master Fund formation expenses that are amortized over 10 years instead of the 5 years recommended in INREV Guidelines;
Agreement	means this investment and shareholders agreement relating to the Master Fund entered into on 16 July 2019 as amended, restated or replaced from time to time;
Articles	means the articles of association of the Master Fund, as amended from time to time;
AXA Feeder	means Logistics Europe AXA Feeder S.C.A. a "société en commandite par actions", organised under the laws of Luxembourg having its registered office at 2- 4 Rue Eugène Ruppert, L-2453 Luxembourg, Grand-Duchy of Luxembourg, in the course of being registered with the Luxembourg Trade and Companies Register;
AXA Investors	means insurance companies belonging to the AXA Group and their Affiliates who will contribute and invest in the AXA Feeder, the Feeder Fund or the Master Fund, excluding AXA IM-Real Assets. For the avoidance of doubt, all AXA Investors will be considered as Affiliates of each other;
Appraised Net Value	value of a property, excluding any Acquisition RE Costs, validated by the AIFM on the basis of external valuers' reports;
Break Option	earlier forward date defined in the lease agreement at which a tenant has a right to vacate a property;
Capex	expenses capitalized in the balance sheet of the Fund/subsidiaries (essentially linked to works, refurbishment costs etc.);
Capital Commitment	means the aggregate amount to be invested by an Investor in subscriptions for Units comprising share capital including share premium contributed for the issuance of Class A Shares and the fixed interest loans advanced under Shareholder Loans; please note that the data shown are LEAF plus ALEF RAIF and not the one of ALEM
Capital Return	Adjusted INREV NAV at the end of the quarter minus Adjusted INREV NAV at the end of the previous quarter minus the contributions of the quarter plus redemptions of the quarter plus distributions of the quarter minus the Net investment income (as defined by INREV) expressed as a percentage of the Adjusted INREV NAV minus the time weighted (quarterly) contributions for the measurement period (quarter) minus the time weighted (quarterly) redemptions for the measurement period (quarter) and minus the time weighted (quarterly) distributions for the measurement period (quarter) in accordance with INREV guidelines;
Cash	means cash, money market instruments and money market funds;
Cash Allocated	means cash allocated for specific purposes including but not limited to cash allocated to fund outstanding redemption requests, cash allocated with a view to fund Real Estate Asset acquisitions or other forward financial commitments, cash allocated for the purpose of mitigating counterparty exposure under derivatives transactions (collateral agreements), cash allocated with a view to reimburse any debt entered by the Master Fund;
Commitment Vintage	period (except for the first vintage ending on 25 July 2019, periods are quarters) in which a Capital Commitment has been made by an investor;
Constant Perimeter	same perimeter of Q-1, excl. FX impact and Investments/Disposals impact;
Contribution	means each advance and/or payment made in cash or in kind by an Investor pursuant to a Drawdown Notice;
Currency	the Fund is denominated in Euro. Other currencies are considered as foreign expenses;

Definitions

Debt-Weighted Average	indicator measured at portfolio or sub-portfolio level composed of several data weighted by the principal of each External Debt composing the debt portfolio or sub-portfolio (typically used for Debt-Weighted Average interest rate and Debt-Weighted Average years to maturity);
Drawdown	means a call or calls made by the General Partner to the Investors for the payment of a portion of their Undrawn
Capital Commitment	in accordance with the applicable Subscription Agreement;
Drawn Capital	means the portion of each Investor Capital Commitment that has been called by the General Partner further to
Commitment	a Drawdown; please note that the data shown are LEAF plus ALEF RAIF and not the one of ALEM
DPI	distributions to capital paid in by investors multiple i.e. distributions and redemptions paid out to investors, or reinvested, to date as a percentage of total capital paid in by investors;
EUR, Euro or €	the currency of the member states of the European Union that have adopted the single currency in accordance with the Treaty establishing the European Community (signed in Rome on 25 March 1957) as amended by the Treaty on European Union (signed in Maastricht on 7 February 1992) and Eurozone means said member states;
External Debt	debt lent to the Fund by banking institutions as mortgage loan or loan facility; including financial leases;
Financial Occupancy	current rent/(Current Rent + ERV of vacant area);
Feeder Fund	means AXA Logistics Europe Fund S.C.A. SICAV-RAIF, a “société en commandite par actions” incorporated in accordance with and governed by the laws of Luxembourg, with its registered office at 2-4 Rue Eugène Ruppert, L-2453 Luxembourg, Grand-Duchy of Luxembourg and in the course of being registered with the Luxembourg Register of Commerce and Companies;
Fund	AXA Logistics Master Europe S.C.A.;
Fund Adjusted INREV GAV	Adjusted INREV NAV + contributions/redemptions of the quarter plus External Debt
Fund GAV	Gross asset value of the Fund estimated as, unless otherwise specifically defined, net market value plus cash;
Fund GAV IFRS	Consolidated total assets under IFRS as shown in the consolidated accounts
FX Effect/FX Impact	effect of foreign currency change against Euro;
General Partner	means AXA Logistics Europe GP S.à r.l. or its successor appointed in accordance with this agreement acting as general partner of the Master Fund and as holder Class C Shares;
Headline Rent	rent defined in the lease agreement without taking into account any incentives;
Hedging	financial instruments (swap, options etc.) used by the Fund to cover the Fund exposure to currency (different from Euro) and variable interest rate risks; IFRS NAV is the part attributable to shareholders;
Inception Date	the inception date is the 25/07/2019;
Income Producing Asset	a Real Estate Asset will qualify as income producing if, when measured, its occupancy rate is more than 80%.
Occupancy rate	means for a Real Estate Asset the ratio of net occupied area that is subject to legally binding leases or agreements for lease or rental guarantee (for the avoidance of doubt any area under rent free period, tenant fit-out period or conditionality attached to such lease or agreement for lease shall be considered as net occupied area), over net lettable area. All development projects are considered as non-income-producing.

Definitions

Income Return	Net investment income (as defined by INREV) expressed as a percentage of the Adjusted INREV NAV minus the time weighted (quarterly) contributions for the measurement period (quarter) minus the time weighted (quarterly) redemptions for the measurement period (quarter) and minus the time weighted (quarterly) distributions for the measurement period (quarter) in accordance with INREV guidelines INREV European association of Investor in Non-Listed Real Estate Vehicles (https://www.inrev.org/). INREV Standards (NAV, TER, Returns) are accessible via: https://www.inrev.org/standards/ ;
INREV GAV	is the gross asset value of vehicle (Including pro rata share in joint ventures) which corresponds to the gross property value plus the value of any further assets at market value as per the chosen valuation principles. Typically further assets to be included are other fixed assets;
Investor Capital Commitment	refer to Capital Commitment;
Lettable Area	delivered assets area of the Operating Portfolio, it does not include the development projects, lands and extension possibilities;
Lease End	termination date of a lease as defined in a lease agreement;
Fund Loan to Value	means in respect of a Real Estate Asset the ratio of (i) the amount of mortgage debt borne by such Real Estate Asset to (ii) the market value of the relevant Real Estate Asset and in respect of the Master Fund the ratio of (i) the aggregate amount of net debt entered by the Master Fund (excluding any borrowings that are secured by Investor Capital Commitments) or its Subsidiaries to (ii) the aggregate market value of Real Estate Assets of the Master Fund;
Management Fee	means the fee payable by the Master Fund to the General Partner and the AIFM;
Master Fund	means AXA Logistics Europe Master S.C.A. (ALEM), a “société en commandite par actions”, and the term “Master Fund” shall, where the context so requires, include all companies or other entities which are wholly owned or partially owned and controlled by the Master Fund;
Master Fund Documents	means this Agreement and the Articles;
Net Acquisition RE Price	acquisition price, excluding any Acquisition RE Costs, paid to a vendor by the Fund or subsidiaries for the full or partial ownership of a property. In case of a share deal, the Net Acquisition RE Price might be reinstated in case transfer taxes is different in a share deal than an asset deal and in case the arrangement with the vendor on the underlying property purchase price is based on a gross property value;
Net Asset Value	means the net asset value of the Master Fund as determined in accordance with the Master Fund Documents save in relation to the net asset value of the Master Fund for the purposes of determining the Management Fee which shall be determined in accordance with IFRS;
NAV per Share	means the net asset value of each Share;
Net Initial Yield	net rent/gross value (Including Transfer Tax);
Net Market Value per square meter	the net market value used is the full amount (not per ownership) for the computation of the sqm; Occupancy by default the percentage of leased surface in sqm divided by the total lettable surface in sqm; Occupancy by default the percentage of leased surface in sqm divided by the total lettable surface in sqm; Operating Portfolio includes properties that have reached Stabilisation as period end;
PIC	Paid-in capital multiple i.e. total capital paid in by investors expressed as a percentage of the sum of total capital drawn and undrawn capital;

Definitions

Potential Yield	it is the Estimated Rental Value of the standing assets and development projects divided by the Gross Market Value and estimated development costs of projects;
Physical Occupancy	represents the percentage of the total lettable area occupied, including month-to-month leases as at period end. Space is considered occupied when the tenant has taken either physical or economic occupancy;
Occupancy Rate	means for a Real Estate Asset the ratio of net occupied area that is subject to legally binding leases or agreements for lease or rental guarantee (for the avoidance of doubt, any area under rent free period, tenant fit-out period or conditionality attached to such lease or agreement for lease shall be considered as net occupied area), over net lettable area;
Quarter End	the last business day of March, June, September and December in each calendar year (i) by reference to which the assets of the Master Fund shall be valued (or in the case of Real Estate Assets, if later, the calendar quarter end by reference to which they are valued) and (ii) upon which Units may be issued or redeemed, in accordance with the terms of this Agreement;
Quarterly NAV per Share	means the net asset value per Share for each Class of Shares as calculated on a Quarter End; Quarterly Unit Value means the aggregate of the NAV per Share and the corresponding proportion of the stapled Shareholder Loan valued at nominal value (plus accrued and unpaid interests) in relation to the relevant Quarter End;
Quarterly Unit Value	means the aggregate of the NAV per Share and the corresponding proportion of the stapled Shareholder Loan valued at nominal value (plus accrued and unpaid interests) in relation to the relevant Quarter End;
Revisionary Yield	net ERV (including non rec)/Gross Value (Including Transfer Tax);
Real Estate Asset	means any investment by the Master Fund in any direct or indirect interest (through Subsidiaries) in any of the following: freehold interest in real property, including lands, buildings, structures or other improvements, equipment or fixtures located thereon or therein and any personal property used in connection therewith, any long-term leasehold and any real estate-related rights attached thereto, including any licence, right, easement (including any development rights) or any pre-emption right with respect to real estate. A Real Estate Asset may, for the avoidance of doubt, be comprised of any of the foregoing interests or rights in several real estate assets;
Real Estate Expense Ratio	REER represents property fees and costs as a percentage of time weighted average INREV GAV; Real Estate Loan to Value corresponds to External Debt over Net Market Value;
Real Estate Loan to Value	corresponds to External Debt over Net Market Value in Fund share;
Redemption Vintage	means a group comprising Investors whose redemption notices have been accepted in relation to the same Quarter End by the General Partner;
Share	means a Class A Share or Class C Share (as the case may be);
Shareholders Loan	means fixed interest loans to be advanced by the Investors to the Master Fund and it does not includes the accrued interests;
Sector	primary business use of a property: office, retail, residential, logistics, hospitality;
Seed Portfolio	Portfolio of Real Estate Assets to be contributed by the AXA Seed Investors through OneLog S.A. to the Master Fund for a gross asset value in excess of EUR one billion (€1,000,000,000). The Seed Portfolio comprises as of end of June a diversified portfolio of logistics assets in 4 countries which were held indirectly by the AXA Seed Investors through OneLog S.A. before the Feeder Fund's inception. The seed portfolio includes the latter acquisitions Getafe and Etten-Leur;

Definitions

Stabilisation	is defined when a property that was developed has been completed for one year or is 80% occupied. Upon stabilisation, a property is moved into the Operating Portfolio;
Stabilised Yield	Stabilized yield is equal to the estimated net rents of the Operating Portfolio (i.e. headline rents minus estimated non-recoverable expenses) plus the estimated net rents of the development projects (i.e. ERV minus estimated non-recoverable expenses), divided by the GMV of the operating portfolio plus Estimated Development Costs of projects;
Sqm Fund Exposure	total sqm of the property multiplied by the percentage of direct or indirect ownership of the Fund in the said property;
Tier 1 Countries	France, Germany, Belgium, The Netherlands, Luxembourg and the United Kingdom;
Tier 2 Countries	Spain, Italy, Poland and the Nordics;
Tier 3 Countries	any other single European country;
Total Sqm Weighted	indicator measured at portfolio or sub-portfolio level composed of several datas weighted by the area (sqm) or each property composing the portfolio or sub-portfolio (typically used for total portfolio occupancy rate measurement);
Total Expense Ratio	TER represents vehicle fees and costs (including or excluding performance fees) as a percentage of time weighted average INREV NAV or INREV GAV;
Total Expense Ratio on GAV	means expenses of the Fund, including Managers' (AXA IM) fees, over the last 12 months expressed as a percentage of average Fund Value GAV over the same period;
Total Expense Ratio on NAV	means all the expenses of the Fund, including AXA Management fees of the last 12 months, divided by the Adjusted INREV NAV over the same period;
Total Real Estate Costs	Net Acquisition RE Price plus Acquisition RE Costs plus Capex;
Total Return	Income Return plus Capital Return;
Total Value to Paid In ratio	means the sum of Adjusted INREV NAV at the end of the quarter plus the limited partners' contributions of the same quarter (therefore not yet included in the Adjusted INREV NAV) plus past distributions expressed as a percentage of the total paid-in capital
Trading INREV NAV	Adjusted INREV NAV excluding accrued interest on shareholder loan
Underlying Investor	means an investor in the Feeder Fund or the AXA Feeder, as the case may be. Although it is not anticipated, Underlying Investor may also comprise any future investor or group of investors coming through a feeder;
Undrawn Capital Commitment	means the portion of each Investor Capital Commitment that has not been called by the General Partner further to a Drawdown; please note that the data shown are LEAF plus ALEF RAIF and not the one of ALEM
Unit	means the stapled interest representing Class A Shares and the associated amount of Shareholder Loan, each Class A Share being associated with an amount of Shareholder Loan equal to the principal amount of Shareholder Loan (plus accrued and unpaid interest) held by the relevant Investor divided by the number of Class A Shares held by the latter; not include development projects.
Weighted Average Lease Break	remaining lease term until break option, weighted by the headline rent covered by the lease and it does not include development projects;
Weighted Average Lease Term	remaining lease term until lease end, weighted by the headline rent covered by the lease and it does

Acronyms

ALEF	AXA Logistics Europe Fund S.C.A. SICAV-RAIF	LU	Luxembourg
ALEM	AXA Logistics Europe Master S.C.A.	NAV	Net Asset Value
AUM	Assets Under Management	NCI	Non Controlling Interests
BE	Belgium	NIY	Net Initial Yield
CCY	Currency	NL	The Netherlands
ES	Spain	NMV	Net Market Value
ESG	Environmental, Social and Governance	NOI	Net Operative Income
EUR	Currency: Euro, €	PL	Poland
DE	Germany	PY	Potential Yield
DPI	Distributions to Capital Paid-in	Q	Quarter
FR	France	QTQ	Quarter to Quarter
FX	Foreign exchange	RE	Real Estate
GAV	Gross Asset Value	REER	Real Estate Expense Ratio
IFL	Interest Free Loan	RY	Revisionary Yield
IFRS	International Financial Reporting Standards	SQM	Squared Metres
INREV	European Association for Investors in Non-Listed Real Estate Vehicles	SY	Stabilized Yield
IT	Italy	TGER	Total Global Expense Ratio
LEAF	Logistics Europe AXA Feeder S.C.A.	TVPI	Total Value to Paid In ratio
LFL	Like for Like	UK	United Kingdom
LTV	Loan To Value	WALB	Weighted Average Lease Break
		WALT	Weighted Average Lease Term

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