

Periodic disclosure for the financial products referred to in Article 8, paragraphs 1, 2 and 2a, of Regulation (EU) 2019/2088 and Article 6, first paragraph, of Regulation (EU) 2020/852

Product name: AXA CoRE Europe Fund SCS, SICAV-SIF (the “Financial Product” or the “Fund”) (the “Financial Product”)

Environmental and/or social characteristics

Did this financial product have a sustainable investment objective?

☒ ☒ ☐ Yes	☒ ☐ ☒ No
☐ It made sustainable investments with an environmental objective: ____% ☐ in economic activities that qualify as environmentally sustainable under the EU Taxonomy ☐ in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy	☒ It promoted Environmental/Social (E/S) characteristics and while it did not have as its objective a sustainable investment, it had a proportion of 34.35% of sustainable investments ☐ with an environmental objective in economic activities that qualify as environmentally sustainable under the EU Taxonomy ☒ with an environmental objective in economic activities that do not qualify as environmentally sustainable under the EU Taxonomy ☐ with a social objective
☐ It made sustainable investments with a social objective: ____%	☐ It promoted E/S characteristics, but did not make any sustainable investments

Capitalised terms not otherwise defined in this appendix shall have the meaning ascribed to them in the legal documentation of the Financial Product.

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

The environmental characteristics promoted by the Financial Product consist in investing in a minimum of assets considering the ESG Scoring Process described in the legal documentation of the Financial Product, based on a proprietary methodology. The Financial Product invests in and manages real estate assets aiming at reducing the carbon footprint of such assets and/or having a positive impact on the environment.



Sustainability indicators measure how the environmental or social characteristics promoted by the financial product are attained.

The Financial Product has met the commitments related to the environmental and social characteristics promoted for the reference period by investing, in assets taking into account the ESG Scoring Process described in the Financial Product documentation.

● **How did the sustainability indicators perform?**

The Financial Product uses a combination of actual data, external data providers, research and information gathered through stakeholder surveys to assess the performance of the sustainability indicators.

The indicators below are based on latest available data, as from 31 December 2023.

Sustainability indicator ¹	Value	Unit
Proportion in the Financial Product’s portfolio of the Investments having an Investment ESG Score equal or greater than 1.4 according to the of ESG Scoring Process	100.00	Percentage
Global Investment ESG Score average of the Financial Product’s portfolio	6.84	Score out of 10
Proportion of certified assets as % of AuM ²	75.94	Percentage
Proportion of utility data coverage as % of AuM ³	95.73	Percentage
Relative carbon emissions (scope 1 and 2) (per square meter of area) ⁴	24.35	kgCO2eq / sqm
Proportion of assets with EPC performance level A or B as % of AuM	35.32	Percentage
GRESB Score Standing assets	88	Score out of 100
GRESB Score: Development assets	98	Score out of 100

¹ Indicators apply to all standing real estate assets owned during the full year of reporting (i.e. excluding i) irrelevant assets (parking, land, cellars, etc.), ii) assets under development and iii) assets not covered by an asset management agreement)

² Calculates the proportion assets being certified by at least one ESG certification among the list provided in the [GRESB reference guide](#).

⁴ An asset is included in the data coverage only if it has ‘complete’ actual data for all utilities and has been owned during the full year of reporting. Data is considered as ‘complete’ if coverage in time and surface is above 90%.

⁴ Only asset with ‘complete’ scope 1 and 2 data have been included in the calculation of the indicator.

● ...and compared to previous periods?

Sustainability indicator ⁵	Value for N-1	Value for N	Unit
Proportion in the Financial Product's portfolio of the Investments having an Investment ESG Score equal or greater than 1.4 according to the ESG Scoring	100.00	100.00	Percentage
Global Investment ESG Score average of the Financial Product's portfolio	5.83	6.84	Score out of 10
Proportion of certified assets as % of AuM ⁶	59.51	75.94	Percentage
Proportion of utility data coverage as % of AuM ⁷	30.83	95.73	Percentage
Relative carbon emissions (scope 1 and 2) (per square meter of area) ⁸	19.22	24.35	kgCO ₂ eq / sqm
Proportion of assets with EPC performance level A or B as % of AuM	29.39	35.32	Percentage
GRESB Score Standing assets	84	88	Score out of 100
GRESB Score: Development assets	94	98	Score out of 100

● **What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?**

The objective pursued by the sustainable investments that the Financial Product partially made during the reference period was contributing to climate change mitigation.

The sustainable investments made by the Financial Product contributed to such objectives through the following dimensions:

1. *The Energy Performance Certificate ("EPC") of the asset should be A or B. The EPC is a European standard, serving as a benchmark to assess the energy efficiency of assets. To extend the applicability of the definition beyond European countries and/or countries which does not apply such standard, our approach involves incorporating such countries into our analysis by referencing to an equivalence table for energy ratings based on EPC.*
2. *Additional criteria:*

⁵ Indicators apply to all standing real estate assets owned during the full year of reporting (i.e. excluding excluding i) irrelevant assets (parking, land, cellars, etc.), ii) assets under development and iii) assets not covered by an asset management agreement).

⁶ Calculates the proportion of assets being certified by at least one ESG certification among the list provided in the [GRESB reference guide](#).

⁷ An asset is included in the data coverage only if it has 'complete' actual data for all utilities and has been owned during the full year of reporting. Data is considered as 'complete' if coverage in time and surface is above 90%.

⁸ Only asset with 'complete' scope 1 and 2 data have been included in the calculation of the indicator.

- a. *The asset should be certified by an independent third party. Sustainability certifications accepted by the GRESB (Global Real Estate Sustainability Benchmark), which is a widely recognized body by the real estate investors community, are considered as applicable for this criteria⁹. The certification must be valid during the reporting period to be accepted; or*
- b. *The asset is a residential real estate asset; or*
- c. *The asset is a healthcare real estate asset.*

We exclude asset being exposed to fossil fuel¹⁰, the exposure to fossil fuels in real estate assets being defined as the share of investments in real estate assets involved in the exploration, mining, extraction, production, processing, storage, refining or distribution, including transportation, storage and trade of fossil fuels.

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

The Financial Product has ensured the sustainable investments that it has partially made did not cause significant harm to any environmental or social sustainable investment objective through:

- (i) *the application of AXA IM sectorial exclusion policies and AXA IM ESG standards as described in the legal documentation of the Financial Product,*
- (ii) *the exclusion of asset exposed to fossil fuel as described above,*
- (iii) *the exclusion of energy inefficient real estate assets, as defined by Commission Delegated Regulation (EU) 2022/1288 of 6 April 2022, and*
- (iv) *the consideration and reporting of indicators for adverse impacts on sustainability factors as described below.*

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

The indicators for adverse impact were taken into account as described under section “How did this financial product consider principal adverse impacts on sustainability factors?”

⁹ Such certifications includes notably BREEAM, LEED, DGNB, HQE etc.

¹⁰ As of today, our data management system only identifies the “main” use of an asset. Meaning that if an asset hosts different activities, only the main activity will be reflected. Due to this limitation, for now we can only identify assets whose main activity is the storage/sale of fossil fuels (e.g. petrol stations) but we can not identify assets that would host a secondary activity related to fossil fuel (e.g. petrol station in a shopping center, fossil fuel storage in a logistics asset, etc). Nonetheless, such secondary activity related to fossil fuel is expected to represent a marginal share of the investment.

Principal adverse impacts are the most significant negative impacts of investment decisions on sustainability factors relating to environmental, social and employee matters, respect for human rights, anti-corruption and anti-bribery matters.

— — **Were sustainable investments aligned with the OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights?**

The Financial Product invests in the real estate and construction sectors – this question has therefore limited application for the investments performed by the Financial Product.

As part of its ESG standards policy, the Investment Manager avoids investing in companies which cause, contribute or are linked to violations of international norms and standards in a material manner, focusing in particular on UN Global Compact Principles, International Labor Organization (ILO) Conventions, OECD Guidelines for Multinational Enterprises and the UN Guiding Principles on Business and Human Rights (UNGPs). Those standards notably focus on human rights, society, labor and environment.

The Investment Manager also assesses the good practices of the investee companies through the application of the AXA IM exclusions to direct investment.

The Fund acquires or incorporates companies holding ultimately real estate assets. Due diligence (including KYC checks, UNGC breach exclusion) are performed before investing and good governance safeguards (including exclusion and ban list) resulting from the AXA IM exclusions are applied.

The EU Taxonomy sets out a “do not significant harm” principle by which Taxonomy-aligned investments should not significantly harm EU Taxonomy objectives and is accompanied by specific Union criteria.

The “do no significant harm” principle applies only to those investments underlying the financial product that take into account the Union criteria for environmentally sustainable economic activities. The investments underlying the remaining portion of this financial product do not take into account the Union criteria for environmentally sustainable economic activities.

Any other sustainable investments must also not significantly harm any environmental or social objectives.



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

Reporting on certain principal adverse impact (“PAI”) indicators may be limited or may reflect reporting periods prior to 2023 due to data availability. Not all companies and counterparties currently report on all sustainability factors. AXA IM Alts may rely on a third party data provider. The reports are based on the data available at the time of this report. Therefore, possible date discrepancies may occur (in particular regarding data provided by third parties). AXA IM Alts may change its third party data provider at any time and at its own discretion, which may result in changes in relation to the data and or methodologies used for the same instruments or investments in future reports.

PAIs have been considered through the application of (i) qualitative and (ii) quantitative approaches described in the Financial Product legal documentation, during the reporting period.

(i) The qualitative approach to considering PAIs is based on exclusion policies that were followed throughout the reporting period¹¹.

(ii) Under the quantitative approach, the integration of several relevant PAI indicators into the ESG Scoring Process as well as the limitation of low-rated investments allowed for the consideration of PAIs during the reporting period.

The indicators below are based on latest available data, as from 31 December 2023.

Principal Adverse Impact indicator ¹²	Value	Unit	Coverage Rate (%)
Exposure to fossil fuels through real estate assets	0.00	Percentage	89.05
Exposure to energy-inefficient real estate assets	53.71	Percentage	90.86
Total Greenhouse Gas Emissions Scope 1	1 768 577.7	kgCO2eq	94.58
Total Greenhouse Gas Emissions Scope 2	11 405 513.0	kgCO2eq	93.46
Total Greenhouse Gas Emissions Scope 3	12 170 171.4	kgCO2eq	43.56
Total Greenhouse Gas Emissions (scope 1, 2 and 3)	25 344 262.1	kgCO2eq	88.70



What were the top investments of this financial product?

Largest investments ¹³	Sector	% Assets	Country
<i>Dolphin Square</i>	<i>Residential</i>	<i>8.9%</i>	<i>UK</i>
<i>Le Dôme</i>	<i>Office</i>	<i>3.4%</i>	<i>Luxembourg</i>
<i>Monte Rosa</i>	<i>Office</i>	<i>2.6%</i>	<i>Italy</i>
<i>Ubbo</i>	<i>Retail</i>	<i>2.3%</i>	<i>Portugal</i>
<i>Smartside</i>	<i>Office</i>	<i>2.3%</i>	<i>France</i>
<i>Issy</i>	<i>Office</i>	<i>2.2%</i>	<i>France</i>
<i>Condor</i>	<i>Office</i>	<i>2.2%</i>	<i>UK</i>
<i>Area Sur</i>	<i>Retail</i>	<i>2.2%</i>	<i>Spain</i>
<i>Mezquite Mendez Alvaro</i>	<i>Residential</i>	<i>1.9%</i>	<i>Spain</i>
<i>Aachen – The Rocks</i>	<i>Office</i>	<i>1.9%</i>	<i>Germany</i>
<i>Parexel</i>	<i>Office</i>	<i>1.9%</i>	<i>Germany</i>
<i>Moss Vestre Vanemnej 40</i>	<i>Industrial</i>	<i>1.8%</i>	<i>Norway</i>
<i>Asticus</i>	<i>Office</i>	<i>1.7%</i>	<i>UK</i>

¹¹ Exclusion policies have specific limitations of application on alternative investments.

¹² Basis of calculation for this indicator in 2022 has been eligible assets (i.e. standing real estate assets). Basis of calculation for this indicator in 2023 is “current value of all Investments” as defined by Commission Delegated Regulation (EU) 2022/1288.

¹³ Unaudited AXA IM data as of December 31st, 2023.

The list includes the investments constituting the **greatest proportion of investments** of the financial product during the reference period which is:

Largest investments ¹³	Sector	% Assets	Country
Tour First	Office	1.6%	France
Valentinskamp	Office	1.6%	Germany
City One	Office	1.3%	France
Drehbahn	Office	1.3%	Germany
Macdonald	Office	1.2%	France
Marceau	Office	1.2%	France
Sirius Business Park	Industrial	1.1%	Germany
Warwick	Office	1.0%	UK
Paunsdorf	Retail	1.0%	Germany
Halldorhus (Plot 7)	Residential	0.9%	Denmark
Sirius Business Park Berlin	Industrial	0.9%	Germany
Logistic platform Miribel	Industrial	0.8%	France
Ludwigstrasse	Office	0.8%	Germany

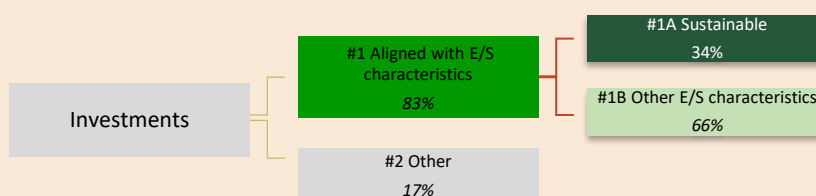


Asset allocation describes the share of investments in specific assets.

What was the proportion of sustainability-related investments?

What was the asset allocation?

The AIFM uses a combination of actual data, external data providers, research and information gathered through stakeholder surveys to assess the asset allocation.



#1 Aligned with E/S characteristics includes the investments of the financial product used to attain the environmental or social characteristics promoted by the financial product.

#2 Other includes the remaining investments of the financial product which are neither aligned with the environmental or social characteristics, nor are qualified as sustainable investments.

The category **#1 Aligned with E/S characteristics** covers:

- The sub-category **#1A Sustainable** covers environmentally and socially sustainable investments.
- The sub-category **#1B Other E/S characteristics** covers investments aligned with the environmental or social characteristics that do not qualify as sustainable investments.

On 31 December 2023, the asset allocation was as follow:

83.3% of the gross asset value of the Financial Product was #1 Aligned with E/S characteristics, as follows:

- 28.6% of gross asset value of the Financial Product was #1A Sustainable - Other environmental

- 54.7% of the gross asset value of the Financial Product was #1B Other E/S characteristics

16.7% of the gross asset value of the Financial Product was composed by #2 Other assets.

Category #1A "Sustainable" is described under question "What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?".

Category #1B "Other E/S characteristics" includes investments that are covered by the ESG Scoring Process and having an ESG Score above 1.4.

Category #2 "Other" is described under question "What investments were included under "#2 Other", what was their purpose and were there any minimum environmental or social safeguards?". Category #1A "Sustainable" is described under question "What were the objectives of the sustainable investments that the financial product partially made and how did the sustainable investment contribute to such objectives?".

Category #1B "Other E/S characteristics" includes investments that are covered by the ESG Scoring Process and having an ESG Score above 1.4.

Category #2 "Other" is described under question "What investments were included under "#2 Other", what was their purpose and were there any minimum environmental or social safeguards?".

● In which economic sectors were the investments made?

Investments were made in the construction and real estate sectors.



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

The Financial Product did not take into account the EU Taxonomy's environmental objectives criteria. The Financial Product did not take into account the "do no significant harm" criteria of the EU Taxonomy.

To comply with the EU Taxonomy, the criteria for **fossil gas** include limitations on emissions and switching to renewable power or low-carbon fuels by the end of 2035. For **nuclear energy**, the criteria include comprehensive safety and waste management rules.

Enabling activities directly enable other activities to make a substantial contribution to an environmental objective.

Transitional activities are activities for which low-carbon alternatives are not yet available and among others have greenhouse gas emission levels corresponding to the best performance.

Taxonomy-aligned activities are expressed as a share of:

- **turnover** reflects the “greenness” of investee companies today.
- **capital expenditure** (CapEx) shows the green investments made by investee companies, relevant for a transition to a green economy.
- **operational expenditure** (OpEx) reflects the green operational activities of investee companies.

● **Did the financial product invest in fossil gas and/or nuclear energy related activities that comply with the EU Taxonomy¹⁴?**

☐ Yes :

In fossil gas

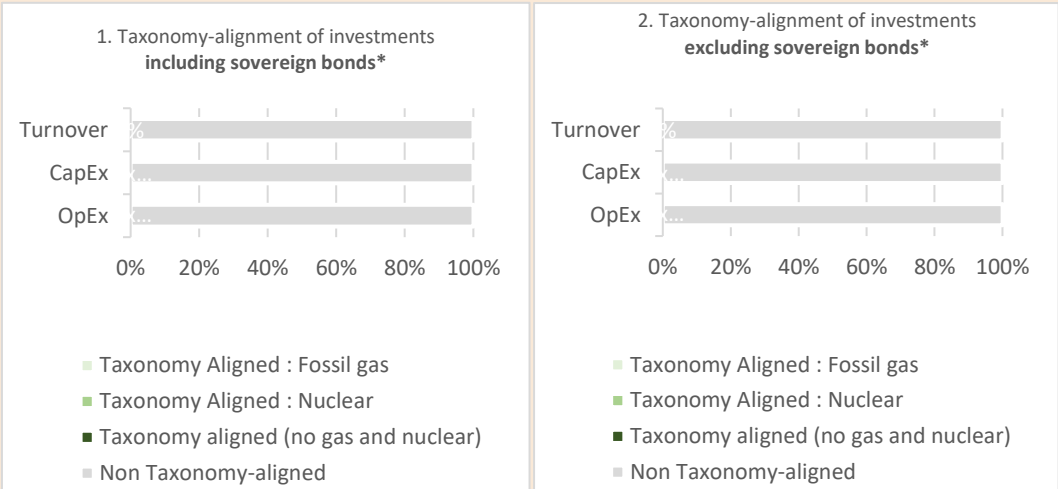
☐

In nuclear energy

☐

☒ No

The graphs below show in green the percentage of investments that were aligned with the EU Taxonomy. As there is no appropriate methodology to determine the taxonomy-alignment of sovereign bonds, the first graph shows the Taxonomy alignment in relation to all the investments of the financial product including sovereign bonds, while the second graph shows the Taxonomy alignment only in relation to the investments of the financial product other than sovereign bonds.*



**For the purpose of these graphs, ‘sovereign bonds’ consist of all sovereign exposures*

● **What was the share of investments made in transitional and enabling activities?**

The share of investments in transitional and enabling activities invested in by the Financial Product was 0% of the Financial Product gross asset value.

● **How did the percentage of investments that were aligned with the EU Taxonomy compare with previous reference periods?**

Not applicable

¹⁴ Fossil gas and/or nuclear related activities will only comply with the EU Taxonomy where they contribute to limiting climate change (« climate change mitigation ») and do not significantly harm any EU Taxonomy objective- see explanatory note in the left hand margin. Th full criteria for fossil gas and nuclear energy economic activities that comply with the EU Taxonomy are laid down in Commission Delegated Regulation (EU) 2022/1214.



are sustainable investments with an environmental objective that **do not take into account the criteria** for environmentally sustainable economic activities under Regulation (EU) 2020/852.



What was the share of sustainable investments with an environmental objective not aligned with the EU Taxonomy?

The share of sustainable investments with an environmental objective that are not aligned with the EU Taxonomy invested in by the Financial Product was 0% of the the Financial Product gross asset value.



What was the share of socially sustainable investments?

The share of socially sustainable investments was 0% of the the Financial Product gross asset value.



What investments were included under “other”, what was their purpose and were there any minimum environmental or social safeguards?

The “Other” assets in which the Fund invest consisted of :

- *Cash and securities used in accordance with the legal documentation of the Financial Product (being specified that any money market instrument/fund qualified as article 8 SFDR shall be included under #1B Other E/S characteristics);*
- *Derivatives used in accordance with the legal documentation of the Financial Product; and*
- *Other instruments eligible to the Fund and that are not covered by the ESG Scoring Process mentioned above, or the ESG score of which is <1.4.*

Environmental or social safeguards have been applied and assessed on all “other” assets with the exception of (i) derivatives other than those relating to a single issuer, and (ii) the cash and cash equivalent investments described above.



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

Over 2023, the AIFM has continued to deploy its responsible investment strategy which focuses on three key pillars (Decarbonisation, Resilience, and Building Tomorrow) with the aim to improve the social and environmental characteristics of its real estate assets.

Annual ESG performance assessment has been run as every year, using our proprietary methodology and covered 100% of eligible AUM. This assessment is aligned with key market frameworks (certification, GRESB, CRREM, regulation...) and provide every year a view at each property’s ESG performance. A benchmark is provided to help asset manager compare performance to internal peer group and identify key area for improvement to be included in the asset strategy. This rating is regularly updated to take into account market evolution, hence scoring is not fully comparable year on year. In 2023, the rating of the Fund reached 6.83 (out of 10), reflecting the on-going deployment of sustainable and well-being measures throughout the Operating Portfolio and the contribution f the development activity fast tracking the realisation of our ESG ambitions.

With the aim to accelerate the decarbonisation of the assets, the AIFM continued deploying energy audits. In 2023, 15 assets which represent 20% of eligible AuM of AXA CoRE Europe fund have

undergone an energy audit thus allowing to reach 70% of eligible AuM with an energy audit of less than 3 years old. These energy audits help to understand the energy profile of the building and to identify the levers for reducing their energy consumption and the associated costs. They represent a key tool to identify and prioritize the relevant actions to be deployed for each asset in order to reduce their energy consumptions and their associated greenhouse gas emissions. In addition, key energy efficiency measures are being deployed on the assets. At year end 2023, 64% of eligible AUM was equipped with LED lighting, 76% with motion sensors, 78% with real time temperature adjustment sensors, 74% with Smart building technologies.

The AIFM has also pursued its efforts in terms of certification for its real estate assets, with the objective to obtain highest certification level possible. This approach ensures that responsible asset management practices are put in place in line with market frameworks, to maximise properties ESG performance. By the end of 2023, 82% of eligible AuM had a sustainable development certification (e.g. BREEAM IN USE. HQE. LEED...). At least 43% of these certified assets have obtained a certification level of at least very good or equivalent.

Finally, the AIFM is actively involved with the tenants of its buildings, in order to reinforce their understanding of sustainable development issues and also to involve them in our approach. Since 2022, we integrate an ESG clause (green lease) as standard to new contracts or contract renewal to maximise the sharing of consumption data from tenants and agree on ESG targets and monitoring for the building. In addition, since 2021, a large-scale satisfaction survey is carried out every year among our building's tenants through their property managers. Since 2021, 99.99% of eligible AuM has been covered by such survey. The aim is to establish an ongoing dialogue with our tenants by monitoring their views and integrating their feedback into our asset level actions plans. The output of the survey is considered in the ESG strategy of the asset and the wider portfolio.



Reference benchmarks are indexes to measure whether the financial product attains the environmental or social characteristics that they promote.

How did this financial product perform compared to the reference benchmark?

Not applicable

- ***How does the reference benchmark differ from a broad market index?***

Not applicable

- ***How did this financial product perform with regard to the sustainability indicators to determine the alignment of the reference benchmark with the environmental or social characteristics promoted?***

Not applicable

- ***How did this financial product perform compared with the reference benchmark?***

Not applicable

- ***How did this financial product perform compared with the broad market index?***

Not applicable