

## BASE LISTING PARTICULARS



Investment  
Managers

PART OF  
BNP PARIBAS  
GROUP

### AXA Logistics Europe Master S.C.A.

*(incorporated as a partnership limited by shares under the laws of the Grand Duchy of Luxembourg)*

€2,000,000,000

### Euro Medium Term Note Programme

Under the euro medium term note programme described in this base listing particulars (the “**Base Listing Particulars**”) (the “**Programme**”), AXA Logistics Europe Master S.C.A. (the “**Issuer**”), subject to compliance with all relevant laws, regulations and directives, may from time to time issue euro medium term notes (the “**Notes**”).

Application will be made to The Irish Stock Exchange plc trading as Euronext Dublin (“**Euronext Dublin**”) for Notes issued under the Programme within 12 months after the date hereof to be admitted to the official list (the “**Official List**”) and to trading on the Global Exchange Market of Euronext Dublin (the “**GEM**”). The GEM is not a regulated market for the purposes of Directive 2014/65/EU (as amended, “**EU MiFID II**”) or Regulation (EU) No 600/2014 as it forms part of United Kingdom (“**UK**”) domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “**EUWA**”) (“**UK MiFIR**”). This Base Listing Particulars has been approved by the Euronext Dublin as a “base listing particulars”. References in this Base Listing Particulars to Notes being “**listed**” (and all related references) shall mean that such Notes have been admitted to the Official List and to trading on the GEM. The Programme provides that Notes may be listed on such other or further stock exchange(s) as may be agreed between the Issuer and the relevant Dealer (as defined herein).

This Base Listing Particulars has been prepared on the basis that the offer of Notes in any member state of the European Economic Area (the “**EEA**”) will be made pursuant to an exemption under Regulation (EU) 2017/1129 (as amended, the “**Prospectus Regulation**”) and, in the case of the UK, pursuant to an exemption under the Prospectus Regulation as it forms part of UK domestic law by virtue of the EUWA (the “**UK Prospectus Regulation**”), from the requirement to publish a prospectus for offers of such Notes. This Base Listing Particulars is not a prospectus for the purposes of the Prospectus Regulation or the UK Prospectus Regulation. The Issuer is not offering the Notes in any jurisdiction in circumstances that would require a prospectus to be prepared pursuant to the Prospectus Regulation. Accordingly any person making or intending to make an offer of Notes which are the subject of an offering contemplated in this Base Listing Particulars as completed by a Pricing Supplement (as defined herein) in relation to the offer of those Notes may only do so in circumstances in which no obligation arises for the Issuer or any Dealers to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or the UK Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation or the UK Prospectus Regulation, in each case, in relation to such offer. Neither the Issuer nor any Dealers have authorised, nor do they authorise, the making of any offer of Notes in circumstances in which an obligation arises for the Issuer or any Dealers to publish or supplement a prospectus for such offer.

The minimum denomination of any Notes issued under the Programme shall be at least €100,000 (or its equivalent in any other currency as at the date of issue of the Notes).

The Programme also permits Notes to be issued on the basis that they will not be admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system or to be admitted to listing, trading and/or quotation by such other or further competent authorities, stock exchanges and/or quotation systems as may be agreed with the Issuer.

Notes issued under the Programme may be rated or unrated. Notes issued under the Programme which are to be rated are expected to be rated A- by Fitch Ratings Ireland Limited (“**Fitch Ireland**”). Fitch Ireland is established in the EEA and is registered under Regulation (EC) No. 1060/2009 (the “**EU CRA Regulation**”). Such ratings will be endorsed by Fitch Ratings Ltd which is established in the UK and is registered under the EU CRA Regulation as it forms part of UK domestic law by virtue of the EUWA. Where a Tranche is rated, such rating will be disclosed in the Pricing Supplement.

**A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.**

**Investing in Notes issued under the Programme involves certain risks. The principal risk factors that may affect the abilities of the Issuer to fulfil its obligations under the Notes are discussed under the section headed “Risk Factors”.**

The Notes have not been, and will not be, registered under the United States (the “**U.S.**”) Securities Act of 1933, as amended (the “**Securities Act**”) or with any securities regulatory authority of any state or other jurisdiction of the United States, and Notes in bearer form may be subject to U.S. tax law requirements. The Notes may not be offered, sold or (in the case of Notes in bearer form) delivered within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the Securities Act (“**Regulation S**”)) except in certain transactions exempt from the registration requirements of the Securities Act. The relevant Dealer(s) are offering the Notes only to investors that are not U.S. persons nor persons acquiring for the account or benefit of U.S. persons in accordance with Regulation S. The Notes are subject to restrictions on transferability and resale and may not be transferred or resold in the United States, or to U.S. persons outside the United States, except to persons who are Qualified Purchasers as defined in Section 2(a)(51)(A) of the U.S. Investment Company Act of 1940, as amended (the “**Investment Company Act**”), and the rules and regulations thereunder.

**Potential investors should note that this Base Listing Particulars has been prepared solely for use in connection with the issue of Notes, and not for any other purpose. In particular, this Base Listing Particulars is not being, and may not be, used in connection with any offer or marketing (as such term is defined under Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers (the “**AIFMD**”) and/or the Alternative Investment Fund Managers Regulations 2013 (SI 2013/1773) (the “**UK AIFMD**”)) of any units or shares of any entity.**

*Arranger and Dealer*

**MORGAN STANLEY**

3 November 2025

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## IMPORTANT NOTICES

### **Responsibility for this Base Listing Particulars**

The Issuer accepts responsibility for the information contained in this Base Listing Particulars and any Pricing Supplement and confirms, having taken all reasonable care to ensure that such is the case, that the information contained in this Base Listing Particulars and any Pricing Supplement is, to the best of the Issuer's knowledge, in accordance with the facts and makes no omission likely to affect its import.

### **Pricing Supplement/Drawdown Listing Particulars**

Each Tranche will be issued on the terms set out under the section headed "*Terms and Conditions of the Notes*" (the "**Conditions**") as completed by a document specific to such Tranche called a pricing supplement (the "**Pricing Supplement**") or in a separate listing particulars specific to such Tranche (the "**Drawdown Listing Particulars**") as described under the section headed "*Pricing Supplement and Drawdown Listing Particulars*". Copies of any Pricing Supplement in relation to Notes to be listed on Euronext Dublin will be published on the website of Euronext Dublin (<https://live.euronext.com/>).

### **Other relevant information**

This Base Listing Particulars must be read and construed together with any supplements hereto and with any information incorporated by reference herein and, in relation to any Tranche, must be read and construed together with the relevant Pricing Supplement. In the case of a Tranche which is the subject of a Drawdown Listing Particulars, each reference in this Base Listing Particulars to information being specified or identified in the relevant Pricing Supplement shall be read and construed as a reference to such information being specified or identified in the relevant Drawdown Listing Particulars unless the context requires otherwise.

### **Unauthorised information**

No person has been authorised to give any information or to make any representation not contained in or not consistent with this Base Listing Particulars or any other document entered into in relation to the Programme or any information supplied by the Issuer and, if given or made, such information or representation should not be relied upon as having been authorised by the Issuer or any Dealer.

Neither the Dealers nor any of their respective affiliates have authorised the whole or any part of this Base Listing Particulars and none of them makes any representation or warranty or accepts any responsibility as to the accuracy or completeness of the information contained in this Base Listing Particulars or any responsibility for the acts or omissions of the Issuer or any other person (other than the relevant Dealer) in connection with the issue and offering of the Notes. Neither the delivery of this Base Listing Particulars or any Pricing Supplement nor the offering, sale or delivery of any Notes shall, in any circumstances, create any implication that the information contained in this Base Listing Particulars is true subsequent to the date hereof or the date upon which this Base Listing Particulars has been most recently amended or supplemented or that there has been no adverse change, or any event reasonably likely to involve any adverse change, in the prospects or financial or trading position of the Issuer since the date thereof or, if later, the date upon which this Base Listing Particulars has been most recently amended or supplemented or that any other information supplied in connection with the Programme is correct at any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same. The Dealers expressly do not undertake to review the financial condition or affairs of the Issuer during the life of the Programme or to advise any investor in Notes issued under the Programme of any information coming to their attention.

## Notes issued as Green Bonds

In accordance with the International Capital Market Association Green Bond Principles 2021 (the “**Green Bond Principles**”) recommendation that external assurance is obtained to confirm alignment with the key features of the Green Bond Principles, at the request of the Issuer, Sustainalytics UK Limited (“**Sustainalytics**”) has issued the Second Party Opinion in relation to the Green Finance Framework (each as further described and defined in the section headed “*Use of Proceeds*”). The Second Party Opinion provides an opinion on certain environmental and related considerations and is not intended to address any credit, market or other aspects of an investment in any Notes, including without limitation market price, marketability, investor preference or suitability of any security. The Second Party Opinion is a statement of opinion, not a statement of fact. No representation or assurance is given by the Issuer or the Dealers as to the suitability or reliability of the Second Party Opinion or any opinion or certification of any third party made available in connection with an issue of Notes issued as Green Bonds (as defined herein). As at the date of this Base Listing Particulars, the providers of such opinions and certifications are not subject to any specific regulatory or other regime or oversight. The Second Party Opinion and any other such opinion or certification is not, nor should be deemed to be, a recommendation by the Issuer, the Dealers or any other person to buy, sell or hold any Notes and is current only as of the date it is issued.

The criteria and/or considerations that formed the basis of the Second Party Opinion or any such other opinion or certification may change at any time and the Second Party Opinion may be amended, updated, supplemented, replaced and/or withdrawn from time to time, and any subsequent version(s) may differ from any description given. Furthermore, the Second Party Opinion is for information purposes only and Sustainalytics does not accept any form of liability for its content and/or any liability for loss arising from the use of the Second Party Opinion and/or the information contained therein. See also the risk factor in this Base Listing Particulars under the section headed “*Risk Factors – Notes issued as Green Bonds may not meet investor expectations or requirements for all investors seeking exposure to green assets*”.

Prospective investors must determine for themselves the relevance of any such opinion or certification and/or the information contained therein. The Green Finance Framework may also be subject to review and change at any time and the Green Finance Framework may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in this Base Listing Particulars. For the avoidance of doubt, the Green Finance Framework, the Second Party Opinion and any other such opinion or certification do not form part of, nor are they incorporated by reference in, this Base Listing Particulars.

Neither the Issuer nor the Dealers accept any responsibility for any social, environmental and sustainability assessment of any Notes issued as Green Bonds or makes any representation or warranty or assurance as to whether such Notes will meet any investor expectations or requirements regarding such “ESG” (as defined herein), “green”, “sustainable”, “social” or similar labels (including, but not limited to, in relation to Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment (the “**EU Taxonomy Regulation**”) and any related technical screening criteria, Regulation (EU) 2023/2631 on European Green Bonds and optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds (the “**EU Green Bond Regulation**”), Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector (“**SFDR**”) and any implementing legislation and guidelines, or any similar legislation in the UK or any market standards or guidance, including green, sustainable or social bond principles or other similar principles or guidance published by ICMA (the “**ICMA Principles**”) or any requirements of such labels or market standards as they may evolve from time to time. Any Green Bonds issued under the Programme will not be aligned with the EU Green Bond Regulation.

The Dealers are not responsible for (i) the use or allocation of proceeds for any Notes issued as Green Bonds, (ii) the impact, monitoring or reporting in respect of such use of proceeds, or (iii) the alignment of any Notes issued as Green Bonds with the Green Finance Framework or alignment of the Green Finance Framework with the applicable ICMA Principles, and (iv) none of the Dealers undertake to ensure that there are at any time sufficient Eligible Green Projects (as defined herein) to allow for allocation of a sum equal to the net proceeds of the issue of any Notes issued as Green Bonds in full.

In the event that any such Notes are, or are intended to be, listed, included on or admitted to a dedicated “ESG”, “green”, “sustainable”, “social” or other equivalently-labelled segment of the Official List, Euronext Dublin or any other stock exchange or securities market, no representation or assurance is given by the Issuer or the Dealers that such listing, inclusion or admission will be obtained or maintained for the lifetime of the Notes.

### **ESG Ratings**

This Base Listing Particulars contains reference to certain ESG ratings which have been or are expected to be assigned to the Issuer’s portfolio. Neither the Issuer nor the Dealers are responsible for any assessment by any third party of the ESG rating. ESG ratings may vary among ESG rating agencies as the methodologies used to determine ESG ratings may differ. The Issuer’s ESG ratings are not indicative of its current or future operating or financial performance, or any future ability to service any Notes issued under the Programme and are only current as of the dates on which they were initially issued. Prospective investors must determine for themselves the relevance of any such ESG ratings information contained in this Base Listing Particulars or elsewhere in making an investment decision. Furthermore, ESG ratings shall not be deemed to be a recommendation by the Issuer or any other person to buy, sell or hold any Notes issued under the Programme. Currently, the providers of such ESG ratings are not subject to any regulatory or other similar oversight in respect of their determination and award of ESG ratings. For more information regarding the valuation methodologies used to determine ESG ratings, please refer to the relevant rating agency’s website (which website does not form a part of, nor is incorporated by reference in, this Base Listing Particulars).

### **Restrictions on distribution**

The distribution of this Base Listing Particulars and any Pricing Supplement and the offering, sale and delivery of the Notes in certain jurisdictions may be restricted by law. Persons into whose possession this Base Listing Particulars or any Pricing Supplement comes are required by the Issuer and the Dealers to inform themselves about and to observe any such restrictions. For a description of certain restrictions on offers, sales and deliveries of Notes and on the distribution of this Base Listing Particulars or any Pricing Supplement and other offering material relating to the Notes, see the section headed “*Subscription and Sale*”.

In particular, the Notes have not been, and will not be, registered under the Securities Act or with any securities regulatory authority of any state or other jurisdiction of the United States, and Notes in bearer form may be subject to U.S. tax law requirements. The Notes may not be offered, sold or (in the case of Notes in bearer form) delivered within the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S) except in certain transactions exempt from the registration requirements of the Securities Act.

**NEITHER THE PROGRAMME NOR THE NOTES HAVE BEEN APPROVED OR DISAPPROVED BY THE U.S. SECURITIES AND EXCHANGE COMMISSION (THE “SEC”), ANY STATE SECURITIES COMMISSION IN THE UNITED STATES OR ANY OTHER U.S. REGULATORY AUTHORITY, NOR HAS ANY OF THE FOREGOING AUTHORITIES PASSED UPON OR ENDORSED THE MERITS OF ANY OFFERING OF NOTES OR THE ACCURACY OR ADEQUACY OF THIS BASE LISTING PARTICULARS. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENCE IN THE UNITED STATES.**

Neither this Base Listing Particulars nor any Pricing Supplement constitutes an offer or an invitation to subscribe for or purchase any Notes and should not be considered as a recommendation by the Issuer, the Dealers or any of them that any recipient of this Base Listing Particulars or any Pricing Supplement should subscribe for or purchase any Notes. Each recipient of this Base Listing Particulars or any Pricing Supplement shall be taken to have made its own investigation and appraisal of the condition (financial or otherwise) of the Issuer.

### **Product Governance under EU MiFID II**

A determination will be made in relation to each issue about whether, for the purpose of the EU MiFID Product Governance rules under EU Delegated Directive 2017/593 (the “**EU MiFID Product Governance Rules**”), any Dealers subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the EU MiFID Product Governance Rules.

The Pricing Supplement may include a legend entitled “EU MiFID product governance” which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the target market assessment; however, a distributor subject to EU MiFID Product Governance Rules is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

### **Product Governance under UK MiFIR**

A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR product governance rules set out in the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”), any Dealer subscribing for any Notes is a manufacturer in respect of such Notes, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

The Pricing Supplement may include a legend entitled “UK MiFIR product governance” which will outline the target market assessment in respect of the Notes and which channels for distribution of the Notes are appropriate. Any distributor should take into consideration the target market assessment; however, a distributor subject to the UK MiFIR Product Governance Rules is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

### **Prohibition of Sales to EEA Retail Investors**

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of EU MiFID II; or (ii)

a customer within the meaning of Directive (EU) 2016/97 (the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the “**PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

### **Prohibition of Sales to UK Retail Investors**

The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the EUWA; or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (as amended, the “**FSMA**”) and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of UK MiFIR. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

### **Singapore SFA Product Classification**

The Pricing Supplement in respect of any Notes may include a legend entitled “Singapore Securities and Futures Act Product Classification” which will state the product classification of the Notes pursuant to Section 309B(1) of the Securities and Futures Act 2001 of Singapore (as amended, the “**SFA**”). If applicable, the Issuer will make a determination and provide the appropriate written notification to “relevant persons” in relation to each issue about the classification of the Notes being offered for the purposes of Section 309B(1)(a) and Section 309B(1)(c) of the SFA. Any such legend included on the relevant Pricing Supplement will constitute notice to “relevant persons” for the purposes of Section 309B(1)(c) of the SFA.

### **Notice to Canadian Investors**

The Notes may be sold only to purchasers purchasing, or deemed to be purchasing, as principal that are accredited investors, as defined in National Instrument 45-106 Prospectus Exemptions or subsection 73.3(1) of the Securities Act (Ontario), and are permitted clients, as defined in National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations. Any resale of the Notes must be made in accordance with an exemption from, or in a transaction not subject to, the prospectus requirements of applicable securities laws. Securities legislation in certain provinces or territories of Canada may provide a purchaser with remedies for rescission or damages if this Base Listing Particulars (including any amendment thereto) contains a misrepresentation, provided that the remedies for rescission or damages are exercised by the purchaser within the time limit prescribed by the securities legislation of the purchaser's province or territory. The purchaser should refer to any applicable provisions of the securities legislation of the purchaser's province or territory for particulars of these rights or consult with a legal advisor.

### **AIFMD**

Potential investors should note that this Base Listing Particulars has been prepared solely for use in connection with the issue of the Notes, and not for any other purpose. In particular, this Base Listing Particulars is not

being, and may not be, used in connection with any offer or marketing (as such term is defined under the AIFMD and/or the UK AIFMD) of any units or shares of any entity. The offer and marketing of the Notes to prospective investors established within the EEA will be conducted only in the Approved EEA Jurisdictions (as defined in the section headed "*Subscription and Sale*" herein) and will not be conducted in any other Member State of the EEA. If a potential investor in the EEA is not in an Approved EEA Jurisdiction the Notes are not being offered or marketed to it and it should not participate in the offering.

### **Programme limit**

The maximum aggregate principal amount of Notes outstanding at any one time under the Programme will not exceed €2,000,000,000 (or its equivalent in other currencies calculated as described in the Dealer Agreement). The maximum aggregate principal amount of Notes which may be outstanding at any one time under the Programme may be increased from time to time, subject to compliance with the relevant provisions of the Dealer Agreement as defined under the section headed "*Subscription and Sale*".

### **Certain definitions**

In this Base Listing Particulars, unless otherwise specified, references to a "**Member State**" are references to a Member State of the European Economic Area, references to "**EUR**", "**€**" or "**euro**" are to the currency introduced at the start of the third stage of European economic and monetary union, and as defined in Article 2 of Council Regulation (EC) No 974/98 of 3 May 1998 on the introduction of the euro, as amended and references to "**SEK**" are references to the lawful currency of Sweden.

### **Suitability of investments**

The Notes may not be a suitable investment for all investors. Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor may wish to consider, either on its own or with the help of its financial and other professional advisers, whether it:

- (i) has sufficient knowledge and experience to make a meaningful evaluation of the Notes, the merits and risks of investing in the Notes and the information contained or incorporated by reference in this Base Listing Particulars or any applicable supplement;
- (ii) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Notes and the impact the Notes will have on its overall investment portfolio;
- (iii) has sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including Notes where the currency for principal or interest payments is different from the potential investor's currency;
- (iv) understands thoroughly the terms of the Notes and is familiar with the behaviour of financial markets and any other financial variable which might have an impact on the return of the Notes; and
- (v) is able to evaluate possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

The Notes are complex financial instruments and such instruments may be purchased by potential investors as a way to reduce risk or enhance yield with an understood, measured, appropriate addition of risk to their overall portfolios. A potential investor should not invest in any Notes unless it has the expertise (either alone or with its financial and other professional advisers) to evaluate how such Notes will perform under changing



conditions, the resulting effects on the value of such Notes and the impact this investment will have on the potential investor's overall investment portfolio.

Legal investment considerations may restrict certain investments. The investment activities of certain investors are subject to investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (1) Notes are legal investments for it, (2) Notes can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

### **Stabilisation**

In connection with the issue of any Tranche, the Dealer or Dealers (if any) named as the Stabilising Manager(s) (or person(s) acting on behalf of any Stabilising Manager(s)) in the applicable Pricing Supplement may over allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the issue date of the relevant Tranche and 60 days after the date of the allotment of the relevant Tranche. Any stabilisation action or over-allotment must be conducted by the relevant Stabilising Manager(s) (or person(s) acting on behalf of any Stabilising Manager(s)) in accordance with all applicable laws and rules.

## FORWARD-LOOKING STATEMENTS

This Base Listing Particulars contains certain forward-looking statements. The words “anticipate”, “believe”, “expect”, “plan”, “intend”, “target”, “aim”, “estimate”, “project”, “will”, “would”, “may”, “could”, “continue” and similar expressions are intended to identify forward-looking statements. All statements other than statements of historical fact included in this Base Listing Particulars, including, without limitation, those regarding the financial position, business strategy, management plans and objectives for future operations of AXA Logistics Europe Master S.C.A. and its subsidiaries (the “**Group**”) are forward-looking statements. These forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause the Group’s actual results, performance or achievements, or industry results, to be materially different from those expressed or implied by these forward-looking statements. These forward-looking statements are based on numerous assumptions regarding present and future business strategies and the environment in which the Group expects to operate in the future. Important factors that could cause the Group’s actual results, performance or achievements to differ materially from those in the forward-looking statements include, but are not limited to, those discussed under the section headed “*Risk Factors*”. As more fully described in the section headed “*Risk Factors*”, the risks discussed in that section are not the only ones the Issuer faces, but do represent those risks and uncertainties that the Issuer believes are most significant to the Issuer’s business, operating results, financial condition and prospects as at the date of this Base Listing Particulars. The risks described in the section headed “*Risk Factors*”, alone or together with additional risks and uncertainties not currently known to the Issuer, or that the Issuer might currently deem immaterial, could materially adversely affect the Issuer’s business, net assets, financial condition, cash flows and results of operations. The Issuer cannot assess the impact of all risk factors on the Issuer’s business or the extent to which any factor, or combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements. Given these risks and uncertainties, investors should not place undue reliance on forward-looking statements as a prediction of actual results. Any forward-looking statements made by or on behalf of the Issuer speak only as at the date they are made. The Issuer does not undertake to update forward-looking statements to reflect any changes in their expectations with regard thereto or any changes in events, conditions or circumstances on which any such statement is based.

## DOCUMENTS INCORPORATED BY REFERENCE

The information referred to in the tables below (together, the “**Documents Incorporated by Reference**”) shall be deemed to be incorporated in, and to form part of, this Base Listing Particulars, provided however that any statement contained in any document incorporated by reference in, and forming part of, this Base Listing Particulars shall be deemed to be modified or superseded for the purpose of this Base Listing Particulars to the extent that a statement contained herein modifies or supersedes such statement.

For ease of reference, the tables below set out the relevant page references for (i) the audited consolidated financial statements of the Issuer as at and for the year ended 31 December 2023 and the independent auditor’s report thereon (the “**2023 Annual Report**”); (ii) and the audited consolidated financial statements of the Issuer as at and for the year ended 31 December 2024 and the independent auditor’s report thereon (the “**2024 Annual report**”); and (iii) the unaudited interim consolidated financial statements of the Issuer as at and for the six-month period ended 30 June 2025 (the “**H1 Interim Report**”), in each case which have been filed with Euronext Dublin.

### **Consolidated Financial Statements as at and for the year ended 31 December 2023 (audited)**

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### **Consolidated Financial Statements as at and for the year ended 31 December 2024 (audited)**

### **2024 Annual Report**

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### **Interim Consolidated Financial Statements as at and for the six-month period ended 30 June 2025 (unaudited)**

### **H1 Interim Report**

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The Documents Incorporated by Reference will be available, in electronic format, at <https://realassets.axa-im.com/axa-logistics-europe-bond-investors>.

Any information contained in or incorporated by reference in any of the documents specified above which is not specifically incorporated by reference in this Base Listing Particulars is either not relevant to investors or is covered elsewhere in this Base Listing Particulars and, for the avoidance of doubt, unless specifically incorporated by reference into this Base Listing Particulars, information contained on any website referred to herein does not form part of this Base Listing Particulars.

See the section headed "*Presentation of Financial and Other Information - Financial Information*" for further detail on the basis of preparation of the Issuer's consolidated financial statements.

## PRESENTATION OF FINANCIAL AND OTHER INFORMATION

### Financial Information

The Issuer's audited consolidated financial statements as at and for the years ended 31 December 2023 and 31 December 2024 are prepared in accordance with IFRS Accounting Standards ("IFRS") as adopted by the European Union. The unaudited interim consolidated financial statements of the Issuer as at and for the six-month period ended 30 June 2025 are prepared in accordance with the accounting policies as set out in Note 2 of the interim consolidated financial statements.

The Issuer also separately prepares an adjusted NAV computed in accordance with the principles of the European Association for Investors in Non-Listed Real Estate Vehicles ("INREV") net asset value guidelines (the "INREV NAV Guidelines"), except that for these purposes the real estate acquisition costs and Issuer formation expenses are amortised over ten years instead of the five years recommended in the INREV NAV Guidelines.

The Issuer presents its financial statements in Euro, which is its functional and presentation currency.

Unless otherwise indicated, financial information set forth herein related to the Issuer has been derived from (i) the audited consolidated financial statements of the Issuer as at and for the year ended 31 December 2023; (ii) and the audited consolidated financial statements of the Issuer as at and for the year ended 31 December 2024; (iii) and the unaudited interim consolidated financial statements of the Issuer as at and for the six-month period ended 30 June 2025 are incorporated by reference into this Base Listing Particulars (see the section headed "*Documents Incorporated by Reference*").

All financial information contained in this Base Listing Particulars relating to any date or period subsequent to 31 December 2024 is unaudited.

### Non-IFRS Measures

This Base Listing Particulars includes certain non-IFRS measures and ratios that are unaudited supplementary financial measures of the Issuer that are not required by, or presented in accordance with, IFRS. The Issuer believes that, in addition to conventional measures prepared in accordance with IFRS, these measures provide helpful additional information to investors and management as they enable assessment of the Issuer's performance. Accordingly, these financial measures should not be considered in isolation or as a substitute for measures defined in accordance with IFRS. These financial measures may not be comparable to similarly titled measures of other companies. The assumptions underlying these financial measures have not been audited in accordance with International Standards on Auditing or any other auditing standards.

Although certain of the data included in this Base Listing Particulars has been extracted or derived from the financial statements incorporated by reference in this Base Listing Particulars, this data, and the assumptions underlying this data, have not been audited or reviewed by the independent auditors of the Issuer. As these terms are defined by the Issuer's management, they may not be comparable to similar terms used by other companies.

The non-IFRS measures included in this Base Listing Particulars are defined below.

"**AUM**" means assets under management;

"**Debt Service Charge**" has the meaning given in the relevant Conditions;

"**EBITDA**" means earnings before interest, tax, depreciation and amortisation;

"**Encumbered Assets Test**" has the meaning given in the relevant Conditions;

“**Fixed Charge Coverage Ratio**” has the meaning given in the relevant Conditions;

“**GAV**” or “**Gross Asset Value**” means fair market value of real estate assets;

“**GLA**” means gross lettable area;

“**Gross Debt**” means the indebtedness of the Issuer calculated based on the financial statements and corresponds to the total borrowings;

“**Gross Loan-to-Value**” means the ratio of Gross Debt (excluding shareholder loans and the associated accrued interests thereon, loans from non-controlling interests and the associated accrued interests thereon and the interest free loans) to Gross Asset Value;

“**Headline Rent**” means rent defined in the lease agreement without taking into account any incentives;

“**IFRS GAV**” means the gross asset value calculated based on the financial statements and corresponds to the total assets;

“**INREV GAV**” means adjusted GAV computed in accordance with the principles of INREV;

“**IFRS NAV**” means the net asset value calculated based on the financial statements and corresponds to the net assets attributable to the partners;

“**INREV NAV**” means adjusted NAV computed in accordance with the principles of INREV;

“**Interest Coverage Ratio**” means the ratio of EBITDA inclusive of the annualised impact on EBITDA from the new investments and disposals during the period divided by the Debt Service Charge (inclusive of the annualised impact on Debt Service Charge from new investments and disposals during the period and exclusive of interest expenses paid on shareholder loans);

“**Leverage Ratio Test**” has the meaning given in the relevant Conditions;

“**Net Debt**” means Gross Debt (excluding, for the purposes of the Leverage Ratio Test, shareholder loans and the associated accrued interests thereon) less cash and cash equivalents;

“**Net Loan-to-Value**” means the ratio of Net Debt (excluding shareholder loans and the associated accrued interests thereon, loans from non-controlling interests and the associated accrued interests thereon and interest free loans) to Gross Asset Value;

“**Net Debt / EBITDA**” means the ratio of Net Debt (excluding shareholder loans and the associated accrued interests thereon and the restricted cash) divided by EBITDA inclusive of the annualised impact on EBITDA from the new investments and disposals during the period;

“**NAV**” means the total net asset value calculated based on the financial statements and corresponds to the sum of net assets attributable to the partners and non-controlling interests (equity);

“**NIY**” means net initial yield;

“**Physical Occupancy**” means physical occupancy based on sqm and excludes land and development; in per cent.;

“**Secured Debt Test**” has the meaning given in the relevant Conditions;

“**sqm**” means square meters;

“**WACD**” means weighted average cost of debt;

“**WALB**” means remaining lease term until break option, weighted by the headline rent covered by the lease;

“WALT” means remaining lease term until lease end, weighted by the headline rent covered by the lease; and  
“WAM” means weighted average maturity.

### **Rounding**

Certain financial information, including percentages, included in this Base Listing Particulars has been subject to rounding adjustments; accordingly, such financial information, including percentages, shown for the same category presented in different tables and graphs may vary slightly and such financial information, including percentages, shown as totals in certain tables and graphs may not be an arithmetic aggregation of the figures which precede them.

## OVERVIEW

*The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Base Listing Particulars and, in relation to the terms and conditions of any particular Tranche, the applicable Pricing Supplement. The Issuer and any relevant Dealer may agree that Notes shall be issued in a form other than that contemplated in the Terms and Conditions, in which event, in the case of listed Notes only and if appropriate, a new Drawdown Listing Particulars will be published.*

*Words and expressions defined in the “Terms and Conditions of the Notes” or elsewhere in this Base Listing Particulars have the same meanings in this overview.*

<b>The Issuer</b>	AXA Logistics Europe Master S.C.A. a partnership limited by shares ( <i>société en commandite par actions (S.C.A.)</i> ) incorporated under the laws of the Grand Duchy of Luxembourg
<b>Issuer’s Legal Entity Identifier (LEI)</b>	213800IWFTNKN5BPH814
<b>Arranger</b>	Morgan Stanley Europe SE
<b>Dealers</b>	Morgan Stanley Europe SE and any other Dealer(s) appointed in accordance with the Dealer Agreement
<b>Trustee</b>	BNY Mellon Corporate Trustee Services Limited
<b>Principal Paying Agent</b>	The Bank of New York Mellon, London Branch
<b>Registrar and Transfer Agent</b>	The Bank of New York Mellon SA/NV Dublin Branch
<b>Description</b>	Euro Medium Term Note Programme
<b>Programme Size</b>	Up to €2,000,000,000 (or its equivalent in other currencies calculated as described in the Dealer Agreement) outstanding at any time. The Issuer may increase the amount of the Programme from time to time in accordance with the terms of the Dealer Agreement.
<b>Certain Restrictions</b>	Each issue of Notes denominated in a currency in respect of which particular laws, guidelines, regulations, restrictions or reporting requirements apply will only be issued in circumstances which comply with such laws, guidelines, regulations, restrictions or reporting requirements from time to time (see the section headed “ <i>Subscription and Sale</i> ”) including the following restrictions applicable at the date of this Base Listing Particulars.
<b>Issuance in Series</b>	Notes will be issued in series (“ <b>Series</b> ”). Each Series may comprise one or more tranches (“ <b>Tranches</b> ”) issued on different issue dates. The Notes of each Series will all be subject to identical terms, except that the issue date and the amount of the first payment of interest may be different in respect of different Tranches. The Notes of each Tranche will also be subject to identical terms in all respects save that a Tranche may comprise Notes of different denominations.
<b>Distribution</b>	Notes may be distributed by way of private or public placement and in each case on a syndicated or non-syndicated basis.



<b>Currencies</b>	Notes may be denominated in any currency or currencies agreed between the Issuer and the relevant Dealer, subject to any applicable legal or regulatory restrictions.
<b>Maturities</b>	The Notes will have such maturities as may be agreed between the Issuer and the relevant Dealer, subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Issuer or the relevant Specified Currency (as defined herein).
<b>Issue Price</b>	Notes may be issued at an issue price which is at par or at a discount to, or premium over, par.
<b>Interest</b>	Notes may be interest-bearing or non-interest bearing. Interest (if any) may accrue at a fixed rate or a floating rate or a combination thereof and the method of calculating interest may vary between the issue date and the maturity date of the relevant Series.
<b>Fixed Rate Notes</b>	Fixed interest will be payable on such date or dates as may be agreed between the Issuer and the relevant Dealer and on redemption and will be calculated on the basis of such Day Count Fraction (as defined in the Conditions) as may be agreed between the Issuer and the relevant Dealer.
<b>Floating Rate Notes</b>	<p>Floating Rate Notes will bear interest at a rate determined:</p> <ul style="list-style-type: none"> <li>(a) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the 2006 ISDA Definitions (as supplemented, amended and updated as at the Issue Date of the first Tranche of the Notes of the relevant Series (as specified in the relevant Pricing Supplement)) as published by the International Swaps and Derivatives Association, Inc.; or</li> <li>(b) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service.</li> </ul> <p>The margin (if any) relating to such floating rate will be agreed between the Issuer and the relevant Dealer for each Series of Floating Rate Notes.</p> <p>Floating Rate Notes may also have a maximum interest rate, a minimum interest rate or both.</p> <p>Interest on Floating Rate Notes in respect of each Interest Period, as agreed prior to issue by the Issuer and the relevant Dealer, will be payable on such Interest Payment Dates, and will be calculated on the basis of such Day Count Fraction, as may be agreed between the Issuer and the relevant Dealer.</p>
<b>Zero Coupon Notes</b>	Zero Coupon Notes will be offered and sold at a discount to their principal amount and will not bear interest.

**Redemption**

The applicable Pricing Supplement will indicate either that the relevant Notes cannot be redeemed prior to their stated maturity (other than for taxation reasons or following an Event of Default) or that such Notes will be redeemable at the option of the Issuer and/or the Noteholders upon giving notice to the Noteholders or the Issuer, as the case may be, on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer.

**Special Redemption Call**

If the Special Redemption Call is specified as being applicable in the relevant Pricing Supplement, and a Special Redemption Event occurs, such Notes will be redeemable at the option of the Issuer upon giving notice to the Noteholders during the Special Redemption Period at the Special Redemption Amount. See Condition 10(i) (*Redemption and Purchase – Special Redemption Call*).

**Change of Control Put Option**

If Change of Control Put Option is specified as being applicable in the applicable Pricing Supplement, and a Change of Control Put Event occurs, each Noteholder will have the option (unless, prior to the giving of the Change of Control Put Event Notice, the Issuer gives notice to redeem the Notes under Condition 10(b) or Condition 10(c)) to require the Issuer to redeem or, at the Issuer's option, to procure the purchase of, all or some of its Notes, on the Optional Redemption Date (CoC Put) at the Optional Redemption Amount (CoC Put) together with (or where purchased, together with an amount equal to) interest accrued to, but excluding, the Optional Redemption Date (CoC Put). See Condition 10(g) (*Redemption and Purchase – Change of Control Put Option*).

**Asset Sale Put Option**

If Asset Sale Put Option is specified as being applicable in the applicable Pricing Supplement, and an Asset Sale Put Event occurs, each Noteholder will have the option (unless, prior to the giving of the Asset Sale Put Event Notice, the Issuer gives notice to redeem the Notes under Condition 10(b)), to require the Issuer to redeem or, at the Issuer's option, to procure the purchase of, all or part of such Notes, on the Optional Redemption Date (Asset Sale Put) at the Optional Redemption Amount (Asset Sale Put) together with (or where purchased, together with an amount equal to) interest accrued to, but excluding, the Optional Redemption Date (Asset Sale Put). See Condition 10(h) (*Redemption and Purchase – Asset Sale Put Option*).

**Denomination of Notes**

No Notes may be issued under the Programme with a minimum denomination of less than €100,000 (or its equivalent in any other currency). Subject thereto, Notes will be issued in such denominations as may be specified in the relevant Pricing Supplement, subject to compliance with all applicable legal

and/or regulatory and/or central bank (or equivalent body) requirements

<b>Taxation</b>	All payments in respect of the Notes and Coupons shall be made without deduction for or on account of withholding taxes imposed by the Grand Duchy of Luxembourg as provided in Condition 13. In the event that any such deduction is made, the Issuer will, save in certain limited circumstances provided in Condition 13, be required to pay additional amounts to cover the amounts so deducted.
<b>Covenants</b>	The terms of the Notes will contain certain limitations on incurrence of financial indebtedness and certain other covenants as further described in Condition 6.
<b>Negative Pledge</b>	The terms of the Notes will contain a negative pledge provision as further described in Condition 5.
<b>Cross Acceleration</b>	The terms of the Notes will contain a cross acceleration provision as further described in Condition 14.
<b>Listing and admission to trading</b>	<p>Applications have been made for Notes to be admitted during the period of 12 months after the date hereof to listing on the Official List and to trading on the GEM.</p> <p>Notes may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets agreed between the Issuer and the relevant Dealer in relation to the Series. Notes which are neither listed nor admitted to trading on any market may also be issued.</p> <p>The applicable Pricing Supplement will state whether or not the relevant Notes are to be listed and/or admitted to trading and, if so, on which stock exchanges and/or markets.</p>
<b>Status</b>	The Notes will constitute direct, general and unconditional obligations of the Issuer and (subject to Condition 5) will rank at least <i>pari passu</i> with all other present and future unsecured obligations of the Issuer, save for such obligations as may be preferred by mandatory provisions of law.
<b>Form</b>	The Notes will be issued in bearer or registered form as specified in the applicable Pricing Supplement.
<b>Rating</b>	Notes issued under the Programme may be rated or unrated. Notes issued under the Programme which are to be rated are expected to be rated A- by Fitch Ireland.
<b>Governing Law</b>	The Notes, the Trust Deed and the Agency Agreement and any non-contractual obligations arising out of or in connection therewith, will be governed by English law.
<b>Clearing Systems</b>	Euroclear and Clearstream, Luxembourg or any other relevant clearing system.
<b>Selling Restrictions</b>	See the section headed “ <i>Subscription and Sale</i> ”.

**United States Selling Restrictions**

Regulation S, Category 2 for the purposes of the Securities Act. TEFRA C or D/TEFRA not applicable, as specified in the applicable Pricing Supplement.

The Notes may not be transferred or resold in the United States, or to U.S. persons outside the United States, except to persons who are Qualified Purchasers.

**Risk Factors**

Investing in the Notes involves risks. See the section headed “*Risk Factors*”.

**Use of proceeds**

Unless (i) otherwise specified in the relevant Pricing Supplement or (ii) the relevant Pricing Supplement specifies the relevant Series as being “Green Bonds”, the net proceeds of the issuance of each Series will be applied for general financing purposes.

If the relevant Pricing Supplement specifies the relevant Series as being “Green Bonds”, then an amount equal to the net proceeds of the issue of the Notes will be applied towards financing and/or refinancing Eligible Green Projects as further described in the Green Finance Framework.

## RISK FACTORS

*Any investment in the Notes to be issued under the Programme is subject to a number of risks. Prior to investing in any Notes to be issued under the Programme, prospective investors should carefully consider risk factors associated with any investment in such Notes, the business of the Issuer and the industry in which it operates together with all other information contained or incorporated by reference in this Base Listing Particulars, including, in particular the risk factors described herein. Words and expressions defined in the section headed “Terms and Conditions of the Notes” or elsewhere in this Base Listing Particulars have the same meanings in this section.*

*The following risks, alone or together with additional risks and uncertainties not currently known to the Issuer, or that the Issuer might currently deem immaterial, could materially adversely affect the Issuer’s business, net assets, financial condition, cash flows and results of operations. The risks and uncertainties discussed herein are not the only ones the Issuer faces, but do represent those risks and uncertainties that the Issuer believes are most significant to the Issuer’s business, operating results, financial condition, prospects and forward-looking statements as at the date of this Base Listing Particulars. The order in which the risks are presented is not an indication of the likelihood of the risks actually materialising, or the significance or degree of the risks or the scope of any potential harm to the Issuer’s business, net assets, financial condition, cash flows or results of operations. The risks mentioned herein may materialise individually or cumulatively. The materialisation of one risk could trigger the materialisation of other risks amplified by the initial risk.*

*Investors should consider carefully whether an investment in the Notes is suitable for them in light of the information in this Base Listing Particulars and their personal circumstances.*

### 1. RISKS RELATING TO THE ISSUER

#### (A) Risks Relating to the Market in which the Issuer and its Subsidiaries Operate

##### ***1. The Issuer’s operating results will be affected by economic and regulatory changes that impact the real estate market in general.***

AXA Logistics Europe Master S.C.A. (the “**Issuer**”), is subject to market risks generally attributable to the ownership of real property and, specifically, European logistics assets, including:

- (i) changes in global, national, regional or local economic and demographic conditions;
- (ii) future adverse real estate trends in any of the markets in which the Issuer operates, including increasing vacancy rates, declining rental rates and general deterioration of market conditions;
- (iii) business interruptions, bankruptcies, financial difficulties or lease or rent defaults by tenants;
- (iv) changes in supply of or demand for similar properties as well as increased competition for properties targeted by the Issuer’s investment strategy in a given market or metropolitan area or the European logistics sector generally (which is predominantly industrial real estate assets, including operating industrial warehouse and logistics buildings, such as bulk, trans-shipment, flex, light industrial, cold-storage and cross dock warehouses and parcel hubs, or land utilised for trailer or container storage, parking or similar purposes), which could similarly result in rising vacancy rates, decreasing market rental rates or fluctuations in the average occupancy rates or increased rates of obsolescence resulting in greater capital expenditures;
- (v) increases in real estate yields which may, in turn, result in the capital value of real estate;
- (vi) increases in interest rates and lack of availability of financing; and

- (vii) changes in government rules, regulations, incentives and fiscal policies, including increases in property taxes, limitations on usage, rental rates, and increasing costs to comply with tax and environmental laws and/or to comply with applicable Environmental, Social and Governance (“ESG”) standards.

All of these factors are beyond the Issuer’s control. Any negative changes in these factors could have a material adverse effect on the Issuer’s business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer’s ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

The real estate industry generally, and the success of the Issuer’s investment activities in particular, will both be affected by global and national economic and market conditions and by the local economic conditions where the Issuer’s assets are located. These factors may affect the level and volatility of real estate prices, which could impair the Issuer’s profitability or result in losses. In addition, general fluctuations in European real estate prices and interest rates may affect the Issuer’s investment opportunities and the value of the Issuer’s investments. The Issuer’s financial condition may be adversely affected by a significant economic downturn and it may be subject to legal, regulatory, reputational and other unforeseen risks, including, but not limited to, ESG risks (see also the risk factor under the section headed, “*The Issuer’s business is subject to ESG risks*”), in each case that could have a material adverse effect on the Issuer’s businesses and operations and could affect the Issuer’s ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

A recession, slowdown and/or sustained downturn in the European real estate market, and to a lesser extent, the global economy would have a pronounced impact on the Issuer, the value of its assets and its profitability and impede the ability of the Issuer’s assets to perform under or refinance their existing obligations. The Issuer could also be affected by any overall weakening of, or disruptions in, the financial markets. Any of the foregoing events could affect the Issuer’s ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

## **2. *Risks related to the macroeconomic environment, including the inflationary environment.***

The macroeconomic environment, including, but not limited to, inflation, changes in interest rates, recession, slowdown and/or sustained downturn, may adversely affect the Issuer. Although inflation trended towards target levels in Europe over the course of 2024, there can be no assurance around the current levels of inflation in Europe. Inflation increases the Issuer’s tenants’ costs, in particular if their rental contracts with their customers are not automatically adjusted for inflation, meaning their real income decreases. While central banks, including the Federal Reserve Bank, the Bank of England and the European Central Bank, began to lower the relevant interest base rates in 2024, there remains uncertainty around the timing of any future rate cuts – it is possible that interest rates may stay at their current, relatively higher levels for longer, or that any further decrease in interest rates may be gradual. High interest rates place upward pressure on real estate capitalisation rates, which has, and may continue to, adversely affect the Issuer’s results of operations and financial condition. High inflation and high interest rates could result in the weakening of the financial condition of, or the bankruptcy or insolvency of, the Issuer’s tenants, and vacancies resulting from defaults of tenants and an inability to replace tenants may adversely affect the Issuer’s operations, and could affect its ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

## **3. *Risks related to global tensions and conflicts.***

International political and economic uncertainty and disruption may arise out of global tensions and conflicts, such as the ongoing Russia-Ukraine and the Israel-Palestine conflicts, including the implementation of economic and financial sanctions that may be imposed by countries in connection therewith. For example, following Russia’s invasion of Ukraine in February 2022, the United States, the European Union (the “EU”), the UK, Japan, Australia and various other countries implemented substantial economic and financial sanctions

against Russia, which have had and may continue to have substantial impacts on energy prices and supply. Additionally, recent and anticipated changes in international trade agreements and policies, including the increases in trade barriers such as the imposition of tariffs on global trade, have created ongoing uncertainties in international trade relations. These developments in turn, have had and may continue to lead to significant changes in economic or regulatory policy and global supply chains and trade amidst the backdrop of an overall increase in political and economic vulnerability. While it is difficult to anticipate the impact that current and/or future economic and financial sanctions and controls, trade barriers such as tariffs, and international trade agreements and policies may have on the Issuer, as well as any measures taken and/or to be taken by governments in response to any such current and/or future economic and financial sanctions and controls, trade barriers such as tariffs and international trade agreements and policies, could adversely impact macroeconomic conditions, give rise to regional instability, increase the Issuer's and its tenants' costs, and disrupt their supplies, which could have a material adverse effect on the Issuer's business, results of operation and financial condition.

***4. The use of leverage increases the exposure of investments to adverse economic factors which could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations.***

The Issuer may use leverage in connection with its investments, in particular at the level of its subsidiaries or partially owned local subsidiaries holding an investment in real estate assets. The use of leverage increases the exposure of investments to adverse economic factors such as rising interest rates, severe economic downturns or deterioration in the condition of a real estate asset or its market. In the event that a real estate asset is unable to generate sufficient cash flow to meet principal and interest payments on such indebtedness, the value of the Issuer's equity investment in such real estate asset could be significantly reduced or even eliminated. Furthermore, any security rights granted by the Issuer to lenders in such circumstances, which could cause additional loss for the Issuer.

In the event the Issuer defaults on a loan, the Issuer may be forced to sell investments owned by the Issuer. Lenders are typically granted priority rights to satisfy repayment of loans, accrued interest costs and other charges (which may be significant) upon any default. Such priority rights may be secured by mortgages over some or all of the real estate assets, share pledges of holding companies, guarantees or other forms of security. Any exercise by lenders of security rights over some or all of the Issuer's investments may lead to a distressed sale of some or all of the Issuer's investments by the relevant lender.

A distressed sale of any real estate asset is unlikely to generate a sales price reflecting the fair market value of such real estate asset. In the event of such a sale, the value of the Issuer's capital investment in the real estate asset financed by the lender and in other investments owned (directly or indirectly) by the Issuer could be significantly reduced or even eliminated.

***5. The Issuer depends on tenants for its revenue, and therefore its revenue is dependent on the success and economic viability of its tenants.***

The Issuer invests in and expects to continue to invest in properties in which tenant leases generate revenues. There can be no assurance that tenants will make rental payments in a timely manner and therefore the Issuer is subject to the credit risk of its tenants. In particular, local economic conditions and factors affecting the industries in which the Issuer's tenants operate may affect such tenants' ability to make lease payments. Delays in collecting accounts receivable from tenants could adversely affect the Issuer's cash flows and financial condition. Therefore, the Issuer's financial success is indirectly dependent on the success of the businesses operated by the tenants in the Issuer's properties. The weakening of the financial condition of, or the bankruptcy or insolvency of tenants and vacancies caused by defaults of tenants or the expiration of leases and an inability to replace tenants may adversely affect the Issuer's operations.

Some of the Issuer's properties may be leased to a single or significant tenant and, accordingly, may be suited to the particular or unique needs of such tenant. The Issuer may have difficulty replacing such a tenant on a timely basis if the floor plan and facilities of the vacant space limits the category of tenant that can use any such specific configuration of space at a particular time. Any requirement to reconfigure or redevelop property could lead to structural vacancies, thereby diminishing the market value of a particular property or properties in the portfolio.

**6. *Higher vacancy rates and the Issuer's inability to charge rents at expected levels could have a material adverse effect on its business, net assets, financial condition, cash flows and results of operations.***

The Issuer's revenues are also dependent on its ability to manage the level of vacancies and charge a level of rent which is profitable for its business. If the Issuer experiences increased vacancies, poor economic conditions could cause it to be unable to re-let or unable to re-let on favourable terms. The rental income foregone would negatively affect the Issuer's operating income. In addition, a prolonged period of higher vacancy rates could lower rent levels generally and make it more difficult to increase average rent levels. Low demand for real estate generally, or at a particular location due to the economic, social or other conditions, may lead to higher vacancies and result in lower revenues. To the extent that the Issuer is able to re-let an asset, there is a risk that the Issuer may no longer be able to do so on terms as favourable as the original terms. Alternatively, the Issuer might have to make additional investments to maintain its properties, as required by the relevant lease or by law, or improve the attractiveness of the property in order to re-let a unit, either of which would cause an increase in vacancies during such time of maintenance, improvement or refurbishment. The Issuer could also be forced to lease its properties to tenants who pose a greater risk of rent losses due to lower creditworthiness, which may increase its amount of collection loss. In addition, if a large number of tenants give notice of termination due to difficulties in paying rents or otherwise, and the Issuer is unable to re-let the property within a reasonably short time period, it could experience an increase in vacancies.

**7. *The market, as well as the Issuer's business and operations, is subject to adverse effects from the outbreak and spread of contagious diseases.***

The market in which the Issuer operates and, in turn, its business, financial condition and results of operations, is subject to adverse effects from the outbreak and spread of contagious diseases, such as coronavirus, that escalate into a regional epidemic or global pandemic. The occurrence of an epidemic or pandemic is beyond the Issuer's control and no assurance can be provided on the spread of contagious diseases in areas in the market in which the Issuer operates or, in turn, what the impact on the Issuer's business, financial condition and results of operations will be. Epidemics or pandemics or the spread of other contagious diseases in areas in the markets in which the Issuer operates, could adversely affect the Issuer's personnel, clients, property investors, owners and landlords, lessees and tenants and other third parties, and could negatively impact its business, net assets, financial condition, cash flows and results of operations as a result of, for example, local restrictive measures implemented to control such outbreaks and investor fear and panic.

All of these factors are beyond the Issuer's control. Any negative changes in these factors could negatively impact the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the relevant Notes.

**8. *The Issuer's portfolio may not be fully diversified and may be concentrated in a limited number of geographies.***

The Issuer's portfolio is primarily made up of assets in the logistic sector and may also be concentrated at any time in only a relatively small number of geographies and at specific types of locations. As the Issuer's investments are concentrated in the logistics sector and may be concentrated in specific geographies, its



portfolio may be more susceptible to fluctuations in value resulting from adverse economic or business conditions or laws affecting the logistics sector and/or such geographies.

Although the investment limitations set out in the constitutional documents of the Issuer serve to limit the concentration risk of the Issuer, there remains a risk that the Issuer is potentially exposed to when holding too many properties in the same area. In the instance of a non-compliance of the Issuer's investment restrictions, the Issuer could temporarily have a higher exposure than intended which could lead to financial losses if this area experiences negative events that impact property values.

Moreover, the Issuer is dependent on national and regional real estate markets. The Issuer is dependent on its ability to adapt its business activities to developments in these markets. The Issuer is dependent on trends in the various regional real estate markets where its assets are located, as well as general economic conditions and developments in such regions. The Issuer's performance and the valuation of its assets are dependent on various factors including demographic and cyclical trends, purchasing power of the population, the development of the population, attractiveness of the particular locations of the Issuer's properties, including in relation to transport links and infrastructure, proximity to labour force and supply and demand for real estate space and assets in the respective locations and markets. The Issuer is subject to related risks from technological disruption; for example, to the extent that driverless trucks and robotics may impact skill and labour requirements in the sector, and thereby shift the requirement to position assets in the sector close to suppliers, target markets or labour force, thereby potentially diminishing market value of existing assets.

In the event of a decline in the attractiveness of any single regional market where the Issuer's assets are located, or if there is a downturn or illiquidity in such regional real estate market, the Issuer may be unable to rent or sell properties. Generally, negative market developments in the markets where the Issuer's assets are located or an inability on the Issuer's part to adapt its business activities and/or properties could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***9. Competition in the European logistics and wider real estate market may adversely affect the Issuer's financial performance.***

The success of the Issuer as a whole will depend on the availability and identification of suitable investment opportunities. The availability of projects will be largely dependent upon the economic development of the markets in which the Issuer may invest and the locations and customers that the Issuer's assets are intended to provide for. In addition, the Issuer will face substantial competition for investments from existing and new real estate investors with similar investment objectives. Investment in real estate is competitive, and the Issuer faces competition to attract and retain tenants, and to acquire properties. In particular, the rapid growth of e-commerce and evolving supply chains has intensified competition for prime logistics assets, especially in areas with strong transport links and high population density. This competition may increase acquisition costs and make it more challenging for the Issuer to identify or secure desirable sites. Logistics assets appeal to a broad range of potential investors, and the Issuer will compete for investment opportunities with insurance companies, public and private pension funds, other real estate investment funds, public and private real estate investment trusts, family offices and large tenants seeking to own their own buildings. Many such entities have substantially greater financial resources than the Issuer, hence there is no assurance that the Issuer will continue to be able to secure suitable logistics assets. Any failures to identify and complete suitable investment opportunities that satisfy the Issuer's investment objectives could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

Substantially all of the Issuer's properties will face competition from similar properties in the same market. This competition may affect the Issuer's ability to attract and retain tenants and may reduce the rents the Issuer is able to charge.

These competing properties may have vacancy rates higher than the Issuer's properties, which may result in their owners being willing to lease available space at lower prices than the space in the Issuer's properties. The existence of competition for tenants and properties could have an adverse effect on the Issuer's ability to acquire target properties lease space in its properties and on the rents charged or concessions granted, and could materially and adversely affect the Issuer's cash flows, operating results and financial condition.

***10. Conflicts of interest with other entities managed or advised by BNP Group or its affiliates***

Given other funds managed or advised by BNP Group (as defined in the Conditions) or its affiliates also invest in logistics assets, there is a risk that the Issuer may compete with these entities for the same investment opportunities. To address such inherent conflicts, the AIFM has adopted policies and procedures designed to identify, manage and monitor conflicts of interest in accordance with regulatory requirements and the Issuer's governing documents. In the event that a conflict of interest arises, the General Partner and the AIFM will seek to ensure that it is resolved fairly and in the best interest of the investors. The existence of such actual and potential conflicts of interest could have an adverse effect of the Issuer's ability to acquire target properties and, as a result, affect the Issuer's cash flows, operating results and financial condition.

**(B) Risks Relating to the Issuer's Investment Strategy and Business**

***11. There is no assurance that the Issuer will be able to successfully achieve its investment objectives.***

Many factors affect performance of the Issuer's investments including changes in interest rates and in other economic, political, or financial factors. The past performance of the Issuer is not indicative of future results. Due to, among other things, the volatile nature of the markets and the investment strategies discussed in this Base Listing Particulars, the Issuer may be unsuccessful in achieving its investment objectives.

In addition, the Issuer's investment strategy may be modified without the consent of any Noteholder (or owner of any beneficial interests in the Notes). For example, the Issuer may decide to dispose of one or more of the key properties in its portfolio, which may have a material adverse effect the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***12. The Issuer faces risks associated with property acquisitions and property development.***

The Issuer intends to acquire properties and portfolios of properties, including large portfolios and land for industrial and logistics development projects that could result in changes to the Issuer's capital structure. The Issuer's acquisition activities and their success are subject to the following risks:

- (i) acquired properties may fail to perform as expected or estimates of the development costs, costs of improvements to bring an acquired property up to the Issuer's standards may prove inaccurate;
- (ii) acquired properties may be located in new markets or hubs in which the Issuer may face risks associated with a lack of market knowledge or understanding of the local or target economy, lack of business relationships in the area and unfamiliarity with local governmental and permitting procedures;
- (iii) acquired properties may expose the Issuer to undisclosed defects and obligations; and
- (iv) the Issuer may be unable to quickly and efficiently integrate new acquisitions, particularly acquisitions of portfolios of properties, into the Issuer's existing operations.

The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

Acquisitions that fail to materialise may also have an adverse effect of the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

Additionally, material acquisitions of the Issuer made from time to time may exacerbate any of the above risks.

***13. The AIFM manages the Issuer's portfolio pursuant to broad investment guidelines.***

The Issuer's portfolio is currently managed exclusively by AXA Real Estate Investment Managers SGP, which as a result of the Merger (as defined below) is anticipated to be absorbed by BNP Paribas REIM France by 31 December 2025 (the "AIFM"). The AIFM will be responsible for the implementation of the investment decisions and for co-ordinating the assistance of AXA IM-Alts (or any successor business unit) and other members of the BNP Paribas Group (each as defined herein) in respect of, among other things, (i) selecting investments; (ii) structuring, negotiating and executing the Issuer's transactions, including acquisition, renovating, repositioning, financing, leasing and disposition; and (iii) formulating and executing exit strategies. As noted above and pursuant to the investment guidelines of the Issuer, the AIFM has broad powers in relation to the Issuer's investments, including the power to acquire, monitor or sell investments, so long as such activities are consistent with the investment guidelines. Although the AIFM is under the general supervision of the General Partner, the AIFM manages the Issuer at its sole discretion and there can be no assurance that the AIFM will be successful in applying any strategy or discretionary approach to the Issuer's investment activities. The AIFM may be unsuccessful in following the Issuer's investment guidelines and achieving the Issuer's investment objective and the only assurance that the AIFM will not abuse its discretion in managing the Issuer are the contractual obligations of the AIFM under the AIFM Agreement and the fiduciary duties of the AIFM under applicable law. In addition, a change in management or control of the AIFM and/or General Partner, may result in a change in how the Issuer's portfolio is managed, and this could impact investment decisions and investment performance going forward. The realisation of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***14. In the Issuer's due diligence review of potential investments, the Issuer may rely on third-party consultants and advisors and representations made by sellers of potential properties, and the Issuer may not identify all relevant facts that may be necessary or helpful in evaluating potential investments.***

Before making investments, due diligence will typically be conducted in a manner that the Issuer deems reasonable and appropriate based on the facts and circumstances applicable to each investment. Due diligence may entail evaluation of important and complex business, financial, tax, accounting, environmental and legal issues, such as missing permits, licences and certificates. In the due diligence process and in making an assessment regarding a potential investment, the AXA IM-Alts will rely on the resources available to it, including information provided by the target of the investment and, in some circumstances, independent consultants in connection with its evaluation of proposed investment properties. The due diligence investigation carried out with respect to any investment opportunity may not reveal or highlight all relevant facts that may be necessary or helpful in evaluating such investment opportunity. Moreover, no assurance can be given as to the accuracy or completeness of the information provided by third party independent consultants or to the Issuer's right of recourse against them in the event errors or omissions do occur. Any such problem during the

due diligence review could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

Furthermore, in the event of negligence, misrepresentation, misstatement and/or fraud by the seller of any property, the Issuer may suffer a partial or total loss of capital invested in that property and anticipated rents. An additional concern is the possibility of a material misrepresentation or omission on the part of the seller. Such inaccuracy or incompleteness may adversely affect the value of the Issuer's investments in such property. The Issuer will rely upon the accuracy and completeness of representations made by sellers of properties in the due diligence process to the extent reasonable when the Issuer makes its investments, but cannot guarantee such accuracy or completeness. Any such inaccuracies, misconducts or fraudulent practices could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***15. The Issuer's business is subject to ESG risks.***

As described under the section headed "*Business Description – Responsible Investing*", the Issuer uses an integrated approach to ESG risks, which implements into the investment decision process the risk of ESG events or conditions occurring which could have an actual or potential material adverse effect on the value of an investment by the Issuer. The "specific approach" is carried out during the investment due diligence phase, which may include diligence on the underlying asset, the sector, the counterparty, servicer, or manager of underlying portfolio. However, any such due diligence investigation carried out with respect to any investment opportunity may not reveal or highlight all relevant ESG factors as there is typically limited availability of relevant data and any such data disclosed by counterparties may follow a variety of methodologies. See also the risk factor under the section headed, "*In the Issuer's due diligence review of potential investments, the Issuer may rely on third-party consultants and advisors and representations made by sellers of potential portfolio properties, and the Issuer may not identify all relevant facts that may be necessary or helpful in evaluating potential investments*". If ESG risks, climate risks or transition risks in respect of a particular investment do arise, they could have a negative impact on the financial performance of the relevant investment and as a result a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the relevant Notes. Further, they may also result in negative shifts in perceptions of the Issuer if not managed effectively. Material damage to the Issuer's reputation could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the relevant Notes.

***16. Property valuation is inherently subjective and uncertain and is based on assumptions which may prove to be inaccurate or affected by factors outside of the Issuer's control.***

Property assets are inherently difficult to value due to their lack of homogeneity and liquidity. Valuations are based on assumptions that could subsequently turn out to have been incorrect. An appraisal or valuation is only an estimate of value and is not a precise measure of realisable value. Generally, appraisals will consider the financial aspects of a property, market transactions and the relative yield for an asset measured against alternative investments. However, if, in certain geographies or sectors and for any reason, there is a decline in comparable market transactions, this could lead to a lack of sufficient information to make reliable estimates of current market value. Also, ultimate realisation of the market value of a real estate asset depends to a great extent on prevailing economic and other conditions beyond the Issuer's control. These factors include, for example, the general market environment, interest rates, the creditworthiness of the tenants, conditions in the rental market and the quality and potential development of the locations. The valuation of real estate is therefore subject to numerous uncertainties. The past or future assumptions underlying the property valuations may later

be determined to have been erroneous. Further, appraised or otherwise determined values do not necessarily represent the price at which a real estate asset would sell since market prices of real estate assets can only be determined by negotiations between a willing buyer and seller. Generally, appraisals will consider the financial aspects of a property, market transactions and the relative yield for an asset measured against alternative investments.

The valuation methodologies used to value the Issuer's properties will involve subjective judgments and projections and may not be accurate. Valuation methodologies will also involve assumptions and opinions about future events, which may or may not turn out to be correct. If qualifications and assumptions or estimates and projections, or any information used in valuing the Issuer's properties by the AIFM or externally engaged appraisers is factually incorrect or incomplete, the Issuer may not be able to realise the value of the Issuer's properties on the open market.

To the extent that valuations of the Issuer's properties do not fully reflect the value of the underlying properties, whether due to the above factors or otherwise, this could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***17. The Issuer faces risks through investments and acquisitions via partnerships and joint ventures.***

Instead of purchasing properties directly, the Issuer may make investments in other entities and enter into partnerships or joint ventures with any person subject to it ensuring that it can realise the investments within an appropriate period of time and it is in the Issuer's best interests to do so. The Issuer may co-invest and the assets in relation thereto may not be as liquid as the assets directly held by the Issuer in the absence of such co-investment, provided that the Issuer cannot be obliged to sell investments on unfavourable terms as a result of the co-investment. Generally, any co-investment will be made at the level of the jointly-held subsidiary holding the asset.

The Group currently has certain property assets in which a non-controlling interest ("NCI") is held by third parties. For further information on NCIs, please see the section headed "*Note 24 – Shareholders' equity and Non-controlling interests*" in the notes to the 2024 Annual Report. See also the section in this Base Listing Particulars headed "*Capital Structure and Material Indebtedness – Loans from non-controlling interests*".

Partnership or co-investments involve risks not otherwise present in direct property investment, including, for example, a co-venture or partner may (i) have economic or business interests or goals that are inconsistent with those of the Issuer, (ii) be unable or unwilling to fulfil its obligations under the applicable operating entity agreement, or (iii) experience financial difficulties. The occurrence of such problems could have a material adverse effect on the business and prospects of the Issuer and may affect management decisions of the local property companies and distribution and exit strategies in a manner adverse to the Issuer's interests.

In addition, disputes between the Issuer and a partner or co-investor may result in litigation or arbitration that would increase the Issuer's expenses and prevent the AIFM and AXA IM-Alts from focusing their time and effort on the Issuer's business and investments. Consequently, actions by, or disputes with, a partner or co-investor might result in additional risks, including liability for the actions of a third party partner or co-investor and the inability to enforce fully all rights one partner or co-investor may have against the other. In the event of litigation, the Issuer could be found liable to its co-investors or partners for a range of damages available under applicable law under theories arising in contract, tort or otherwise, including consequential damages well in excess of amounts originally at stake. While the AIFM will take all reasonable steps to review the qualifications and previous experience of any proposed co-ventures or partners, it does not expect in all cases to obtain financial information from, or to undertake private investigations with respect to, prospective co-ventures or partners. A significant dispute could have a material adverse effect on the Issuer's business, net

assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***18. The Issuer may have difficulty selling its properties, which may limit the Issuer's flexibility and ability to service its debt.***

Because real estate investments are relatively illiquid, there is a risk that the Issuer will be unable to realise its investment objectives by sale or other disposition at attractive prices within any given period of time or will otherwise be unable to complete any exit strategy for its investments. This may limit the Issuer's ability to change its portfolio quickly in response to adverse changes in the performance of any such property or economic or market trends. These restrictions could adversely affect the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

In addition, the Issuer's general ability to sell parts of its real estate portfolio depends on the state of investment markets and on market liquidity. If the Issuer were required to sell parts of its real estate portfolio, there is no guarantee that the Issuer would be able to sell such parts of its portfolio on favourable terms or at all. In the case of a forced sale of all or part of the Issuer's real estate portfolio, for example if creditors realise collateral, there would likely be a loss on disposal. Dispositions of investments may be subject to legal, contractual and other limitations on transfer (including pre-payment penalties) or other restrictions that would interfere with subsequent sales of such investments or adversely affect the terms that could be obtained upon any disposition thereof. Any such loss could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

***19. The Issuer is exposed to the risk of illiquid and inefficient real estate markets.***

The Issuer may acquire real estate with a view to exploiting temporary capital or pricing inefficiencies. Real estate assets are typically illiquid (see also the risk factor under the section headed "*The Issuer may have difficulty selling its properties, which may limit the Issuer's flexibility and ability to service its debt*") and the markets on which they are traded are not transparent and are inefficient. However, there can be no guarantee that the perceived capital or pricing inefficiency will result in any returns for the Issuer. Any failure to exploit temporary capital or pricing inefficiencies could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

***20. The Issuer relies on property managers to operate its properties.***

The Issuer engages non-affiliate third parties and may also engage affiliates of AXA Logistics Europe GP S.à r.l. (the Issuer's "**General Partner**"), the AIFM and the BNP Paribas Group to act as property managers to manage its properties. The property managers have significant decision-making authority with respect to the day-to-day management of the Issuer's properties. The Issuer's ability to direct and control how its properties are managed on a day-to-day basis may be limited because the Issuer engages other parties to perform this function. Thus, the success of the Issuer's business will depend substantially on the services of each local property manager, and their respective officers, employees and agents, and, in part, on the continuing ability of each local property manager to hire and retain knowledgeable personnel. Any adversity experienced by, or problems in the Issuer's relationship with, its local property managers could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

***21. The Issuer may experience material losses or damage related to its properties and such losses may not be covered by insurance.***

The Issuer may experience losses related to its properties arising from natural disasters, vandalism or other crime, faulty construction or accidents, fire, war, acts of terrorism or other catastrophes. The Issuer generally carries insurance covering its property assets under policies that are customary for similarly situated businesses. However, there can be no assurance that insurance will be available or sufficient to cover any such risks. Insurance against certain risks may be unavailable, available in amounts that are less than the full market value or replacement cost of investments or underlying assets or subject to a large deductible. In addition, there can be no assurance that particular risks which are currently insurable will continue to be insurable on an economically feasible basis. Because the Issuer is a pooled investment Issuer, all Issuer assets may be at risk in the event of an uninsured liability to third parties.

If the Issuer or one or more of its tenants experience a loss that is uninsured or that exceeds policy limits, the Issuer could lose the capital invested in the damaged properties as well as the anticipated future cash flows from those properties. In addition, if the damaged properties are subject to recourse indebtedness, the Issuer would continue to be liable for the indebtedness, even if these properties were irreparably damaged.

The materialisation of any or all of such risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***22. Operational risks, including the risk of cyberattacks, may disrupt the Issuer's business, result in losses or limit the Issuer's growth.***

The Issuer relies heavily on its financial, accounting, communications, information technology systems and other data processing systems and such systems are essential for its business operations and success. Such systems may fail to operate properly, could malfunction or become impaired, or become disabled as a result of tampering or a breach of the network security systems or otherwise. In addition, as the Issuer continues to increase its dependence on information technologies to conduct its operations, the risks associated with cyber security also increase and such systems are from time to time subject to cyberattacks and other cyber security incidents. Breaches of the Issuer's network security systems could further involve attacks that are intended to obtain unauthorised access to the Issuer's proprietary information, destroy data or disable, degrade or sabotage the Issuer's systems, often through the introduction of computer viruses or other malicious code, network failures, computer and telecommunication failures, infiltration by unauthorised persons and security breaches, usage errors by their respective professionals or service providers, power, communications or other service outages and catastrophic events such as fires, tornadoes, floods, hurricanes and earthquakes. If unauthorised parties gain access to such information and technology systems, they may be able to steal, publish, delete or modify private and sensitive information. Although the Issuer takes various measures to ensure the integrity of such systems, there can be no assurance that these measures will provide protection. Breaches such as those involving covertly introduced malware, impersonation of authorised users and industrial or other espionage may not be identified even with sophisticated prevention and detection systems, potentially resulting in further harm and preventing it from being addressed appropriately. The failure of the Issuer's systems and/or disaster recovery plans for any reason could cause significant interruptions in the Issuer's operations and result in a failure to maintain the security, confidentiality or privacy of sensitive data and the Issuer's intellectual property and trade secrets. If such systems are compromised, do not operate properly or are disabled, the Issuer could suffer financial loss, a disruption of the Issuer's businesses, liability to investors, regulatory intervention or reputational damage.

The materialisation of any or all of these operational risks could have a material adverse effect on the Issuer's business (including its reputation), net assets, financial condition, cash flows and results of operations, and

could affect the Issuer's ability to meet its obligations (and could lead to delays or interruptions in its business processes), including its ability to make payments under the Notes to be issued under the Programme.

***23. Redemption of shares in the Issuer at the request of its shareholders could adversely affect the liquidity of the Issuer and result in the sale of investments or the liquidation of the Issuer.***

Shares in the Issuer may be redeemed at the request of holders under the terms and conditions and the restrictions set out in the constitutional documents of the Issuer. In order to satisfy redemption requests of shareholders, the Issuer's General Partner may be required to use available liquidity of the Issuer and consequently such liquidity may not be available to make further investments. However, the General Partner has the option to defer such redemptions. In case of major redemption requests, the General Partner may consider suspension of redemption and consider selling investments of the Issuer to satisfy redemption requests (noting that the satisfaction, by the Issuer, of exceptional levels of redemption requests could result in the Issuer being liquidated). Liquidation of the Issuer could result in a protracted process during which, among other things, all assets of the Issuer (including all real estate assets) would need to be sold. It cannot be excluded that it may take significantly longer than expected to sell certain, or all of, the real estate assets of the Issuer. In addition, liquidating the Issuer may result in considerable losses for the Issuer as a result of real estate assets being disposed of at a price lower than their market value. Should exceptional levels of redemption occur at a particular time, then it could adversely affect the Issuer's ability to meet its payment obligations under the Notes to be issued under the Programme.

***24. Holders of the Notes are structurally subordinated to creditors of the Issuer's subsidiaries.***

The Issuer is a holding company that conducts no business operations and has no revenue generating operations of its own. The Issuer's ability to make payments under the Notes to be issued under the Programme when due will depend upon the receipt by it of dividends, distributions, interest payments and/or advances from the Issuer's subsidiaries. Generally, the claims of creditors of subsidiaries of the Issuer, including both secured and unsecured creditors, will have priority over claims of the Issuer with respect to the assets and revenue of such subsidiaries. In the event of a bankruptcy, liquidation, winding-up or similar proceeding relating to any one or more of the Issuer's subsidiaries, holders of such subsidiaries' indebtedness and all trade creditors of such subsidiaries will generally be entitled to payment of their claim from the assets of such subsidiaries before any remaining assets or disposal proceeds are made available for distribution to the Issuer. Noteholders are therefore structurally subordinated to other creditors of the Issuer's subsidiaries, and as the Issuer's business is wholly conducted through its subsidiary undertakings, the Issuer is wholly dependent on cash flows made available to it by its subsidiaries for its ongoing operations, including making payments when due in respect of the Notes.

***25. The Issuer is exposed to interest rate and interest rate hedging risks.***

The Issuer's performance may be adversely affected by the effects of changes in interest rates on its operations. The Issuer may seek to mitigate the effects of these changes by employing hedging strategies, including engaging in interest rate swaps, caps, floors and other interest rate contracts, and buying and selling interest rates futures and options on such futures. Should the Issuer so elect (and it is under no obligation to do so), the use of these derivative instruments carries certain risks, including the risks that losses on any hedge position resulting from market movements or counterparty default will and, if such losses exceed the amount invested in such derivative instruments, have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due in respect of the Notes.



**26. *The Issuer is exposed to currency and currency hedging risks.***

The Issuer's functional currency is Euro, and a large portion of its investments are in Euro. The Issuer may be subject to fluctuations between the currencies of the investments and the Euro and their economic implications, including, but not limited to, taxation.

The Issuer may (but will not be required to) seek to mitigate currency exchange risks by entering into hedging arrangements with third parties. The Issuer may choose to hedge particular currency exchange risks but not others. While such transactions may reduce certain risks, such transactions themselves entail certain other risks, including potential tax implications. Thus, while the Issuer may benefit from the use of hedging techniques (if any such techniques are employed), unanticipated changes in currency exchange rates may result in a poorer overall performance for the Issuer than if it had not entered into any such transactions; in addition, entering into hedging transactions always results in cost to be paid to the hedging counterparty. In the event of an imperfect correlation between a hedged position and the portfolio position that is intended to be protected, the desired protection will not be obtained and the Issuer may be exposed to risk of loss. Finally, the company issuing a hedging instrument (i.e. the counterparty) may be unable to pay the amount due on such instrument. The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

**27. *The Issuer is exposed to development and associated risks.***

The Issuer may decide from time to time to acquire development projects in order to improve the quality of its logistics portfolio and to meet investment objectives at the relevant time. Realisation of development activities may diverge from the underwriting assumptions made at the time of acquisition of such projects on various factors including (but not limited to) additional costs, delays in the delivery of the capex programme, the loss of an existing tenant and/or more time than anticipated to lease a vacant space to a tenant.

The time and capital expenditure required to complete development projects may be subject to variables due to uncontrollable factors, including, among other things, shortages of materials, equipment, technical skills and labour, adverse weather conditions, natural disasters, labour disputes, disputes with contractors, contractor default, accidents, changes in government priorities and policies, changes in market conditions, delays in obtaining requisite licences, permits and approvals from the relevant authorities and other unforeseeable problems and circumstances. Any of these factors may lead to delays in the completion of a property development and result in costs exceeding those originally budgeted, and completion delays may in turn lead to the potential loss of previously identified tenants or categories of tenant. Excessive letting voids would negatively impact asset values.

The Issuer outsources construction works to construction companies, most of whom enter into sub-contractual relationships with third parties in respect of such work. The Issuer is exposed to the risk of such third-party sub-contractors not performing their obligations under these contracts, including as a result of shortages in raw materials and the unavailability of skilled workers.

Where speculative construction commences before a lease agreement with a tenant is signed, the Issuer is also exposed to the risk of cost overruns and project delays if it becomes necessary to substantially change the design of the building in order to accommodate the preferences of the tenant, once such tenant is found.

These risks could result in the abandonment of projects after significant feasibility study costs and management costs have been expended, or could lead to substantial project delivery delays, which could adversely impact the Issuer's business, net assets, financial condition, cash flows and results of operations. The Issuer may also incur significant opportunity cost when it is not able to carry out development activities in a timely manner, or at all, due to the above and other factors. Furthermore, it typically takes several months or years from the

commencement of a project to completion of a new logistics property, and demand for premises in particular locations may change significantly between the time the Issuer makes the decision to enter a particular market or region and the time at which a logistics property commences operation.

Failure to complete a development project, including redevelopment or refurbishment of an investment project, in accordance with its original schedule or business case, may result in returns on investment being lower than originally expected. Such failure may also result in a breach of obligations undertaken by the Issuer under agreements with future tenants of the property under development. As a result, the Issuer may be exposed to potential claims brought by those tenants against the Issuer.

The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

***28. The Issuer is exposed to risks associated with the granting of permits in respect of its development activities.***

The Issuer invests in development or re-development projects which may require authorisations and/or permits to be obtained from local authorities prior to the commencement of construction or prior to operating the property once completion of the project. There is a risk that the authorities may, on a case-by-case basis, decide to grant building permits under specific conditions or constraints or may even refuse to grant such permits at all. This could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes when due.

Furthermore, objections raised by municipalities, owners of surrounding plots of land and other interested parties may delay the process of granting the permits or otherwise materially adversely affect the Issuer's ability to undertake development activities. In particular, the Issuer's development projects may face public opposition and the Issuer may be forced to make concessions in order to reach an agreement with the relevant municipality and the interested parties. If the Issuer fails to reach such an agreement, it may be forced to amend or even abandon its development project. Prolonged negotiations with the relevant municipality and the interested parties during the permit process may significantly delay the development project.

The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

***29. The Issuer is exposed to risk in connection with its investments in land.***

The Issuer may make limited investments in land to develop a logistic property on a speculative basis or a build to suit project for a tenant on a pre-let basis. The Issuer is exposed to the risk associated with holding a substantial amount of land for future development, or for long periods of time. The Issuer's returns can be diluted if the land potential is not fully utilised.

Furthermore, demand for warehouse space in particular locations may change significantly between the time when the Issuer makes the decision to enter a particular market or region and the time when a logistics property commences operation, as it usually takes several months or years from the commencement of a project to completion of a new logistics property. Changes in the logistics market in particular (or the economic situation in Europe, in general) may result in tenants changing their property requirements, which may expose the Issuer to the risk of holding land located in undesirable areas. Conversely, there is also a risk that the Issuer's land

will not be large enough, both generally and specifically, in areas with high demand, which may constrain the Issuer's growth opportunities.

The Issuer may be further required to incur additional costs or take certain action in connection with the development of land given the changes in governmental policy, such as changes in the zoning, planning and building regulations, which may render the development of logistics property unprofitable.

The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

## **(C) Legal and Regulatory Risks**

### ***30. The Issuer will face legal risks when making investments.***

Investments are usually governed by a complex series of legal documents and contracts. As a result, the risk of dispute over interpretation or enforceability of the documentation may be higher than for other investments. In addition, it is not uncommon for investments to be exposed to a variety of other legal risks. These can include, but are not limited to, environmental issues, land expropriation and other property-related claims, industrial action and legal action from special interest groups. The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

### ***31. The Issuer is exposed to litigation risks.***

The acquisition and disposition of real properties carry certain specific litigation risks. Litigation may be commenced with respect to a property acquired by the Issuer in relation to activities that took place prior to its acquisition of such property. In addition, at the time of disposition of an individual property, a potential buyer may claim that it should have been afforded the opportunity to purchase the asset or alternatively that such potential buyer should be awarded due diligence expenses incurred or statutory damages for misrepresentation relating to disclosure made, if such buyer is passed over in favour of another as part of the Issuer's efforts to maximise sale proceeds. Similarly, successful buyers may later sue the Issuer under various damage theories, including those sounding in tort, for losses associated with latent defects, other problems not uncovered in due diligence, misrepresentation or claims for breach of representations and warranties.

The Issuer is also exposed to litigation risks during the holding period of a property, including, for example, potential litigation with tenants and construction-related disputes.

Failure to complete a development project, including redevelopment or refurbishment of an investment project, in accordance with its original schedule or business case, may result in returns on investment being lower than originally expected. Such failure may also result in breach of obligations undertaken by the Issuer under agreements with future tenants of the property under development. As a result, the Issuer may be exposed to potential claims brought by those tenants against the Issuer.

The materialisation of any or all of these potential claims could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

Additionally, material acquisitions of the Issuer made from time to time may exacerbate any of the above risks.

***32. Certain of the Issuer's investments may be in the form of ground leases, which provide limited rights to the underlying property.***

The Issuer invests from time to time in real estate properties that are subject to ground leases. As a lessee under a ground lease, the Issuer may be exposed to the possibility of losing the property upon termination, or an earlier breach by the Issuer, of the ground lease, which may adversely impact the Issuer's investment performance. Furthermore, ground leases generally provide for certain provisions that limit the ability to sell certain properties subject to the lease. In order to assign or transfer rights and obligations under certain ground leases, the Issuer will generally need to obtain consent of the landlord of such property, which, in turn, could adversely impact the price realised from any such sale. The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***33. Certain properties may require permits or licences.***

A licence, approval or permit may be required to acquire certain properties and their direct or indirect holding companies (or registration may be required before an acquisition can be completed). There can be no guarantee of when and if such a licence, approval or permit will be obtained or if the registration will be effected. The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including the Issuer's ability to make payments under the Notes to be issued under the Programme.

***34. The Issuer could become subject to liability for environmental violations, regardless of whether the Issuer caused such violations.***

The Issuer could become subject to liability in the form of fines or damages for non-compliance with environmental laws and regulations in the jurisdictions where the Issuer's properties are located. These laws and regulations generally govern wastewater discharges, air emissions, the operation and removal of underground and above-ground storage tanks, the use, storage, treatment, transportation and disposal of solid hazardous materials, the remediation of contaminated property associated with the disposal of solid and hazardous materials and other health and safety-related concerns. Some of these laws and regulations may impose joint and several liability on tenants, owners or managers for the costs of investigation or remediation of contaminated properties, regardless of fault or the legality of the original disposal. For example, a current or former owner or manager of real property may be liable for the cost to remove or remediate hazardous or toxic substances, wastes, or petroleum products on, under, from, or in such property. These costs could be substantial and liability under these laws may attach whether or not the owner or manager knew of, or was responsible for, the presence of such contamination. Even if more than one person may have been responsible for the contamination, each liable party may be held entirely responsible for all of the clean-up costs incurred.

In addition, third parties may sue the owner or manager of a property for damages based on personal injury, natural resources, or property damage and/or for other costs, including investigation and clean-up costs, resulting from the environmental contamination. The presence of contamination on one of the Issuer's properties, or the failure to properly remediate a contaminated property, could give rise to a lien in favour of the government for costs it may incur to address the contamination, or otherwise adversely affect the Issuer's ability to sell or lease the property or borrow using the property as collateral. In addition, if contamination is discovered on the Issuer's properties, environmental laws may impose restrictions on the manner in which the property may be used or the businesses that may operate, and these restrictions may require substantial expenditures or prevent the Issuer from entering into leases with prospective tenants. There can be no assurance, however, that such audits will reveal all environmental liabilities relating to an acquired property. Further, there can be no assurance that future laws, ordinances or regulations will not impose any material environmental liability, or that the environmental condition of the Issuer's properties will not be affected by the operations of

the tenants, by the existing condition of the land, by operations in the vicinity of the properties. There can be no assurance that these laws, or changes in these laws, will not have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***35. Changes in government regulations may affect the Issuer's investments.***

The Issuer is subject to laws and regulations governing the ownership and leasing of real property, employment standards, environmental matters, taxes and other matters. It is possible that future changes in applicable federal, state, local or common laws or regulations or changes in their enforcement or regulatory interpretation could result in changes in the legal requirements affecting the Issuer (including with retroactive effect). In addition, the political conditions in the jurisdictions in which the Issuer will operate are also subject to change. Any changes in investment policies or shifts in political attitudes may adversely affect the Issuer's investments. Any changes in the laws to which the Issuer is subject in the jurisdictions in which the Issuer operates could materially affect the rights and title to the Issuer's properties.

In addition, the Issuer must comply with various regulatory and legal requirements, including Luxembourg securities applicable laws and regulations as well as laws imposed by the jurisdictions in which the Issuer operates. Should any of those laws change, the regulatory and legal requirements to which the Issuer may be subject could differ materially from current requirements.

***36. There may be uncertainty in relation to marketing rules.***

The laws of certain jurisdictions may restrict the marketing, offer and sale of the Notes capable of being issued under the Programme.

The Issuer is an alternative investment fund (an "AIF") for the purposes of the 2011/61/EU Alternative Investment Fund Managers Directive (the "AIFMD"). Under AIFMD, the marketing of shares or units in an AIF in the EEA is prohibited unless certain criteria are met. The Issuer does not consider that the marketing, offer and sale of the Notes capable of being issued under the Programme falls within the scope of the AIFMD in the Approved EEA Jurisdictions. There is, however, a risk that any future sale or marketing of such Notes could, in certain jurisdictions, be characterised as the marketing of shares or units for the purposes of the AIFMD. In this scenario, such Notes could only be marketed in the EEA (either generally or in certain specific jurisdiction(s) in the event that there is not harmonised interpretation of the AIFMD throughout the Member States of the EEA) in accordance with the relevant marketing restrictions applicable to AIFs; and, in such scenario, any marketing activities not performed in accordance with those rules, as applicable, may constitute a breach of applicable regulatory requirements. Such characterisation may therefore affect the liquidity of the Notes to be issued under the Programme. It may also affect the regulatory treatment of the Notes to be issued under the Programme for certain types of investor.

***37. Regulatory requirements may limit a future change of use for some properties.***

A change of use of the Issuer's properties may be limited by several regulatory requirements, including monument protection regulations, urban development regulations, specific limitations for postal buildings and general planning law requirements. This may therefore inhibit the Issuer's ability to re-let vacant space to subsequent tenants, or may adversely affect the Issuer's ability to sell, lease or finance the affected properties. The materialisation of any or all of these risks could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***38. The Issuer's business is subject to the general tax environment in the jurisdictions where its properties are located and also to possible future changes in the taxation of enterprises which may change to the Issuer's detriment.***

The Issuer's business is subject to the general tax environment in the jurisdictions where its properties are located, including the general tax environment in European countries. In addition, the Issuer is a Luxembourg based investment entity and may rely on the tax frameworks entered between Luxembourg and the countries where its assets are located. Changes in tax legislation and policy, administrative practice or case law could have adverse tax consequences for the Issuer. In addition, despite the existence of a general principle prohibiting retroactive changes, amendments to applicable laws, orders and regulations may be issued or altered with retroactive effect within certain limits. Additionally, divergent interpretations of tax laws by the tax authorities or the tax courts are possible. These interpretations may change at any time with adverse effects on the Issuer's taxation burden. Furthermore, court decisions are often overruled by the tax authorities or tax courts which might lead to a higher burden as well as increased legal and tax advisory costs for the Issuer. Additionally, if adverse changes in the tax framework should occur, individually or together, this could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations. If these risks were to materialise, it could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

***39. The Issuer's properties are, and any properties the Issuer acquires in the future will be, subject to property taxes that may increase in the future, which could adversely affect the Issuer's cash flow.***

The Issuer's properties are, and any properties the Issuer acquires in the future will be, subject to real and personal property taxes that may increase as property tax rates change and as the properties are assessed or reassessed by taxing authorities. Some of the Issuer's leases may provide that the property taxes, or increases therein, are charged to the lessees as an expense related to the properties that they occupy. As the owner of the properties, however, the Issuer is ultimately responsible for payment of the taxes to the government. If property taxes increase, the Issuer's tenants may be unable to make the required tax payments, ultimately requiring the Issuer to pay the taxes. In addition, the Issuer is generally responsible for property taxes related to any vacant space. Consequently, any tax increases may adversely affect the Issuer's results of operations at such properties, and could also affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme.

Additionally, material acquisitions of the Issuer made from time to time may exacerbate any of the above risks.

**(D) Risks Relating to Potential Conflicts of Interests involving the Issuer**

***40. Service fees may present a conflict of interest.***

The Issuer's General Partner will retain the services of certain related parties to the General Partner, the AIFM or AXA IM with respect to some of the activities of the Issuer and pay a fee out of the assets of the Issuer to such person for their services. The use of related parties to the General Partner, the AIFM, AXA IM in connection with the retention of these services raises potential conflicts of interest in that there may be an incentive for the General Partner, AXA IM-Alts to favour related parties to the General Partner, the AIFM, AXA IM over more qualified service providers and/or to agree to pay fees that are higher than the fees charged for comparable services, in each case, which could be materially adverse to the business operations and performance of the Issuer. See also the sections headed "*Business Description – The AIFM*", "*Business Description – Certain Relationships and Related Party Transactions*" and "*Business Description – The AIFM*".

**41. *The relationship between the General Partner, the Issuer, the AIFM, and AXA IM-Alts may present a conflict of interest.***

The General Partner and the AIFM are entities within the AXA IM-Alts division of AXA IM. The General Partner and the AIFM are assisted in the conduct of the businesses by directors, officers or employees acting for both the Issuer, any of the subsidiaries of the Issuer and other AXA IM-Alts entities. Because of these relationships, certain directors, officers or employees, if applicable, of the General Partner, the AIFM and the subsidiaries of the Issuer may have obligations or owe allegiances to others that may conflict with their duties to the Issuer or any of the subsidiaries of the Issuer.

Further, a director or officer of the General Partner or the AIFM may also serve on the boards or management committees of, or occupy senior management roles within, AXA IM-Alts. Where the individual is acting in his or her capacity as a director, a member of the management committee or a senior manager of AXA IM-Alts, then he or she will be required to make decisions that consider the best interests of AXA IM-Alts, as the case may be, to whom his or her duties are owed, and to its investors and their stakeholders.

In some instances, decisions that may be in the best interests of AXA IM-Alts may not be in the best interests of the Issuer or any of the subsidiaries of the Issuer, and *vice versa*. Accordingly, this may give rise to conflicts of interest between the individual's duties as a director of the General Partner or the AIFM and his or her duties as a director or employee of AXA IM-Alts.

The General Partner and the AIFM may engage other divisions within AXA IM-Alts and the wider AXA IM group to provide services to the Issuer or any of the subsidiaries of the Issuer, such as equity and/or debt financings, general corporate administration and secretarial services, including directorship services, acquisition, disposal or sale of investments or assets or businesses held by subsidiaries of the Issuer. Furthermore, the Issuer or any of its subsidiaries may enter into service agreements with affiliates of the General Partner and the AIFM.

Although the Issuer has in place policies to manage the conflict of interests, there can be no assurance that these measures will provide protection. Any such conflicts of interest could have a material adverse effect on the Issuer's business, net assets, financial condition, cash flows and results of operations, and could affect the Issuer's ability to meet its obligations, including its ability to make payments under the Notes to be issued under the Programme when due.

**42. *AXA IM-Alts services and relationships may present a conflict of interest.***

AXA IM-Alts and its constituent entities may provide investment management or advisory services to, and/or invest in, other clients, investment vehicles or product lines which may have similar investment objectives to those of the Issuer. To ensure fair allocation of investment opportunities between the Issuer and such other clients, investment vehicles or product lines, AXA IM-Alts has adopted an investment allocation policy to establish a transparent and structured process in allocating properties in those cases where more than one fund, investment vehicle, client or separately managed account may be eligible to invest in such property.

AXA IM-Alts may from time to time acquire and operate other asset management and advisory businesses ("**Additional Businesses**") whose investment mandates overlap with the investment mandate and investment objectives of the Issuer. In such event, AXA IM-Alts shall be free to allocate investment opportunities between the Issuer and the Additional Businesses as it deems fair and appropriate having regard, *inter alia*, to the respective investment objectives and policies of the Issuer, the Additional Businesses, the nature of the contractual or other terms applicable to the Issuer and the Additional Businesses, and applicable regulatory requirements.

**43. *The directors or officers of the General Partner and the AIFM may be conflicted.***

Directors or officers of the General Partner and the AIFM may serve as directors of certain subsidiaries of the Issuer and, in that capacity, will be required to make decisions that consider the best interests of such subsidiary. In certain circumstances, for example in situations involving bankruptcy or near-insolvency of a subsidiary of the Issuer, actions that may be in the best interests of such subsidiary may not be in the best interests of the Issuer, and *vice versa*. Accordingly, in these situations, there may be conflicts of interest between such an individual's duties as a director or officer of the General Partner or the AIFM and his or her duties as a director of the relevant subsidiary.

**44. *Some Luxembourg tax rules may restrict the tax deduction capacity of the Issuer in certain limited circumstances.***

The Luxembourg law dated 21 December 2018 that transposed the anti-tax avoidance rules laid down in the Council Directive (EU) 2016/1164 (the "**ATAD Law**") and the Luxembourg law dated 20 December 2019 that transposed the Council Directive (EU) 2017/952 (the "**ATAD 2 Law**") may impact the tax position of the Issuer (including its performance) in certain limited circumstances.

According to the ATAD Law, the tax deduction of interest payments made by the Issuer under the Notes to be issued under the Programme may be denied if (i) the Issuer has exceeding borrowings costs (i.e. tax-deductible borrowing costs that are in excess of the taxable interest income and other economically equivalent taxable income of the Issuer) and (ii) such exceeding borrowing costs are higher than (a) 30 per cent. of the Issuer's EBITDA and (b) €3 million.

Furthermore, based on the ATAD 2 Law, the tax deduction of payments made by the Issuer under the Notes to be issued under the Programme may also be denied if (i) such payments are not included in the taxable base of the ultimate recipient/beneficiary as a result of a hybrid mismatch and (ii) (a) the ultimate recipient/beneficiary of the payment and the Issuer are associated enterprises or (b) the ultimate recipient/beneficiary and the Issuer have concluded a structured arrangement which entails this hybrid mismatch.

Finally, according to the Luxembourg law dated 10 February 2021 and applicable since 1 March 2021, the tax deduction of interest due by the Issuer may be denied if the following conditions are simultaneously met:

- (i) the beneficiary of the interest is a collective entity, as defined by Article 159 of the Luxembourg income tax law ("**LITL**"). If the beneficiary of the interest is not the beneficial owner, the actual beneficial owner will have to be considered;
- (ii) the collective entity, which is the beneficial owner of the interest, is an affiliated enterprise of the Issuer, within the meaning of Article 56 LITL; and
- (iii) the collective entity, which is the beneficial owner of the interest, is established in a country included in the EU list of non-cooperative countries and territories (the "**EU blacklist**"). Subject to subsequent updates, the EU blacklist currently includes the American Samoa, Anguilla, Fiji, Guam, Palau, Panama, Russia, Samoa, Trinidad and Tobago, US Virgin Islands and Vanuatu. Any change to such list could materially and adversely affect the amount of payments made by the Issuer.

## **2. RISKS RELATING TO THE NOTES**

### **1. *Notes issued as Green Bonds may not meet investor expectations or requirements for all investors seeking exposure to green assets.***

The Issuer may issue Notes under the Programme which are specified as Green Bonds in the applicable Pricing Supplement. It will be the intention of the Issuer to apply an amount equal to the net proceeds of such Green Bonds towards financing and/or refinancing Eligible Green Projects as further described in the Green Finance



Framework. The Green Finance Framework may also be subject to review and change at any time and the Green Finance Framework may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in this Base Listing Particulars. For the avoidance of doubt, the Green Finance Framework is not incorporated in this Base Listing Particulars. A prospective investor should have regard to the information set out in this Base Listing Particulars, including under the section headed “*Use of Proceeds*”, the applicable Pricing Supplement and the Green Finance Framework regarding such use of proceeds and consult with their legal and other advisers before making an investment in any such Notes and must determine for itself the relevance of such information for the purpose of an investment in such Notes together with any other investigation it deems necessary.

No assurance is given by the Issuer, the Arranger, any Dealer or any other person that such use of proceeds will satisfy any present or future investment criteria or guidelines with which an investor is required (including, but not limited to, in relation to the EU Taxonomy Regulation and any related technical screening criteria, the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the UK), or intends, to comply, in particular with regard to any direct or indirect environmental or sustainability impact of any project or uses, the subject of or related to, the Green Finance Framework.

No assurance can be given that Eligible Green Projects will meet investor expectations or requirements regarding such “green”, “sustainable”, “social” or similar labels (including, but not limited to, in relation to the EU Taxonomy Regulation and any related technical screening criteria, the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the UK or any market standards or guidance, including green, sustainable or social bond principles or the ICMA Principles) or any requirements of such labels as they may evolve from time to time. Any Green Bonds issued under the Programme will not be compliant with the EU Green Bond Regulation and are only intended to comply with the requirements and processes in the Green Finance Framework. It is not clear if the establishment of the “EuGB label” and the optional disclosures regime for bonds issued as “environmentally sustainable” under the EU Green Bond Regulation could have an impact on investor demand for, and pricing of, green use of proceeds bonds that do not comply with the requirements of the “EuGB label” or the optional disclosures regime, such as the Green Bonds issued under this Programme. It could result in reduced liquidity or lower demand or could otherwise affect the market price of any Green Bonds issued under this Programme that do not comply with those standards proposed under the EU Green Bond Regulation. Each prospective investor should have regard to the factors described in the Green Finance Framework and the relevant information contained in this Base Listing Particulars and seek advice from their independent financial adviser or other professional adviser regarding its purchase of the relevant Notes before deciding to invest. Further, there can be no assurance that the Issuer’s long-term strategy for responsible investment (see the section headed “*Business Description – Responsible Investing*”) will meet investor expectations or requirements.

***2. No assurance of suitability or reliability of any Second Party Opinion or any other opinion or certification of any third party relating to any Green Bonds.***

The Second Party Opinion provides an opinion on certain environmental and related considerations and is not intended to address any credit, market or other aspects of an investment in any Notes, including without limitation market price, marketability, investor preference or suitability of any security. The Second Party Opinion is a statement of opinion, not a statement of fact. No representation or assurance is given by the Issuer, the Arranger or the Dealers as to the suitability or reliability of the Second Party Opinion. For the avoidance of doubt, the Second Party Opinion is not incorporated in this Base Listing Particulars. The Second Party Opinion is not a recommendation by the Issuer, the Arranger, any Dealer or any other person to buy, sell or hold the Notes and is current only as of the date it was issued.

The criteria and/or considerations that form the basis of the Second Party Opinion or any such other opinion, review, certification or post-issuance report may change at any time and the Second Party Opinion may be

amended, updated, supplemented, replaced and/or withdrawn from time to time, and any subsequent version(s) may differ from any description given in this Base Listing Particulars. Any withdrawal of the Second Party Opinion or any other opinion, review, certification or post-issuance report may have a material adverse effect on the value of any Green Bonds in respect of which such opinion, review certification or post-issuance report is given and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose. As at the date of this Base Listing Particulars, the providers of such opinions and certifications are not subject to any specific regulatory or other regime or oversight. Prospective investors must determine for themselves the relevance of the Second Party Opinion and/or the information contained therein. The Second Party Opinion and any other such opinion, review, certification or post-issuance report do not form part of, nor are they incorporated by reference in, this Base Listing Particulars.

**3. *No assurance that Green Bonds will be admitted to trading on any dedicated "green", "sustainable", "social" (or similar) segment of any stock exchange or market, or that any admission obtained will be maintained.***

In the event that any such Notes are listed or admitted to trading on any dedicated "green", "sustainable", "social", "environmental", or other equivalently-labelled segment of any stock exchange or securities market (whether or not regulated), no representation or assurance is given by the Issuer, the Arranger, any Dealer or any other person that such listing or admission satisfies, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates, in particular with regard to any direct or indirect environmental, sustainability or social impact of any projects or uses, the subject of or related to, any Eligible Green Projects. Furthermore, it should be noted that the criteria for any such listings or admission to trading may vary from one stock exchange or securities market to another. No representation or assurance is given or made by the Issuer, the Arranger, any Dealer or any other person that any such listing or admission to trading will be obtained in respect of any such Notes or, if obtained, that any such listing or admission to trading will be maintained during the life of the Notes.

**4. *No breach of contract or Event of Default related to "green", "sustainable", "social" or equivalent characteristics.***

While it will be the intention of the Issuer to apply an amount equal to the net proceeds of Notes issued under the Programme which are specified as Green Bonds in the applicable Pricing Supplement, and to report on the use of proceeds, as described under the section headed "Use of Proceeds", there is no contractual obligation to do so. There can be no assurance that any such Eligible Green Projects will be available or capable of being implemented in the manner anticipated and, accordingly, that the Issuer will be able to use the proceeds for such Eligible Green Projects as intended. In addition, there can be no assurance that Eligible Green Projects will be completed as expected or achieve the impacts or outcomes (environmental, social or otherwise) originally expected or anticipated. None of a failure by the Issuer to allocate an amount equal to the net proceeds of such Notes, or to report on the use of proceeds or Eligible Green Projects as anticipated, or a withdrawal by a third party of an opinion or certification in connection with the Notes, or the failure of the Notes to meet investors' expectations requirements regarding any "ESG", "green", "sustainable", "social" or similar labels will constitute an Event of Default or breach of contract with respect to the Notes.

A failure of the Notes to meet investor expectations or requirements as to their "ESG", "green", "sustainable", "social" or equivalent characteristics including the failure to apply proceeds for Eligible Green Projects, the withdrawal of the Second Party Opinion, the Notes ceasing to be listed or admitted to trading on any dedicated stock exchange or securities market as aforesaid or the failure by the Issuer to report on the use of proceeds or Eligible Green Projects as anticipated, may have a material adverse effect on the value of such Notes and/or may have consequences for certain investors with portfolio mandates to invest in green assets (which

consequences may include the need to sell the Notes as a result of the Notes not falling within the investor's investment criteria or mandate).

**5. *The Notes may be redeemed prior to maturity.***

In the event that, as a result of a change in law or regulation, the Issuer would be obliged to increase the amounts payable in respect of any Notes due to any withholding or deduction for or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of the Grand Duchy of Luxembourg or any political subdivision thereof or any authority therein or thereof having power to tax, and such obligation cannot be avoided by reasonable measures, the Issuer may redeem all outstanding Notes in accordance with the Conditions.

In addition, if, in the case of any particular Tranche, the Pricing Supplement specifies that the Notes are redeemable at the Issuer's option in certain other circumstances, the Issuer may choose to redeem the Notes at times when prevailing interest rates may be relatively low. In such circumstances an investor may not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as that of the Notes and may only be able to do so at a significantly lower rate. An optional redemption feature is likely to limit the market value of the Notes. During any period when the Issuer may elect to redeem the Notes, the market value of the Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

In addition, if in the case of any particular Tranche, the Call Option is specified in the relevant Pricing Supplement as being applicable, any redemption of such Notes may, at the option of the Issuer, be conditional on one or more conditions precedent, in which case the notice of redemption shall state the applicable condition(s) precedent and that, in the Issuer's discretion, the date fixed for redemption may be delayed until such time as any or all of such condition(s) shall be satisfied, or waived by the Issuer, or such redemption may not occur in the event that any or all such condition(s) shall not have been satisfied or waived by the Issuer by the date fixed for redemption, or by the date fixed for redemption so delayed. Such feature, which makes an announced redemption uncertain, may limit the market value of the Notes.

With respect to the Issuer Residual Call at Condition 10(e) of the Conditions, there is no obligation on the Issuer to inform investors if and when the Call Threshold has been reached or is about to be reached, and the Issuer's right to redeem will exist notwithstanding that (a) immediately prior to the serving of a notice in respect of the exercise of the call option, the Notes may have been trading significantly above the redemption amount, thus potentially resulting in a loss of capital invested; or (b) the Issuer may have previously redeemed or purchased Notes early, at the Issuer's option, above the redemption amount.

**6. *There is no active trading market for the Notes or if one does develop, it may be illiquid.***

The Notes issued under the Programme will be new securities which may not be widely distributed and for which there is currently no active trading market (unless in the case of any particular Tranche, such Tranche is to be consolidated with and form a single series with a Tranche which is already issued). Although an application has been made for the Notes issued under the Programme to be admitted to listing on the Official List and to trading on the GEM, there is no assurance that such application will be accepted, that any particular Tranche will be so admitted or that an active trading market will develop. If a market for the Notes does develop, it may not be very liquid. If a Tranche is issued to a single investor or a limited number of investors, this may result in an even more illiquid or volatile market in such Notes. If the Notes are traded after their initial issuance, they may trade at a discount to their initial offering price, depending upon prevailing interest rates, the market for similar securities, general economic conditions and the financial condition of the Issuer.

Each purchaser of the Notes will be deemed to represent that it is not a U.S. person or persons acquiring for the account or benefit of U.S. persons. Each transferee of the Notes will be deemed to represent that it is (A) not a

U.S. person or persons acquiring for the account or benefit of U.S. persons; or (B) a Qualified Purchaser, if such transfer or resale is made in the United States or to a U.S. person outside the United States. A holder of an interest in the Note that is required to sell such interest in such circumstance may not be able to sell such interest at a price equal to or greater than the purchase price of such interest and may not be able to invest the proceeds from the sale of such interest in an alternative investment that will provide the same return relative to the level of risk assumed on such interest.

**7. *Credit Rating may not reflect all risks.***

One or more independent credit rating agencies may assign credit rating to the issue of Notes. The rating may not reflect the potential impact of all risks related to structure, market, additional factors discussed in this section, and other factors that may affect the value of the Notes. A credit rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

**8. *Modifications, waivers and substitution.***

The Conditions and the Trust Deed contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

The Conditions and the Trust Deed also provide that the Trustee may, without the consent of Noteholders, agree to (i) any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes, the Conditions, the Trust Deed or the Agency Agreement without the consent of the Noteholders, (ii) that any Event of Default or Potential Event of Default (as defined in the Trust Deed) shall not be treated as such or (iii) agree to the substitution of any holding company of the Issuer, Subsidiary of the Issuer or successor in business of the Issuer as the principal debtor in relation to the Notes and Coupons of any Series in the circumstances described in the Conditions and the Trust Deed, provided that in the case of (i), (ii) and (iii), the Trustee is of the opinion that to do so would not be materially prejudicial to the interests of Noteholders.

Subject to and in accordance with the Conditions and the Trust Deed, in certain circumstances the Trustee shall be obliged to consent to certain changes to the interest calculation of Floating Rate Notes, without the consent of Noteholders.

Accordingly, there is a risk that the terms of the Notes, the Conditions, or the Trust Deed may be modified, waived or amended in circumstances where a Noteholder does not agree to such modification, waiver or amendment, which may adversely impact the rights of such Noteholder.

**9. *Notes with integral multiples.***

In relation to any issue of Notes which have a denomination consisting of the minimum Specified Denomination plus a higher integral multiple of another smaller amount, it is possible that the Notes may be traded in amounts in excess of the minimum Specified Denomination that are not integral multiples of the minimum Specified Denomination. Noteholders who, as a result of trading such amounts, hold a principal amount of Notes other than a multiple of the minimum Specified Denomination will receive definitive Notes in respect of their holding (provided that the aggregate amount of Notes they hold is in excess of the minimum Specified Denomination), however, any such definitive Notes which are printed in denominations other than the minimum Specified Denomination may be illiquid and difficult to trade. Furthermore, a Noteholder who, as a result of trading such amounts, holds a principal amount of less than the minimum Specified Denomination may not receive a definitive Note in respect of such holding (should definitive Notes be printed) and would need to purchase a principal amount of Notes such that its holding amounts to a Specified Denomination.

***10. Because the Global Notes are held by or on behalf of Euroclear and Clearstream, Luxembourg, holders of the Notes will have to rely on their procedures for transfer, payment and communication with the Issuer.***

Notes issued under the Programme may be represented by one or more Global Bearer Notes or Global Registered Notes (together the “**Global Notes**”) (as the case may be). Such Global Notes will be deposited with a common depository or common safekeeper, as the case may be, for Euroclear and Clearstream, Luxembourg or any other relevant clearing system. Except in the circumstances described in the relevant Global Note, holders of the Notes will not be entitled to receive definitive Notes or, in the case of Global Registered Notes, Individual Note Certificates. Euroclear and Clearstream, Luxembourg or any other relevant clearing system will maintain records of the beneficial interests in the Global Notes. While the Notes are represented by one or more Global Notes, holders of the Notes will be able to trade their beneficial interests only through Euroclear and Clearstream, Luxembourg or any other relevant clearing system and their participants.

While the Notes are represented by one or more Global Notes the Issuer will discharge its payment obligations under the Notes by making payments to or to the order of the common depository or common safekeeper, as the case may be, for Euroclear and Clearstream, Luxembourg or any other relevant clearing system for distribution to their account holders. A holder of a beneficial interest in a Global Note must rely on the procedures of Euroclear and Clearstream, Luxembourg or any other relevant clearing system to receive payments under the relevant Notes. The Issuer has no responsibility or liability for the records relating to, or payments made in respect of, beneficial interests in the Global Notes.

Holders of beneficial interests in the Global Notes will not have a direct right to vote in respect of the relevant Notes. Instead, such holders will be permitted to act only to the extent that they are enabled by Euroclear and Clearstream, Luxembourg or any other relevant clearing system to appoint appropriate proxies.

***11. Interest Rate Risks.***

Investment in fixed rate Notes involves the risk that subsequent changes in market interest rates may adversely affect the value of fixed rate Notes.

***12. If an investor holds Notes which are not denominated in the investor’s home currency, it will be exposed to movements in exchange rates adversely affecting the value of its holding. In addition, the imposition of exchange controls in relation to any Notes could result in an investor not receiving payments on those Notes.***

The Issuer will pay principal and interest on the Notes in the currency specified in the applicable Pricing Supplement (the “**Specified Currency**”). This presents certain risks relating to currency conversions if an investor’s financial activities are denominated principally in a currency or currency unit (the “**Investor’s Currency**”) other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor’s Currency) and the risk that authorities with jurisdiction over the Investor’s Currency may impose or modify exchange controls. An appreciation in the value of the Investor’s Currency relative to the Specified Currency would decrease: (1) the Investor’s Currency-equivalent yield on the Notes; (2) the Investor’s Currency equivalent value of the principal payable on the Notes; and (3) the Investor’s Currency equivalent market value of the Notes.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate or the ability of the Issuer to make payments in respect of the Note. As a result, investors may receive less interest or principal than expected, or no interest or principal.

### ***13. Regulation of benchmarks may lead to future reforms or discontinuation .***

The Euro Interbank Offered Rate (“**EURIBOR**”) and other interest rates or other types of rates and indices which are deemed to be benchmarks have been subject to significant regulatory scrutiny and legislative intervention in recent years. This relates not only to creation and administration of benchmarks, but also, to the use of a benchmark rate.

In the EU, for example, Regulation (EU) No. 2016/1011, as amended (the "**EU Benchmarks Regulation**") applies to the provision of, contribution of input data to, and the use of, a benchmark within the EU, subject to certain transitional provisions. Similarly, Regulation (EU) No. 2016/1011 as it forms part of UK domestic law by virtue of the EUWA, as amended (the "**UK Benchmarks Regulation**") applies to the provision of, contribution of input data to, and the use of, a benchmark within the UK, subject to certain transitional provisions. Legislation such as the EU Benchmarks Regulation or the UK Benchmarks Regulation, if applicable, could have a material impact on any Notes linked to EURIBOR or another benchmark rate or index – for example, if the methodology or other terms of the benchmark are changed in the future in order to comply with the terms of the EU Benchmarks Regulation or UK Benchmarks Regulation or other similar legislation, or if a critical benchmark is discontinued or is determined by a regulator to be "no longer representative". Such factors could (amongst other things) have the effect of reducing or increasing the rate or level or may affect the volatility of the published rate or level of the benchmark. They may also have the effect of discouraging market participants from continuing to administer or contribute to certain "benchmarks", trigger changes in the rules or methodologies used in certain "benchmarks", or lead to the discontinuance or unavailability of quotes of certain "benchmarks".

Although EURIBOR has subsequently been reformed in order to comply with the terms of the EU Benchmarks Regulation, it remains uncertain as to how long it will continue in its current form, or whether it will be further reformed or replaced with the Euro Short Term Rate ("**€STR**") or an alternative benchmark.

The elimination of EURIBOR or any other benchmark, or changes in the manner of administration of any benchmark, could require or result in an adjustment to the interest calculation provisions of the Conditions (as further described in Condition 8(m) (*Benchmark Replacement-Independent Adviser*)), or result in adverse consequences to holders of any Notes linked to such benchmark (including Floating Rate Notes whose interest rates are linked to EURIBOR or any other such benchmark that is subject to reform). Furthermore, even prior to the implementation of any changes, uncertainty as to the nature of alternative reference rates and as to potential changes to such benchmark may adversely affect such benchmark during the term of the relevant Notes, the return on the relevant Notes and the trading market for securities (including the Notes) based on the same benchmark.

### ***14. The administrator of Sterling Overnight Index Average ("**SONIA**") or Secured Overnight Financing Rate ("**SOFR**") or any related indices may make changes that could change the value of SONIA or SOFR or any related index, or discontinue SONIA or SOFR or any related index.***

Newer reference rates or any related indices and rates that fall outside the scope of the EU Benchmarks Regulation and UK Benchmarks Regulation may also be subject to changes or discontinuation. For example, the Bank of England, the Federal Reserve or the Bank of New York as administrators of SONIA (and the SONIA Compounded Index) or SOFR (and the SOFR Compounded Index), respectively, may make methodological or other changes that could change the value of these risk-free rates and/or indices, including changes related to the method by which such risk-free rate is calculated, eligibility criteria applicable to the transactions used to calculate SONIA or SOFR, or timing related to the publication of SONIA or SOFR or any related indices. In addition, the administrator may alter, discontinue or suspend calculation or dissemination of SONIA or SOFR or any related index (in which case a fallback method of determining the interest rate on the

Notes will apply). The administrator has no obligation to consider the interests of Noteholders when calculating, adjusting, converting, revising or discontinuing any such risk-free rate.

***15. Interest rate "fallback" arrangements may lead to Notes performing differently or the effective application of a "fixed rate".***

If a relevant benchmark (including any page on which such benchmark may be published (or any other successor service)) becomes unavailable or a Benchmark Event or a Benchmark Transition Event (each as defined in the Conditions), as applicable, occurs, the Conditions of the Notes provide for certain fallback arrangements.

Such fallback arrangements include the possibility that the rate of interest could be set by reference to a successor rate or an alternative rate and that such successor rate or alternative reference rate may be adjusted (if required) in accordance with the recommendation of a relevant governmental body or in order to reduce or eliminate, to the extent reasonably practicable in the circumstances, any economic prejudice or benefit (as applicable) to investors arising out of the replacement of the relevant benchmark, although the application of such adjustments to the Notes may not achieve this objective.

Any such changes may result in the Notes performing differently (which may include payment of a lower interest rate) than if the original benchmark continued to apply. It is also possible that such an event may be deemed to have occurred prior to the issue date for a Series of Notes. Moreover, due to the uncertainty concerning the availability of successor rates and alternative reference rates and the involvement of an Independent Adviser (as defined in the Conditions) in certain circumstances, the relevant fallback provisions may not operate as intended at the relevant time. Additionally, in certain circumstances, the ultimate fallback of interest for a particular Interest Period may result in the rate of interest for the last preceding Interest Period being used, which may result in the effective application of a fixed rate for Floating Rate Notes based on the rate which was last observed on the Relevant Screen Page.

Any such consequences could have a material adverse effect on the value of and return on any such Notes. Investors should consult their own independent advisers and make their own assessment about the potential risks arising from the possible cessation or reform of certain reference rates in making any investment decision with respect to any Notes linked to or referencing a benchmark.

***16. Methodologies for the calculation of risk-free rates (including overnight rates or forward-looking rates) as reference rates for Floating Rate Notes may vary and may evolve.***

"Risk-free" rates, such as SONIA and SOFR as reference rates for Eurobonds, have become more commonly used as benchmark rates for bonds in recent years. Most of the rates are backwards-looking, but the methodologies to calculate the risk-free rates are not uniform. Such different methodologies may result in slightly different interest amounts being determined in respect of otherwise similar securities. The Issuer may in the future also issue Notes referencing SONIA, SONIA Compounded Index, SOFR or SOFR Compounded Index that differ materially in terms of interest determination when compared with any previous Notes issued by it under this Programme. Such variations could result in reduced liquidity or increased volatility or might otherwise affect the market price of any Notes that reference a risk-free rate issued under this Programme from time to time. In addition, investors should consider how any mismatch between applicable conventions for the use of reference rates in the bond, loan and derivatives markets may impact any hedging or other financial arrangements which they may put in place in connection with any acquisition, holding or disposal of Notes referencing such risk-free rates.

Investors should consider these matters when making their investment decision with respect to any Notes which reference SONIA, SOFR or any related indices.

***17. It is not possible to calculate interest rates in advance for Notes which reference SONIA, SOFR or any related indices.***

Interest on Notes which reference a backwards-looking risk-free rate is only capable of being determined immediately prior to the relevant Interest Payment Date. It may therefore be difficult for investors in Notes which reference such risk-free rates reliably to estimate the amount of interest which will be payable on such Notes. Further, in contrast to Notes linked to interbank offered rates, if Notes referencing backwards-looking rates become due and payable as a result of an Event of Default under Condition 13, or are otherwise redeemed early on a date which is not an Interest Payment Date, the final Rate of Interest payable in respect of such Notes shall be determined by reference to a shortened period ending immediately prior to the date on which the Notes become due and payable or are scheduled for redemption.



## **PRICING SUPPLEMENT AND DRAWDOWN LISTING PARTICULARS**

In this section the expression “necessary information” means, in relation to any Tranche, all information which is, according to the particular nature of the Issuer and of the Notes, necessary to enable investors to make an informed assessment of the assets and liabilities, financial position, profits and losses and prospects of the Issuer and of the rights attaching to the Notes. In relation to the different types of Notes which may be issued under the Programme, the Issuer has included in this Base Listing Particulars all of the necessary information except for information relating to the Notes which is not known at the date of this Base Listing Particulars and which can only be determined at the time of an individual issue of a Tranche.

Any information relating to the Notes which is not included in this Base Listing Particulars and which is required in order to complete the necessary information in relation to a Tranche will be contained either in the relevant Pricing Supplement or in a Drawdown Listing Particulars.

For a Tranche which is the subject of a Pricing Supplement, such Pricing Supplement will, for the purposes of that Tranche only, complete this Base Listing Particulars and must be read in conjunction with this Base Listing Particulars. The terms and conditions applicable to any particular Tranche which is the subject of a Pricing Supplement are the Conditions described in the relevant Pricing Supplement as supplemented to the extent described in the relevant Pricing Supplement.

The terms and conditions applicable to any particular Tranche which is the subject of a Drawdown Listing Particulars will be the Conditions as supplemented, amended and/or replaced to the extent described in the relevant Drawdown Listing Particulars. In the case of a Tranche which is the subject of a Drawdown Listing Particulars, each reference in this Base Listing Particulars to information being specified or identified in the relevant Pricing Supplement shall be read and construed as a reference to such information being specified or identified in the relevant Drawdown Listing Particulars unless the context requires otherwise.

## FORMS OF THE NOTES

### Bearer Notes

Each Tranche in bearer form (“**Bearer Notes**”) will initially be in the form of either a temporary global note in bearer form (the “**Temporary Global Note**”), without interest coupons, or a permanent global note in bearer form (the “**Permanent Global Note**”), without interest coupons, in each case as specified in the relevant Pricing Supplement. Each Temporary Global Note or, as the case may be, Permanent Global Note (each a “**Global Note**”) which is not intended to be issued in new global note (“**NGN**”) form, as specified in the relevant Pricing Supplement, will be deposited on or around the issue date of the relevant Tranche of the Notes with a depository or a common depository for Euroclear Bank SA/NV (“**Euroclear**”) and/or Clearstream Banking S.A. (“**Clearstream, Luxembourg**”) and/or any other relevant clearing system and each Global Note which is intended to be issued in NGN form, as specified in the relevant Pricing Supplement, will be deposited on or around the issue date of the relevant Tranche of the Notes with a common safekeeper for Euroclear and/or Clearstream, Luxembourg.

On 13 June 2006, the European Central Bank (the “**ECB**”) announced that Notes in NGN form are in compliance with the “Standards for the use of EU securities settlement systems in ESCB credit operations” of the central banking system for the euro (the “**Eurosystem**”), provided that certain other criteria are fulfilled. At the same time the ECB also announced that arrangements for Notes in NGN form will be offered by Euroclear and Clearstream, Luxembourg as of 30 June 2006 and that debt securities in global bearer form issued through Euroclear and Clearstream, Luxembourg after 31 December 2006 will only be eligible as collateral for Eurosystem operations if the NGN form is used.

The relevant Pricing Supplement will indicate whether such Bearer Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Bearer Notes are to be so held does not necessarily mean that the Bearer Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any times during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria.

In the case of each Tranche of Bearer Notes, the relevant Pricing Supplement will also specify whether United States Treasury Regulation §1.163-5(c)(2)(i)(C) (the “**TEFRA C Rules**”) or United States Treasury Regulation §1.163-5(c)(2)(i)(D) (the “**TEFRA D Rules**”) are applicable in relation to the Notes or, if the Notes do not have a maturity of more than 365 days, that neither the TEFRA C Rules nor the TEFRA D Rules are applicable.

### Temporary Global Note exchangeable for Permanent Global Notes

If the relevant Pricing Supplement specifies the form of Notes as being “Temporary Global Note exchangeable for a Permanent Global Note”, then the Notes will initially be in the form of a Temporary Global Note which will be exchangeable, in whole or in part, for interests in a Permanent Global Note, without interest coupons, not earlier than 40 days after the issue date of the relevant Tranche of the Notes upon certification as to non-U.S. beneficial ownership. No payments will be made under the Temporary Global Note unless exchange for interests in the Permanent Global Note is improperly withheld or refused. In addition, interest payments in respect of the Notes cannot be collected without such certification of non-U.S. beneficial ownership.

Whenever any interest in the Temporary Global Note is to be exchanged for an interest in a Permanent Global Note, the Issuer shall procure (in the case of first exchange) the delivery of a Permanent Global Note, duly authenticated and, in the case of a NGN, effectuated, to the bearer of the Temporary Global Note or (in the case

of any subsequent exchange) an increase in the principal amount of the Permanent Global Note in accordance with its terms against:

- (i) presentation and (in the case of final exchange) presentation and surrender of the Temporary Global Note to or to the order of the Principal Paying Agent; and
- (ii) receipt by the Principal Paying Agent of a certificate or certificates of non-U.S. beneficial ownership, within seven days of the bearer requesting such exchange.

The Permanent Global Note will become exchangeable, in whole but not in part only and at the request of the bearer of the Permanent Global Note, for Bearer Notes in definitive form (“**Definitive Notes**”):

- (i) on the expiry of such period of notice as may be specified in the relevant Pricing Supplement; or
- (ii) at any time, if so specified in the Pricing Supplement; or
- (iii) if the relevant Pricing Supplement specifies “in the limited circumstances described in the Permanent Global Note”, then if either of the following events occurs:
  - (a) Euroclear or Clearstream, Luxembourg or any other relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business; or
  - (b) an Event of Default as defined in Condition 14 (Events of Default) occurs and the Notes become due and payable.

Whenever the Permanent Global Note is to be exchanged for Definitive Notes, the Issuer shall procure the prompt delivery (free of charge to the bearer) of such Definitive Notes, duly authenticated and with Coupons (if so specified in the relevant Pricing Supplement) and Talons attached (if so specified in the relevant Pricing Supplement), in an aggregate principal amount equal to the principal amount of Notes represented by the Permanent Global Note to the bearer of the Permanent Global Note against the surrender of the Permanent Global Note to or to the order of the Principal Paying Agent within 30 days of the bearer requesting such exchange.

### **Temporary Global Note exchangeable for Definitive Notes**

If the relevant Pricing Supplement specifies the form of Notes as being “Temporary Global Note exchangeable for Definitive Notes” and also specifies that the TEFRA C Rules are applicable or that neither the TEFRA C Rules or the TEFRA D Rules are applicable, then the Notes will initially be in the form of a Temporary Global Note which will be exchangeable, in whole but not in part, for Definitive Notes not earlier than 40 days after the issue date of the relevant Tranche of the Notes.

If the relevant Pricing Supplement specifies the form of Notes as being “Temporary Global Note exchangeable for Definitive Notes” and also specifies that the TEFRA D Rules are applicable, then the Notes will initially be in the form of a Temporary Global Note which will be exchangeable, in whole or in part, for Definitive Notes not earlier than 40 days after the issue date of the relevant Tranche of the Notes upon certification as to non-U.S. beneficial ownership. Interest payments in respect of the Notes cannot be collected without such certification of non-U.S. beneficial ownership.

Whenever the Temporary Global Note is to be exchanged for Definitive Notes, the Issuer shall procure the prompt delivery (free of charge to the bearer) of such Definitive Notes, duly authenticated and with Coupons and Talons attached (if so specified in the relevant Pricing Supplement), in an aggregate principal amount equal to the principal amount of the Temporary Global Note to the bearer of the Temporary Global Note against the

surrender of the Temporary Global Note to or to the order of the Principal Paying Agent within 30 days of the bearer requesting such exchange.

### **Permanent Global Note exchangeable for Definitive Notes**

If the relevant Pricing Supplement specifies the form of Notes as being “Permanent Global Note exchangeable for Definitive Notes”, then the Notes will initially be in the form of a Permanent Global Note which will be exchangeable in whole, but not in part, for Definitive Notes if the relevant Pricing Supplement specifies “in the limited circumstances described in the Permanent Global Note”, then if either of the following events occurs:

- (i) Euroclear or Clearstream, Luxembourg or any other relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business; or
- (ii) an Event of Default as defined in Condition 14 (Events of Default) occurs and the Notes become due and payable.

Whenever the Permanent Global Note is to be exchanged for Definitive Notes, the Issuer shall procure the prompt delivery (free of charge to the bearer) of such Definitive Notes, duly authenticated and with Coupons (if so specified in the relevant Pricing Supplement) and Talons attached (if so specified in the relevant Pricing Supplement), in an aggregate principal amount equal to the principal amount of Notes represented by the Permanent Global Note to the bearer of the Permanent Global Note against the surrender of the Permanent Global Note to or to the order of the Principal Paying Agent within 30 days of the bearer requesting such exchange.

### **Terms and Conditions applicable to the Notes**

The terms and conditions applicable to any Definitive Note will be endorsed on that Note and will consist of the terms and conditions set out under the section headed “*Terms and Conditions of the Notes*” and the provisions of the relevant Pricing Supplement which complete those terms and conditions.

The terms and conditions applicable to any Note in global form will differ from those terms and conditions which would apply to the Note were it in definitive form to the extent described under the section headed “*Summary of Provisions Relating to the Notes while in Global Form*”.

### **Legend concerning United States persons**

In the case of any Tranche of Bearer Notes having a maturity of more than 365 days, the Notes in global form, the Notes in definitive form and any Coupons and Talons appertaining thereto will bear a legend to the following effect:

*“Any United States person who holds this obligation will be subject to limitations under the United States income tax laws, including the limitations provided in Sections 165(j) and 1287(a) of the Internal Revenue Code.”*

The sections of the Code referred to in the legend above provide that U.S. Holders, with certain limited exceptions, will not be entitled to deduct any loss on Bearer Notes or interest coupons and will not be entitled to capital gains treatment of any gain on any sale, disposition, redemption or payment of principal in respect of such Notes or interest coupons.

## Registered Notes

Each Tranche in registered form (“**Registered Notes**”), will be represented by either individual note certificates in registered form (“**Individual Note Certificates**”) or a global note in registered form (a “**Global Registered Note**”), in each case as specified in the relevant Pricing Supplement.

In a press release dated 22 October 2008, “*Evolution of the custody arrangement for international debt securities and their eligibility in Eurosystem credit operations*”, the ECB announced that it has assessed the new holding structure and custody arrangements for registered notes which the ICSDs had designed in cooperation with market participants and that Notes to be held under the new structure (the “**New Safekeeping Structure**” or “**NSS**”) would be in compliance with the “*Standards for the use of EU securities settlement systems in ESCB credit operations*” of the central banking system for the euro (the “**Eurosystem**”), subject to the conclusion of the necessary legal and contractual arrangements. The press release also stated that the new arrangements for Notes to be held in NSS form will be offered by Euroclear and Clearstream, Luxembourg as of 30 June 2010 and that registered debt securities in global registered form issued through Euroclear and Clearstream, Luxembourg after 30 September 2010 will only be eligible as collateral in Eurosystem operations if the New Safekeeping Structure is used.

The relevant Pricing Supplement will indicate whether such Registered Notes are intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Registered Notes are to be so held does not necessarily mean that the Registered Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any times during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria.

Each Global Registered Note will either be: (a) in the case of a Note which is not to be held under the new safekeeping structure (“**New Safekeeping Structure**” or “**NSS**”), registered in the name of a common depositary (or its nominee) for Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system and the relevant Global Registered Note will be deposited on or about the issue date with the common depositary and will be exchangeable in accordance with its terms; or (b) in the case of a Note to be held under the New Safekeeping Structure, be registered in the name of a common safekeeper (or its nominee) for Euroclear and/or Clearstream, Luxembourg and the relevant Global Registered Note will be deposited on or about the issue date with the common safekeeper for Euroclear and/or Clearstream, Luxembourg and will be exchangeable for Individual Note Certificates in accordance with its terms.

### **Global Registered Note exchangeable for Individual Note Certificates**

If the relevant Pricing Supplement specifies the form of Notes as being “Global Registered Note exchangeable for Individual Note Certificates”, then the Notes will initially be in the form of a Global Registered Note which will be exchangeable in whole, but not in part, for Individual Note Certificates:

- (i) on the expiry of such period of notice as may be specified in the relevant Pricing Supplement; or
- (ii) at any time, if so specified in the relevant Pricing Supplement; or
- (iii) if the relevant Pricing Supplement specifies “in the limited circumstances described in the “Global Registered Note”, then if either of the following events occurs:
  - (a) if Euroclear, Clearstream, Luxembourg or any other relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business; or

- (b) an Event of Default (as defined in Condition 14 (*Events of Default*)) occurs and the Notes become due and payable.

Whenever a Global Registered Note is to be exchanged for Individual Note Certificates, the Issuer shall procure that Individual Note Certificates will be issued in an aggregate principal amount equal to the principal amount of the Global Registered Note within five business days of the delivery, by or on behalf of the registered holder of the Global Registered Note to the Registrar of such information as is required to complete and deliver such Individual Note Certificates against the surrender of the Global Registered Note at the specified office of the Registrar.

Such exchange will be effected in accordance with the provisions of the Trust Deed and the Agency Agreement and the regulations concerning the transfer and registration of Notes scheduled to the Agency Agreement and, in particular, shall be effected without charge to any holder, but against such indemnity as the Registrar may require in respect of any tax or other duty of whatsoever nature which may be levied or imposed in connection with such exchange.

#### **Terms and Conditions applicable to the Notes**

The terms and conditions applicable to any Individual Note Certificate will be endorsed on that Individual Note Certificate and will consist of the terms and conditions set out under the section headed “*Terms and Conditions of the Notes*” and the provisions of the relevant Pricing Supplement which complete those terms and conditions.

The terms and conditions applicable to any Global Registered Note will differ from those terms and conditions which would apply to the Note were it in definitive form to the extent described under the section headed “*Summary of Provisions Relating to the Notes while in Global Form*”.

## TERMS AND CONDITIONS OF THE NOTES

*The following is the text of the terms and conditions which, as completed by the relevant Pricing Supplement, will be endorsed on each Note in definitive form (if any) issued under the Programme. To the extent permitted by applicable law and/or regulation, the Pricing Supplement in respect of any Tranche may supplement, amend or replace any information in this Base Listing Particulars.*

*The terms and conditions applicable to any Note in global form will differ from those terms and conditions which would apply to the Note were it in definitive form to the extent described under the section headed "Summary of Provisions Relating to the Notes while in Global Form".*

### 1 Introduction

- (a) *Programme:* AXA Logistics Europe Master S.C.A. (the "**Issuer**") has established a euro medium term note programme (the "**Programme**") for the issuance of up to €2,000,000,000 in aggregate principal amount of notes (the "**Notes**").
- (b) *Pricing Supplement:* Notes issued under the Programme are issued in series (each a "**Series**") and each Series may comprise one or more tranches (each a "**Tranche**") of Notes. Each Tranche is the subject of a pricing supplement (the "**Pricing Supplement**") which supplements these terms and conditions (the "**Conditions**"). The terms and conditions applicable to any particular Tranche are these Conditions as supplemented, amended and/or replaced by the relevant Pricing Supplement. In the event of any inconsistency between these Conditions and the relevant Pricing Supplement, the relevant Pricing Supplement shall prevail.
- (c) *Trust Deed:* The Notes are constituted by, are subject to, and have the benefit of, a trust deed dated 3 November 2025 (as amended or supplemented from time to time, the "**Trust Deed**") between the Issuer and BNY Mellon Corporate Trustee Services Limited as trustee (the "**Trustee**", which expression includes all persons for the time being trustee or trustees appointed under the Trust Deed).
- (d) *Agency Agreement:* The Notes are the subject of an issue and paying agency agreement dated 3 November 2025 (the "**Agency Agreement**") between the Issuer, The Bank of New York Mellon, London Branch as principal paying agent (the "**Principal Paying Agent**", which expression includes any successor principal paying agent appointed from time to time in connection with the Notes), The Bank of New York Mellon SA/NV Dublin Branch as registrar (the "**Registrar**", which expression includes any successor registrar appointed from time to time in connection with the Notes) and as transfer agent (the "**Transfer Agent**", which expression includes any successor or additional transfer agent(s) appointed from time to time in connection with the Notes), the paying agent(s) named therein (together with the Principal Paying Agent, the "**Paying Agents**", which expression includes any successor or additional paying agent(s) appointed from time to time in connection with the Notes) and the Trustee. In these Conditions references to the "**Agents**" are to the Paying Agents, the Registrar and the Transfer Agents and any reference to an "**Agent**" is to any one of them.
- (e) *The Notes:* All subsequent references in these Conditions to "Notes" are to the Notes which are the subject of the relevant Pricing Supplement.
- (f) *Summaries:* Certain provisions of these Conditions are summaries of the Trust Deed and the Agency Agreement and are subject to their detailed provisions. The holders of the Notes (the "**Noteholders**") and the holders of the related interest coupons, if any, (the "**Couponholders**" and the "**Coupons**", respectively) are bound by, and are deemed to have notice of, all the provisions of the Trust Deed and the Agency Agreement applicable to them. Copies of the Trust Deed and the Agency Agreement are

available for inspection by Noteholders during normal business hours at the Specified Offices of each of the Paying Agents.

## 2 Interpretation

- (a) *Definitions*: In these Conditions the following expressions have the following meanings:

“**Accrual Yield**” has the meaning given in the relevant Pricing Supplement;

“**Acquired Debt**” means Debt of any other Person (i) existing at the time such Person becomes a Subsidiary or (ii) assumed in connection with the acquisition of assets from such Person, in each case, other than Debt Incurred in connection with, or in contemplation of, such Person becoming a Subsidiary or such acquisition. Acquired Debt shall be deemed to be Incurred on the date of the related acquisition of assets from any Person or the date the acquired Person becomes a Subsidiary;

“**Additional Business Centre(s)**” means the city or cities specified as such in the relevant Pricing Supplement;

“**Additional Financial Centre(s)**” means the city or cities specified as such in the relevant Pricing Supplement;

“**Affiliate Investment Vehicle**” means an entity that is directly or indirectly under common control with the Issuer, or a Subsidiary of such entity, which holds real estate assets or is in the business of investing in real estate assets, and is not the Issuer or any Subsidiary of the Issuer or any other Person directly or indirectly controlled by the Issuer;

“**Bankruptcy Proceeding**” means any Luxembourg insolvency, opening of any bankruptcy proceedings (*faillite*), insolvency proceedings, proceedings for voluntary or judicial liquidation (*liquidation volontaire ou judiciaire*), moratorium or reprieve from payment (*sursis de paiement*), general settlement with creditors, administrative dissolution without liquidation (*dissolution administrative sans liquidation*), judicial reorganisation (*réorganisation judiciaire*), reorganisation by amicable agreement (*réorganisation par accord amiable*) or similar or analogous proceedings in any jurisdiction affecting the rights of creditors generally, or the appointment of an examiner (including, without limitation, the appointment of any receiver (*curateur*), court expert (*mandataire de justice*), temporary administrator (*administrateur provisoire*), liquidator (*liquidateur*), commissaire verifier (*expert-vérificateur, juge délégué or juge commissaire*)), or any other similar or analogous proceeding in any jurisdiction for the relief of debtors in scenarios in which a company is unable to pay its creditors (*cessation de paiement*) or has lost its credit worthiness (*ébranlement de crédit*), or any other similar or analogous proceeding in any jurisdiction;

“**Business Day**” means:

- (a) other than in respect of Notes for which the Reference Rate is specified as SOFR in the relevant Pricing Supplement, in relation to any sum payable in euro, a TARGET Settlement Day and a day on which commercial banks and foreign exchange markets settle payments generally in each (if any) Additional Business Centre;
- (b) other than in respect of Notes for which the Reference Rate is specified as SOFR in the relevant Pricing Supplement, in relation to any sum payable in a currency other than euro, a day on which commercial banks and foreign exchange markets settle payments generally in London, in the Principal Financial Centre of the relevant currency and in each (if any) Additional Business Centre; and



- (c) in respect of Notes for which the Reference Rate is specified as SOFR in the relevant Pricing Supplement, any weekday that is a U.S. Government Securities Business Day and is not a legal holiday in New York and each (if any) Additional Business Centre(s) and is not a date on which banking institutions in those cities are authorised or required by law or regulation to be closed;

“**Business Day Convention**”, in relation to any particular date, has the meaning given in the relevant Pricing Supplement and, if so specified in the relevant Pricing Supplement, may have different meanings in relation to different dates and, in this context, the following expressions shall have the following meanings:

- (a) “**Following Business Day Convention**” means that the relevant date shall be postponed to the first following day that is a Business Day;
- (b) “**Modified Following Business Day Convention**” or “**Modified Business Day Convention**” means that the relevant date shall be postponed to the first following day that is a Business Day unless that day falls in the next calendar month in which case that date will be the first preceding day that is a Business Day;
- (c) “**Preceding Business Day Convention**” means that the relevant date shall be brought forward to the first preceding day that is a Business Day;
- (d) “**FRN Convention**”, “**Floating Rate Convention**” or “**Eurodollar Convention**” means that each relevant date shall be the date which numerically corresponds to the preceding such date in the calendar month which is the number of months specified in the relevant Pricing Supplement as the Specified Period after the calendar month in which the preceding such date occurred *provided that*:
- (i) if there is no such numerically corresponding day in the calendar month in which any such date should occur, then such date will be the last day which is a Business Day in that calendar month;
- (ii) if any such date would otherwise fall on a day which is not a Business Day, then such date will be the first following day which is a Business Day unless that day falls in the next calendar month, in which case it will be the first preceding day which is a Business Day; and
- (iii) if the preceding such date occurred on the last day in a calendar month which was a Business Day, then all subsequent such dates will be the last day which is a Business Day in the calendar month which is the specified number of months after the calendar month in which the preceding such date occurred; and
- (e) “**No Adjustment**” means that the relevant date shall not be adjusted in accordance with any Business Day Convention;

“**Calculation Agent**” means the Principal Paying Agent or such other Person specified in the relevant Pricing Supplement as the party responsible for calculating the Rate(s) of Interest and Interest Amount(s) and/or such other amount(s) as may be specified in the relevant Pricing Supplement;

“**Calculation Amount**” has the meaning given in the relevant Pricing Supplement;

“**Call Threshold**” has the meaning given in the relevant Pricing Supplement;

“**Capital Stock**” means, with respect to any Person, any capital stock (including preferred stock), shares, interests, participations or other ownership interests (howsoever designated) of such Person and any

rights, warrants or options to purchase any thereof, but excluding any debt securities convertible or exchangeable for such capital stock;

“**Cash at bank and in hand**” means Cash at bank and in hand calculated in accordance with IFRS by the Issuer, measured by reference to the latest consolidated statement of financial position prepared in accordance with IFRS;

“**Consolidated Basis**” means consolidated in accordance with IFRS;

“**Consolidated Income Available for Debt Service**” for any financial period means Earnings from Operations of the Group on a Consolidated Basis plus amounts which have been deducted for the following (without duplication): (i) interest on Debt and other finance costs, (ii) provision for taxes based on income (including any deferred taxes), (iii) amortisation of debt discount, (iv) provisions for unrealised gains and losses, depreciation and amortisation, and the effect of any other non-cash items, (v) extraordinary, non-recurring and other unusual items (including, without limitation, any costs and fees Incurred in connection with any debt financing or amendments thereto, any acquisition, disposition, recapitalisation, distribution to partners or similar transaction (regardless of whether such transaction is completed)), (vi) the effect of any noncash charge resulting from a change in accounting principles in determining Earnings from Operations for such financial period, (vii) amortisation of deferred charges, (viii) income (expense) attributable to non-controlling interests, and (ix) any of the items of the nature of those described in limbs (i) through (viii) above of an Equity Investee, to the extent reducing the Earnings from Operations of the Group attributable to such Equity Investee;

“**Coupon Sheet**” means, in respect of a Note, a coupon sheet relating to the Note;

“**DA Selected Bond**” means the government security or securities selected by the Determination Agent as having an actual or interpolated maturity comparable with the Remaining Term of the Notes, that would be utilised, at the time of selection and in accordance with customary financial practice, in determining the redemption price of corporate debt securities denominated in the same currency as the Notes and with a comparable remaining maturity to the Remaining Term of the Notes;

“**Day Count Fraction**” means, in respect of the calculation of an amount for any period of time (the “**Calculation Period**”), such day count fraction as may be specified in these Conditions or the relevant Pricing Supplement and:

- (a) if “**Actual/Actual (ICMA)**” is so specified, means:
  - (i) where the Calculation Period is equal to or shorter than the Regular Period during which it falls, the actual number of days in the Calculation Period divided by the product of (1) the actual number of days in such Regular Period and (2) the number of Regular Periods in any year;
  - (ii) where the Calculation Period is longer than one Regular Period, the sum of:
    - (A) the actual number of days in such Calculation Period falling in the Regular Period in which it begins divided by the product of (1) the actual number of days in such Regular Period and (2) the number of Regular Periods in any year; and
    - (B) the actual number of days in such Calculation Period falling in the next Regular Period divided by the product of (a) the actual number of days in such Regular Period and (2) the number of Regular Periods in any year;
- (iii) if “**Actual/Actual (ISDA)**” is so specified, means the actual number of days in the Calculation Period divided by 365 (or, if any portion of the Calculation Period falls in a

leap year, the sum of (A) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366 and (B) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365);

- (iv) if “**Actual/365 (Fixed)**” is so specified, means the actual number of days in the Calculation Period divided by 365;
- (v) if “**Actual/360**” is so specified, means the actual number of days in the Calculation Period divided by 360;
- (vi) if “**30/360**” is so specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360x(Y_2 - Y_1)] + [30x(M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y<sub>1</sub>**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y<sub>2</sub>**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M<sub>1</sub>**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M<sub>2</sub>**” is the calendar month, expressed as number, in which the day immediately following the last day included in the Calculation Period falls;

“**D<sub>1</sub>**” is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D<sub>1</sub> will be 30; and

“**D<sub>2</sub>**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31 and D<sub>1</sub> is greater than 29, in which case D<sub>2</sub> will be 30;

- (vii) if “**30E/360**” or “**Eurobond Basis**” is so specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360x(Y_2 - Y_1)] + [30x(M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y<sub>1</sub>**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y<sub>2</sub>**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M<sub>1</sub>**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M<sub>2</sub>**” is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**D<sub>1</sub>**” is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case **D<sub>1</sub>** will be 30; and

“**D<sub>2</sub>**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31, in which case **D<sub>2</sub>** will be 30; and

- (viii) if “**30E/360 (ISDA)**” is so specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360x(Y_2 - Y_1)] + [30x(M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

“**Y<sub>1</sub>**” is the year, expressed as a number, in which the first day of the Calculation Period falls;

“**Y<sub>2</sub>**” is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**M<sub>1</sub>**” is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

“**M<sub>2</sub>**” is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

“**D<sub>1</sub>**” is the first calendar day, expressed as a number, of the Calculation Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case **D<sub>1</sub>** will be 30; and

“**D<sub>2</sub>**” is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case **D<sub>2</sub>** will be 30,

*provided that* in each such case the number of days in the Calculation Period is calculated from and including the first day of the Calculation Period to but excluding the last day of the Calculation Period;

“**Debt**” of the Issuer or any Subsidiary means any indebtedness of the Issuer or any Subsidiary on any Determination Date, excluding any accrued expense or trade payable, whether or not contingent, in respect of (i) borrowed money, (ii) the principal amount of obligations evidenced by bonds, notes, debentures, or similar instruments, (iii) the reimbursement obligations, contingent or otherwise, in connection with any letters of credit actually issued and called, (iv) the principal amount of all obligations of the Issuer or any Subsidiary of the Issuer with respect to redemption, repayment or other repurchase of any Disqualified Stock (but excluding, in each case, any accrued dividends) or (v) any lease liability which is reflected on the Issuer’s consolidated statement of financial position in accordance with IFRS, and also includes, to the extent not otherwise included, any obligation by the Issuer or any of its Subsidiaries to be liable for, or to pay, as obligor, guarantor or otherwise (other than for purposes of collection in the ordinary course of business), Debt of another Person (other than the Issuer or any Subsidiary of the Issuer); *provided that* “Debt” shall not include (x) any Subordinated Shareholder Funding or (y) any other shareholder debt of a Non-Wholly Owned Entity that would have been eliminated in a consolidation if such entity was wholly owned (directly or indirectly) by the Issuer;

**“Debt Service Charge”** as of any date means the amount which is payable in any financial period for interest on, and original issue discount of, Debt of the Group and the amount of cash dividends which are payable in respect of any Disqualified Stock;

**“Determination Agent”** means an independent adviser, investment bank or financial institution of recognised standing selected by the Issuer;

**“Determination Date”** means the end date of the most recent Financial Quarter;

**“Disqualified Stock”** means, with respect to any Person, any Capital Stock of such Person which by the terms of such Capital Stock (or by the terms of any security into which it is convertible or for which it is exchangeable or exercisable), upon the happening of any event or otherwise (i) matures or is mandatorily redeemable, pursuant to a sinking fund obligation or otherwise, (ii) is convertible into or exchangeable or exercisable for Debt or for other Disqualified Stock or (iii) is redeemable at the option of the holder thereof, in whole or in part, in each case on or prior to the Maturity Date;

**“Early Redemption Amount (Tax)”** means, in respect of any Note, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

**“Early Termination Amount”** means, in respect of any Note, its principal amount or such other amount as may be specified in, or determined in accordance with, these Conditions or the relevant Pricing Supplement;

**“Earnings from Operations”** for any financial period means net earnings ((loss)/profit of the year after tax), as reflected in the financial statements of the Group for such financial period determined on a Consolidated Basis;

**“Encumbrance”** means any mortgage, pledge, lien, charge, encumbrance or any other security interest (including anything analogous to any of the foregoing under the laws of any jurisdiction) on property owned by the Issuer or any Subsidiary of the Issuer securing indebtedness for borrowed money, other than a Permitted Encumbrance;

**“Equity Investee”** means any Person in which the Issuer or any Subsidiary of the Issuer holds an ownership interest that is accounted for by the Issuer or a Subsidiary of the Issuer under the equity method of accounting;

**“EURIBOR”** means, in respect of any Specified Currency and any Specified Period, the interest rate benchmark known as the Euro zone interbank offered rate which is calculated and published by a designated distributor (currently Thomson Reuters) in accordance with the requirements from time to time of the European Money Markets Institute (or any person which takes over administration of that rate);

**“Extraordinary Resolution”** has the meaning given in the Trust Deed;

**“Final Redemption Amount”** means, in respect of any Note, its principal amount or such other amount as may be specified in, or determined in accordance with, the relevant Pricing Supplement;

**“Financial Quarter”** means each three month period ending on 31 March, 30 June, 30 September and 31 December in each calendar year;

**“First Interest Payment Date”** means the date specified in the relevant Pricing Supplement;

**“Fixed Coupon Amount”** has the meaning given in the relevant Pricing Supplement;

**“Gross Redemption Yield”** means, with respect to a security, the gross redemption yield on such security, expressed as a percentage and calculated by the Determination Agent on the basis set out by the United Kingdom Debt Management Office in the paper *“Formulae for Calculating Gilt Prices from Yields”*, page 5, Section One: Price/Yield Formulae *“Conventional Gilts; Double-dated and Undated Gilts with Assumed (or Actual) Redemption on a Quasi-Coupon Date”* (published on 8 June 1998 and updated on 15 January 2002 and 16 March 2005, and as further amended, updated, supplemented or replaced from time to time) or, if such formula does not reflect generally accepted market practice at the time of redemption, a gross redemption yield calculated in accordance with generally accepted market practice at such time as determined by the Determination Agent;

**“Group”** means the Issuer and its Subsidiaries;

**“Guarantee”** means, in relation to any indebtedness of any Person, any obligation of another Person to pay such indebtedness including (without limitation):

- (a) any obligation to purchase such indebtedness;
- (b) any obligation to lend money, to purchase or subscribe shares or other securities or to purchase assets or services in order to provide funds for the payment of such indebtedness;
- (c) any indemnity against the consequences of a default in the payment of such indebtedness; and
- (d) any other agreement to be responsible for such indebtedness;

**“Holder”**, in the case of Bearer Notes, has the meaning given in Condition 3(b) and, in the case of Registered Notes, has the meaning given in Condition 3(d);

**“IFRS”** means the International Financial Reporting Standards as adopted by the European Union in effect from time to time; *provided that* solely for purposes of calculating the financial covenants contained herein in determining Total Assets or Total Real Estate Assets, at any date the Issuer may make an irrevocable election to establish that IFRS shall mean IFRS as in effect on a date that is on or prior to the date of such election;

**“Interest Amount”** means, in relation to a Note and an Interest Period, the amount of interest payable in respect of that Note for that Interest Period;

**“Interest Commencement Date”** means the Issue Date or such other date as may be specified as the Interest Commencement Date in the relevant Pricing Supplement;

**“Interest Determination Date”** has the meaning given in the relevant Pricing Supplement;

**“Interest Payment Date”** means the First Interest Payment Date and any other date or dates specified as such in, or determined in accordance with the provisions of, the relevant Pricing Supplement and, if a Business Day Convention is specified in the relevant Pricing Supplement:

- (a) as the same may be adjusted in accordance with the relevant Business Day Convention; or
- (b) if the Business Day Convention is the FRN Convention, Floating Rate Convention or Eurodollar Convention and an interval of a number of calendar months is specified in the relevant Pricing Supplement as being the Specified Period, each of such dates as may occur in accordance with the FRN Convention, Floating Rate Convention or Eurodollar Convention at such Specified Period of calendar months following the Interest Commencement Date (in the case of the first Interest Payment Date) or the previous Interest Payment Date (in any other case);

“**Interest Period**” means each period beginning on (and including) the Interest Commencement Date or any Interest Payment Date and ending on (but excluding) the next Interest Payment Date (or, if the Notes are redeemed on any earlier date, the relevant redemption date);

“**ISDA Definitions**” means the 2006 ISDA Definitions (as supplemented, amended and updated as at the date of issue of the first Tranche of the Notes of the relevant Series (as specified as ISDA Benchmark Supplements in the relevant Pricing Supplement)) as published by the International Swaps and Derivatives Association, Inc. or any successor definitional booklet for interest rate derivatives published from time to time;

“**Issue Date**” has the meaning given in the relevant Pricing Supplement;

“**Joint Venture**” means any joint venture entity, whether a company, unincorporated firm, undertaking, association, joint venture or partnership or any other entity in which a member of the Group has a direct or indirect shareholding or other ownership interest;

“**Make Whole Redemption Price**” has the meaning given in Condition 10(c);

“**Margin**” has the meaning given in the relevant Pricing Supplement;

“**Material Subsidiary**” means, as at any date, a Subsidiary of the Issuer that represents 10 per cent. or more of Total Assets of the Group. A certificate signed by two authorised signatories of the Issuer certifying that a Subsidiary is, or is not, or was, or was not, at any particular time, or throughout any particular period a Material Subsidiary, may be relied upon by the Trustee without liability and without further enquiry or evidence, and if relied upon by the Trustee, shall, in the absence of manifest error, be conclusive and binding on all parties;

“**Maturity Date**” has the meaning given in the relevant Pricing Supplement;

“**Maximum Redemption Amount**” has the meaning given in the relevant Pricing Supplement;

“**Minimum Rate of Interest**” for any Interest Period has the meaning given in the Pricing Supplement but shall never be less than zero, including any relevant Margin;

“**Minimum Redemption Amount**” has the meaning given in the relevant Pricing Supplement;

“**Net Debt**” of any person means Debt of such person on any Determination Date, less Cash at bank and in hand;

“**Non-recourse Project Financing**” means any indebtedness incurred solely to finance a project or the restructuring or expansion of an existing project, in each case for the acquisition, construction, development or exploitation of any assets pursuant to which the Person or Persons to whom such indebtedness is or may be owned by the relevant borrower (i) expressly agrees or agree that the principal source of repayment of such funds will be the assets of, or the project and revenues generated by, such project (or by such restructuring or expansion thereof); and (ii) has or have no other recourse whatsoever to any member of the Group (or its assets and/or revenues) for the repayment of or a payment of such indebtedness;

“**Non-recourse Securitisation Debt**” means any indebtedness incurred in respect of or in connection with any securitisation or similar financing arrangement relating to assets owned by the Issuer or any of its Subsidiaries and where the recourse of the holders of such indebtedness against the Issuer and its Subsidiaries is limited solely to such assets or any income generated therefrom (other than representations, repurchase obligations or other obligations customary in securitisation transactions);

“**Non-Sterling Make Whole Redemption Amount**” has the meaning given in Condition 10(c);

**“Non-Wholly Owned Entity”** means any member of the Group and (if not a member of the Group) any Joint Venture which (in any such case) is not wholly owned (directly or indirectly) by the Issuer;

**"Optional Redemption Amount (Asset Sale Put)"** means, in respect of any Note, its principal amount or such other amount as may be specified in the relevant Pricing Supplement;

**Optional Redemption Amount (Call)"** means, in respect of any Note, its principal amount or such other amount as may be specified in the relevant Pricing Supplement;

**"Optional Redemption Amount (CoC Put)"** means, in respect of any Note, its principal amount or such other amount as may be specified in the relevant Pricing Supplement;

**"Optional Redemption Amount (Issuer Residual Call)"** means, in respect of any Note, its principal amount or such other amount as may be specified in the relevant Pricing Supplement;

**"Optional Redemption Amount (Put)"** means, in respect of any Note, its principal amount or such other amount as may be specified in the relevant Pricing Supplement;

**"Optional Redemption Date (Call)"** has the meaning given in the relevant Pricing Supplement;

**"Optional Redemption Date (Put)"** has the meaning given in the relevant Pricing Supplement;

**“Par Redemption Date”** has the meaning given in the relevant Pricing Supplement;

**“Payment Business Day”** means:

- (a) if the currency of payment is euro, any day which is:
  - (i) a day on which banks in the relevant place of presentation are open for presentation and payment of bearer debt securities and for dealings in foreign currencies; and
  - (ii) in the case of payment by transfer to an account, a TARGET Settlement Day and a day on which dealings in foreign currencies may be carried on in each (if any) Additional Financial Centre; or
- (b) if the currency of payment is not euro, any day which is:
  - (i) a day on which banks in the relevant place of presentation are open for presentation and payment of bearer debt securities and for dealings in foreign currencies; and
  - (ii) in the case of payment by transfer to an account, a day on which dealings in foreign currencies may be carried on in the Principal Financial Centre of the currency of payment and in each (if any) Additional Financial Centre;

**“Permitted Encumbrance”** means:

- (a) any Encumbrance existing at the Issue Date;
- (b) leases, Encumbrances securing taxes, assessments and similar charges, mechanics liens and other similar Encumbrances;
- (c) any Encumbrance on assets acquired by a member of the Group after the Issue Date *provided that* (i) any such Encumbrance is in existence prior to, and has not been created at the instigation of the Issuer in contemplation of, such acquisition; and (ii) the amount secured by such Encumbrance does not exceed, at any time, the amount secured thereby as at the date of acquisition;



- (d) any Encumbrance on assets of a company which becomes a member of the Group after the Issue Date *provided that* (i) any such Encumbrance is in existence prior to, and has not been created at the instigation of the Issuer in contemplation of, such company becoming a member of the Group; and (ii) the amount secured by such Encumbrance does not exceed, at any time, the amount secured thereby as at the date such company becomes a member of the Group;
- (e) any Encumbrance securing Non-recourse Securitisation Debt; and
- (f) any Encumbrance securing Non-recourse Project Financing;

“**Person**” means any individual, corporation, partnership, limited liability company, Joint Venture, association, joint-stock company, trust, unincorporated organisation or government or any agency or political subdivision thereof;

“**Principal Financial Centre**” means, in relation to any currency, the principal financial centre for that currency; *provided that*, in relation to euro, it means the principal financial centre of such Member State of the European Union as is selected (in the case of a payment) by the payee or (in the case of a calculation) by the Calculation Agent;

“**pro forma calculation**” or “**calculated on a pro forma basis**” shall mean a calculation where (i) such calculation will be as determined in good faith by a responsible financial or accounting officer of the Issuer or a Subsidiary, (ii) in respect of a calculation of Total Assets, the relevant Total Asset number shall be adjusted to include the purchase price of any real estate assets or mortgages receivable acquired, or real estate assets as to which a definitive sale and purchase agreement has been entered into, and the amount of any securities offering proceeds received (to the extent such proceeds were not used to acquire real estate assets or mortgages receivable or used to reduce Debt), by the Issuer or any Subsidiary, in each case where such acquisition or receipt of proceeds is subsequent to the end of such Financial Quarter, including those proceeds obtained in connection with the Incurrence of such additional Debt, and (iii) in respect of a calculation of the Fixed Charge Coverage Ratio, the calculation shall be made on the assumption that (a) the Debt to be Incurred and any other Debt Incurred by the Issuer and its Subsidiaries since the first day of such four Financial Quarter period and the application of the proceeds therefrom, including to refinance other Debt, had occurred at the beginning of the relevant financial period; (b) the repayment or retirement of any other Debt by the Issuer and its Subsidiaries since the first day of such four Financial Quarter period had been repaid or retired at the beginning of such financial period (except that, in making such computation, the amount of Debt under any revolving credit facility shall be computed based upon the average daily balance of such Debt during such financial period); (c) in the case of Acquired Debt or Debt Incurred in connection with any acquisition made since the first day of such four Financial Quarter period, or an acquisition as to which a definitive sale and purchase agreement has been entered into, the related acquisition had occurred as of the first day of such financial period with the appropriate adjustments with respect to such acquisition being included in such pro forma calculation; and (d) in the case of any acquisition or disposition by the Issuer or its Subsidiaries of any asset or group of assets since the first day of such four Financial Quarter period (including for the avoidance of doubt assets owned by the Issuer or any Subsidiary on the Issue Date), whether by merger, stock purchase or sale, or asset purchase or sale, or an acquisition as to which a definitive sale and purchase agreement has been entered into, such acquisition or disposition or any related repayment of Debt had occurred as of the first day of such financial period with the appropriate adjustments with respect to such acquisition or disposition being included in such pro forma calculation, including (x) in respect of cost savings and synergies as though the full run rate effect of such synergies and cost savings were realised on the first day of the relevant period, (y) the reasonably anticipated full run rate effect of new cost and revenue structures and initiatives to be implemented upon or after acquisition of real estate assets or shares, but which have not yet been fully reflected in the relevant period, as if entered into on

the first day of the period; *provided that* cost savings and synergies shall include only those improvements reasonably anticipated to occur within 24 months from the date of calculation. In calculating the Fixed Charge Coverage Ratio, to the extent that historical financial statements do not exist for an acquired entity or group of assets for all or a portion of the relevant testing period, such calculation shall be made on the basis of the reasonably assumed performance of such acquired entity or group of assets for the four Financial Quarters immediately following their acquisition, as determined in good faith by a responsible accounting officer (with each assumed Financial Quarter being successively replaced by the actual historical performance of such entity or group of assets in such Financial Quarter);

“**Put Option Notice**” means a notice which must be delivered to a Paying Agent by any Noteholder wanting to exercise a right to redeem a Note at the option of the Noteholder;

“**Put Option Receipt**” means a receipt issued by a Paying Agent to a depositing Noteholder upon deposit of a Note with such Paying Agent by any Noteholder wanting to exercise a right to redeem a Note at the option of the Noteholder;

“**Quotation Time**” has the meaning given in the relevant Pricing Supplement;

“**Rate of Interest**” means the rate or rates (expressed as a percentage per annum) of interest payable in respect of the Notes specified in the relevant Pricing Supplement or calculated or determined in accordance with the provisions of these Conditions and/or the relevant Pricing Supplement;

“**Redemption Amount**” means, as appropriate, the Final Redemption Amount, the Early Redemption Amount (Tax), the Optional Redemption Amount (Call) (which may be specified as the Sterling Make Whole Redemption Amount or the Non-Sterling Make Whole Redemption Amount), the Optional Redemption Amount (CoC Put), the Optional Redemption Amount (Asset Sale Put), the Optional Redemption Amount (Put), the Early Termination Amount or such other amount in the nature of a redemption amount as may be specified in the relevant Pricing Supplement;

“**Redemption Margin**” means the margin specified in the relevant Pricing Supplement;

“**Reference Banks**” means four major banks selected by the Issuer in the market that is most closely connected with the Reference Rate;

“**Reference Bond**” means the bond specified in the relevant Pricing Supplement or, if not so specified or to the extent that such Reference Bond specified in the Pricing Supplement is no longer outstanding on the relevant Reference Date, the DA Selected Bond;

“**Reference Bond Price**” means, with respect to any Reference Date, (i) the arithmetic average of the Reference Government Bond Dealer Quotations for such date of redemption, after excluding the highest and lowest such Reference Government Bond Dealer Quotations, or (ii) if fewer than five such Reference Government Bond Dealer Quotations are received, the arithmetic average of all such quotations;

“**Reference Bond Rate**” means, with respect to any Reference Date, the rate per annum equal to the annual or semi-annual yield (as the case may be) for the Remaining Term or interpolated yield for the Remaining Term (on the relevant day count basis) of the Reference Bond, assuming a price for the Reference Bond (expressed as a percentage of its principal amount) equal to the Reference Bond Price for such Reference Date;

“**Reference Date**” means the date falling three London Business Days prior to the Optional Redemption Date (Call);

“**Reference Government Bond Dealer**” means each of five banks selected by the Issuer (following, where practicable, consultation with the Determination Agent, if applicable), or their affiliates, which

are (i) primary government securities dealers, and their respective successors, or (ii) market makers in pricing corporate bond issues;

“**Reference Government Bond Dealer Quotations**” means, with respect to each Reference Government Bond Dealer and any Reference Date, the arithmetic average, as determined by the Determination Agent, of the bid and offered prices for the Reference Bond (expressed in each case as a percentage of its principal amount) at the Quotation Time on the Reference Date quoted in writing to the Determination Agent by such Reference Government Bond Dealer;

“**Reference Price**” has the meaning given in the relevant Pricing Supplement;

“**Reference Rate**” has the meaning given in the relevant Pricing Supplement or, if applicable, means any Benchmark Replacement, Successor Rate or Alternative Rate and shall, if applicable, mean any further Benchmark Replacement, Successor Rate or Alternative Rate;

“**Refinancing Debt**” means Debt issued in exchange for, or the net proceeds of which are used to refinance, refund, replace or extend, then outstanding Debt (including the principal amount, accrued interest and premium, if any, of such Debt plus any fees and expenses Incurred in connection with such refinancing); *provided that* (i) if such new Debt, or the proceeds of such new Debt, are used to refinance, refund or replace Debt that is subordinated in right of payment to the Notes, such new Debt shall only be permitted if it is expressly made subordinate in right of payment to the Notes at least to the extent that the Debt to be refinanced is subordinated to the Notes and (ii) such new Debt does not mature prior to the stated maturity of the Debt to be refinanced, refunded or replaced;

“**Regular Period**” means:

- (a) in the case of Notes where interest is scheduled to be paid only by means of regular payments, each period from and including the Interest Commencement Date to but excluding the first Interest Payment Date and each successive period from and including one Interest Payment Date to but excluding the next Interest Payment Date;
- (b) in the case of Notes where, apart from the first Interest Period, interest is scheduled to be paid only by means of regular payments, each period from and including a Regular Date falling in any year to but excluding the next Regular Date, where “**Regular Date**” means the day and month (but not the year) on which any Interest Payment Date falls; and
- (c) in the case of Notes where, apart from one Interest Period other than the first Interest Period, interest is scheduled to be paid only by means of regular payments, each period from and including a Regular Date falling in any year to but excluding the next Regular Date, where “**Regular Date**” means the day and month (but not the year) on which any Interest Payment Date falls other than the Interest Payment Date falling at the end of the irregular Interest Period;

“**Relevant Asset**” means real estate assets, or shares of a Person whose tangible assets consist substantially or entirely of real estate, and whose fair market value, calculated in accordance with IFRS by the Issuer exceeds the greater of (i) €75,000,000 (or its equivalent in any other currency or currencies) or (ii) such amount in euros as is equal to 5 per cent. of Total Assets of the Group (or its equivalent in any other currency or currencies);

“**Relevant Date**” means, in relation to any payment, whichever is the later of (a) the date on which the payment in question first becomes due and (b) if the full amount payable has not been received by the Principal Paying Agent or the Trustee on or prior to such due date, the date on which (the full amount having been so received) notice to that effect has been given to the Noteholders;

“**Relevant Financial Centre**” has the meaning given in the relevant Pricing Supplement;

**“Relevant Indebtedness”** means any Debt which is in the form of or represented by any bond, note, debenture, debenture stock, certificate or other similar instrument which is or is intended by the Issuer to be listed, quoted or traded on any stock exchange or on any securities market (including, without limitation, any over-the-counter market), but excluding any such Debt incurred between a member of the Group and a single financial institution (together with its related funds or accounts under management) for so long as such Debt remains a bilateral obligation to such financial institution (together with its related funds or accounts under management) and without any further sub-participation or syndication;

**“Relevant Screen Page”** means the page, section or other part of a particular information service (including, without limitation, Reuters) specified as the Relevant Screen Page in the relevant Pricing Supplement, or such other page, section or other part as may replace it on that information service or such other information service, in each case, as may be nominated by the Person providing or sponsoring the information appearing there for the purpose of displaying rates or prices comparable to the Reference Rate;

**“Relevant Time”** has the meaning given in the relevant Pricing Supplement;

**“Remaining Term”** means the term to maturity or, if a Par Redemption Date is specified in the relevant Pricing Supplement, to such Par Redemption Date;

**“Reserved Matter”** means any proposal to change any date fixed for payment of principal or interest in respect of the Notes, to reduce the amount of principal or interest payable on any date in respect of the Notes, to alter the method of calculating the amount of any payment in respect of the Notes or the date for any such payment in each case other than any change arising from the occurrence of a Benchmark Transition Event or a Benchmark Event, to change the currency of any payment under the Notes or to change the quorum requirements relating to meetings or the majority required to pass an Extraordinary Resolution;

**“Secured Debt”** means Debt for borrowed money which is secured by any mortgage, pledge, lien, charge, encumbrance or other security interest (including anything analogous to the foregoing under the laws of any jurisdiction) on property of the Issuer or any of its Subsidiaries;

**“Security Interest”** means any mortgage, charge, pledge, lien or other security interest including, without limitation, anything analogous to any of the foregoing under the laws of any jurisdiction;

**“Special Redemption Amount”** has the meaning given in the relevant Pricing Supplement;

**“Specified Currency”** has the meaning given in the relevant Pricing Supplement;

**“Specified Denomination(s)”** has the meaning given in the relevant Pricing Supplement;

**“Specified Office”** has the meaning given in the Agency Agreement;

**“Specified Period”** has the meaning given in the relevant Pricing Supplement;

**“Sterling Make Whole Redemption Amount”** has the meaning given in Condition 10(c);

**“Subordinated Obligations”** means any Debt of the Issuer (whether outstanding on any Issue Date or thereafter Incurred) that is subordinated or junior in right of payment to the Notes pursuant to its terms;

**“Subordinated Shareholder Funding”** means, collectively, any funds provided to the Issuer or any of its Subsidiaries in exchange for or pursuant to any security, instrument or agreement other than capital stock, together with any such security, instrument or agreement and any other security or instrument other than capital stock issued in payment of any obligation under any Subordinated Shareholder

Funding; *provided that* such Subordinated Shareholder Funding in each case: (i) does not mature or require any amortisation, redemption or other repayment of principal or any sinking fund payment prior to the first anniversary of the Maturity Date (other than through conversion or exchange of such funding into capital stock); (ii) does not require, prior to the first anniversary of the Maturity Date, payment of cash interest, cash withholding amounts or other cash gross-ups, or any similar cash amounts; (iii) contains no change of control or similar provisions and does not accelerate and has no right to declare a default or event of default or take any enforcement action or otherwise require any cash payment, in each case, prior to the first anniversary of the Maturity Date; (iv) does not provide for or require any security interest or encumbrance over any asset of the Issuer or any of its Subsidiaries; and (v) pursuant to its terms is fully subordinated and junior in right of payment to the Notes pursuant to subordination, payment blockage and enforcement limitation terms;

“**Subsidiary**” means, with respect to any Person, (i) a corporation, partnership, Joint Venture, limited liability company or other entity where the majority of the shares, if any, of the non-voting capital stock or other equivalent ownership interests of which (except directors’ qualifying shares) are at the time directly or indirectly owned by such Person and/or any other Subsidiary or Subsidiaries of such Person, and the majority of the shares of the voting capital stock or other equivalent ownership interests of which (except directors’ qualifying shares) are at the time directly or indirectly owned by such Person and/or any other Subsidiary or Subsidiaries of such Person, and (ii) any other entity the accounts of which are consolidated with the accounts of such Person. For purposes of this definition, “voting capital stock” means capital stock having voting power for the election of directors, whether at all times or only so long as no senior class of capital stock has such voting power by reason of any contingency;

“**Talon**” means a talon for further Coupons;

“**T2**” means the real time gross settlement system operated by the Eurosystem or any successor system;

“**TARGET Settlement Day**” means any day on which T2 is open for the settlement of payments in euro;

“**Total Assets**” as of any date means the sum of (i) Total Real Estate Assets and (ii) the value (determined only for purposes of this limb (ii) in accordance with IFRS by the Issuer) of all other assets of the Issuer and its Subsidiaries;

“**Total Real Estate Assets**” as of any date means the fair market value of real estate assets owned by the Issuer and any of its Subsidiaries on such date, calculated in accordance with IFRS by the Issuer;

“**Total Unencumbered Assets**” means the sum of (i) Total Real Estate Assets not subject to an Encumbrance and (ii) the value (determined only for purposes of this limb (ii) in accordance with IFRS by the Issuer) of all other assets of the Issuer and its Subsidiaries not subject to an Encumbrance;

“**Unsecured Debt**” means Debt of the types described in limbs (i), (ii), (iii) and (iv) of the definition thereof which is not secured by any mortgage, pledge, lien, charge, encumbrance or any other security interest (including anything analogous to any of the foregoing under the laws of any jurisdiction) on property owned by the Issuer or any Subsidiary;

“**Working Capital Debt**” means Debt not exceeding €200,000,000 (or its equivalent in any other currency or currencies) which is Incurred for operational funding, working capital and general corporate purposes; and

“**Zero Coupon Note**” means a Note specified as such in the relevant Pricing Supplement.

- (b) *Interpretation:* In these Conditions:
- (i) if the Notes are Zero Coupon Notes or are Registered Notes, references to Coupons and Couponholders are not applicable;
  - (ii) if Talons are specified in the relevant Pricing Supplement as being attached to the Notes at the time of issue, references to Coupons shall be deemed to include references to Talons;
  - (iii) if Talons are not specified in the relevant Pricing Supplement as being attached to the Notes at the time of issue, references to Talons are not applicable;
  - (iv) any reference to principal shall be deemed to include the Redemption Amount, any additional amounts in respect of principal which may be payable under Condition 13, any premium payable in respect of a Note and any other amount in the nature of principal payable pursuant to these Conditions;
  - (v) any reference to interest shall be deemed to include any additional amounts in respect of interest which may be payable under Condition 13 and any other amount in the nature of interest payable pursuant to these Conditions;
  - (vi) references to Notes being “outstanding” shall be construed in accordance with the Trust Deed;
  - (vii) if an expression is stated in Condition 2(a) to have the meaning given in the relevant Pricing Supplement, but the relevant Pricing Supplement gives no such meaning or specifies that such expression is “not applicable” then such expression is not applicable to the Notes; and
  - (viii) any reference to the Trust Deed or the Agency Agreement shall be construed as a reference to the Trust Deed or the Agency Agreement, as the case may be, as amended and/or supplemented up to and including the Issue Date.

### 3 Form, Denomination and Title

- (a) *Bearer Notes:* Bearer Notes are in the Specified Denomination(s) with, if specified in the relevant Pricing Supplement, Coupons attached at the time of issuance and with, if specified in the relevant Pricing Supplement, Talons attached at the time of issue. In the case of a Series of Bearer Notes with more than one Specified Denomination, Bearer Notes of one Specified Denomination will not be exchangeable for Bearer Notes of another Specified Denomination.
- (b) *Title to Bearer Notes:* Title to Bearer Notes and the Coupons will pass by delivery. In the case of Bearer Notes, “**Holder**” means the holder of such Bearer Note and “**Noteholder**” and “**Couponholder**” shall be construed accordingly.
- (c) *Registered Notes:* Registered Notes are in the Specified Denomination(s), which may include a minimum denomination specified in the relevant Pricing Supplement and higher integral multiples of a smaller amount specified in the relevant Pricing Supplement.
- (d) *Title to Registered Notes:* The Registrar will maintain the register (the “**Register**”) in accordance with the provisions of the Agency Agreement. A certificate (each, a “**Note Certificate**”) will be issued to each Holder of Registered Notes in respect of its registered holding. Each Note Certificate will be numbered serially with an identifying number which will be recorded in the Register. In the case of Registered Notes, “**Holder**” means the person in whose name such Registered Note is for the time being registered in the Register (or, in the case of a joint holding, the first named thereof) and “**Noteholder**” shall be construed accordingly.

- (e) *Ownership:* The Holder of any Note or Coupon shall (except as otherwise required by law) be treated as its absolute owner for all purposes (whether or not it is overdue and regardless of any notice of ownership, trust or any other interest therein, any writing thereon or, in the case of Registered Notes, on the Note Certificate relating thereto (other than the endorsed form of transfer) or any notice of any previous loss or theft thereof) and no Person shall be liable for so treating such Holder. No person shall have any right to enforce any term or condition of any Note under the Contracts (Rights of Third Parties) Act 1999.
- (f) *Transfers of Registered Notes:* Subject to paragraphs (i) and (j) below, a Registered Note may be transferred upon surrender of the relevant Note Certificate, with the endorsed form of transfer duly completed, at the Specified Office of the Registrar or any Transfer Agent, together with such evidence as the Registrar or (as the case may be) such Transfer Agent may reasonably require to prove the title of the transferor and the authority of the individuals who have executed the form of transfer; *provided that* a Registered Note may not be transferred unless the principal amount of Registered Notes transferred and (where not all of the Registered Notes held by a Holder are being transferred) the principal amount of the balance of Registered Notes not transferred are Specified Denominations. Where not all the Registered Notes represented by the surrendered Note Certificate are the subject of the transfer, a new Note Certificate in respect of the balance of the Registered Notes will be issued to the transferor.
- (g) *Registration and delivery of Note Certificates:* Within five business days of the surrender of a Note Certificate in accordance with paragraph (f) above, the Registrar will register the transfer in question and deliver a new Note Certificate of a like principal amount to the Registered Notes transferred to each relevant Holder at its Specified Office or (as the case may be) the Specified Office of any Transfer Agent or (at the request and risk of any such relevant Holder) by uninsured first class mail (airmail if overseas) to the address specified for the purpose by such relevant Holder. In this paragraph, “**business day**” means a day on which commercial banks are open for general business (including dealings in foreign currencies) in the city where the Registrar or (as the case may be) the relevant Transfer Agent has its Specified Office.
- (h) *No charge:* The transfer of a Registered Note will be effected without charge by or on behalf of the Issuer or the Registrar or any Transfer Agent but against such indemnity as the Registrar or (as the case may be) such Transfer Agent may require in respect of any tax or other duty of whatsoever nature which may be levied or imposed in connection with such transfer.
- (i) *Closed periods:* Noteholders may not require transfers to be registered during the period of 15 days ending on the due date for any payment of principal or interest in respect of the Registered Notes.
- (j) *Regulations concerning transfers and registration:* All transfers of Registered Notes and entries on the Register are subject to the detailed regulations concerning the transfer of Registered Notes scheduled to the Agency Agreement. The regulations may be changed by the Issuer with the prior written approval of the Registrar. A copy of the current regulations will be mailed (free of charge) by the Registrar to any Noteholder who requests in writing a copy of such regulations.

#### 4 Status

The Notes constitute direct, general and unconditional obligations of the Issuer which will at all times rank *pari passu* among themselves and (subject to Condition 5) at least *pari passu* with all other present and future

unsecured obligations of the Issuer, save for such obligations as may be preferred by mandatory provisions of law.

## 5 Negative Pledge

So long as any Note remains outstanding, the Issuer shall not, and the Issuer shall procure that none of its Subsidiaries will, create or permit to subsist any Encumbrance upon its assets to secure any Relevant Indebtedness or Guarantee of Relevant Indebtedness, without (a) at the same time or prior thereto securing the Notes equally and rateably therewith or (b) providing such other security or such other arrangement for the Notes as the Trustee may in its absolute discretion consider to be not materially less beneficial to the interests of the Noteholders or as may be approved by an Extraordinary Resolution of the Noteholders.

## 6 Covenants

So long as any Notes remain outstanding, the Issuer undertakes to comply with each of the following covenants:

(a) *Financial Covenants:*

- (i) **Leverage Ratio Test:** the Issuer will not, and will not permit any of its Subsidiaries to, Incur any Debt if, immediately after giving effect to the Incurrence of such additional Debt and the application of the proceeds thereof, the aggregate principal amount of all outstanding Net Debt of the Issuer and its Subsidiaries on a Consolidated Basis is greater than 60 per cent. of Total Assets as of the end of the most recent Financial Quarter prior to the Incurrence of such additional Debt, calculated on a *pro forma* basis.
- (ii) **Secured Debt Test:** in addition to the limitation set forth in subsection (i) of this Condition 6(a), the Issuer will not, and will not permit any of its Subsidiaries to, Incur any Secured Debt if, immediately after giving effect to the Incurrence of such additional Secured Debt and the application of the proceeds thereof, the aggregate principal amount of all outstanding Secured Debt of the Issuer and its Subsidiaries on a Consolidated Basis is greater than 40 per cent. of Total Assets as of the end of the most recent Financial Quarter prior to the Incurrence of such additional Secured Debt, calculated on a *pro forma* basis.
- (iii) **Fixed Charge Coverage Ratio:** in addition to the limitation set forth in subsections (i) and (ii) of this Condition 6(a), the Issuer will not, and will not permit any of its Subsidiaries to, Incur any Debt if, immediately after giving effect to the Incurrence of such additional Debt and the application of the proceeds thereof, the ratio of Consolidated Income Available for Debt Service to the Debt Service Charge (the “**Fixed Charge Coverage Ratio**”) for the Issuer and its Subsidiaries on a Consolidated Basis for the four consecutive Financial Quarters most recently ended prior to the date on which such additional Debt is to be Incurred is less than 1.5, calculated on a *pro forma* basis.
- (iv) **Encumbered Assets Test:** in addition to the limitation set forth in subsections (i), (ii) and (iii) of this Condition 6(a), the Issuer will not, and will not permit any of its Subsidiaries to, Incur any Debt if, immediately after giving effect to the Incurrence of such additional Debt and the application of the proceeds thereof, Total Unencumbered Assets is less than 150 per cent. of the aggregate outstanding principal amount of the Unsecured Debt of the Issuer and its Subsidiaries on a Consolidated Basis as of the end of the most recent Financial Quarter prior to the Incurrence of such additional Debt, calculated on a *pro forma* basis.



For the purposes of this Condition 6, Debt shall be deemed to be “**Incurred**” by the Issuer or a Subsidiary whenever the Issuer or such Subsidiary shall create, assume, guarantee or otherwise become liable in respect thereof and “**Incur**” and “**Incurrence**” shall be construed accordingly.

Notwithstanding the foregoing, nothing in the above covenants shall prevent: (A) the Incurrence by the Issuer or any of its Subsidiaries of Debt between or among the Issuer, any Subsidiary and/or any Equity Investee, (B) the Issuer or any of its Subsidiaries from Incurring Refinancing Debt or (C) the Issuer or any of its Subsidiaries from Incurring any Working Capital Debt.

- (b) *Transfers, Sales or Disposals to Affiliate Investment Vehicle:* the Issuer will not, and will cause its Subsidiaries not to, transfer, sell or otherwise dispose of any Relevant Asset to an Affiliate Investment Vehicle (if any), unless, calculated on a *pro forma* basis giving effect to such transfer, sale or disposal, for each covenant contained in subsections (i) through (iv) of Condition 6(a) the Issuer would have been able to Incur one euro of Debt (or Secured Debt, as the case may be) in compliance with such covenant, or such covenant would improve when calculated on a *pro forma* basis as a result of the relevant transaction.
- (c) *Financial Information:* the Issuer shall procure the publication on a webpage dedicated to the Issuer in a section designated for Noteholders:
  - (i) within 120 days after the end of each of the financial years of the Issuer, its audited consolidated financial statements in accordance with IFRS; and
  - (ii) within 90 days after the end of the first semi-annual period in each financial year of the Issuer, its condensed consolidated balance sheet and profit and loss account (which may be unaudited) in accordance with IFRS.
- (d) *Payment Restrictions in respect of Subordinated Obligations:*
  - (i) **LTV Based Restriction:** the Issuer shall not, on a net basis, declare or make any payment in respect of principal or interest under any Subordinated Obligations if, immediately after giving effect to such payment, the Leverage Ratio Test (as calculated in accordance with Condition 6(a)(i)) would be greater than 60 per cent.; and
  - (ii) **Scheduled Payment Based Restriction:** the Issuer shall not, on a net basis, declare or make any payment in respect of principal or interest under any Subordinated Obligations if the Fixed Charge Coverage Ratio for the Issuer and its Subsidiaries on a Consolidated Basis for the four consecutive Financial Quarters most recently ended prior to the date on which such payment is declared or made is less than 1.5 (as calculated in accordance with Condition 6(a)(iii)),

in each case, calculated on a *pro forma* basis and as determined in good faith by a responsible financial or accounting officer of the Issuer. For these purposes, the references to any “**payment in respect of principal**” includes the making of any principal payment on, or the purchase, repurchase, redemption or otherwise acquiring or retiring for value of, any Subordinated Obligations.

## 7 Fixed Rate Note Provisions

- (a) *Application:* This Condition 7 is applicable to the Notes only if the Fixed Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable.
- (b) *Accrual of interest:* The Notes bear interest from (and including) the Interest Commencement Date at the Rate of Interest payable in arrear on each Interest Payment Date, subject as provided in Condition 11 and Condition 12. Each Note will cease to bear interest from the due date for final redemption unless,

upon due presentation, payment of the Redemption Amount is improperly withheld or refused, in which case it will continue to bear interest in accordance with this Condition 7 (both before and after judgment) until (but excluding) whichever is the earlier of (i) the day on which all sums due in respect of such Note up to that day are received by or on behalf of the relevant Noteholder and (ii) the day which is seven days after the Principal Paying Agent or the Trustee has notified the Noteholders that it has received all sums due in respect of the Notes up to such seventh day (except to the extent that there is any subsequent default in payment).

- (c) *Fixed Coupon Amount:* The amount of interest payable in respect of each Note for any Interest Period shall be the relevant Fixed Coupon Amount and, if the Notes are in more than one Specified Denomination, shall be the relevant Fixed Coupon Amount in respect of the relevant Specified Denomination.
- (d) *Notes accruing interest otherwise than a Fixed Coupon Amount:* This Condition 7(d) shall apply to Notes which are Fixed Rate Notes only where the Pricing Supplement for such Notes specify that the Interest Payment Dates are subject to adjustment in accordance with the Business Day Convention specified therein. The relevant amount of interest payable in respect of each Note for any Interest Period for such Notes shall be calculated by the Calculation Agent by multiplying the product of the Rate of Interest and the Calculation Amount by the relevant Day Count Fraction and rounding the resultant figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards). The Calculation Agent shall cause the relevant amount of interest and the relevant Interest Payment Date to be notified to the Issuer, the Trustee, the Paying Agents, the Registrar (in the case of Registered Notes) and the Noteholders in accordance with Condition 21 and, if the Notes are listed on a stock exchange and the rules of such exchange so requires, such exchange as soon as possible after their determination or calculation but in no event later than the fourth Business Day thereafter or, if earlier in the case of notification to the stock exchange, the time required by the rules of the relevant stock exchange.
- (e) *Calculation of interest amount:* The amount of interest payable in respect of each Note for any period for which a Fixed Coupon Amount is not specified shall be calculated by applying the Rate of Interest to the Calculation Amount, multiplying the product by the relevant Day Count Fraction, rounding the resulting figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards) and multiplying such rounded figure by a fraction equal to the Specified Denomination of such Note divided by the Calculation Amount. For this purpose a “**sub-unit**” means, in the case of any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, in the case of euro, means one cent.

## **8 Floating Rate Note Provisions**

- (a) *Application:* This Condition 8 is applicable to the Notes only if the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable.
- (b) *Accrual of interest:* The Notes bear interest from (and including) the Interest Commencement Date at the Rate of Interest payable in arrear on each Interest Payment Date, subject as provided in Condition 11 and Condition 12. Each Note will cease to bear interest from the due date for final redemption unless, upon due presentation, payment of the Redemption Amount is improperly withheld or refused, in which case it will continue to bear interest in accordance with this Condition (both before and after judgment) until (but excluding) whichever is the earlier of (i) the day on which all sums due in respect of such Note up to that day are received by or on behalf of the relevant Noteholder and (ii) the day which is seven days after the Principal Paying Agent or Trustee has notified the Noteholders that it has received all

sums due in respect of the Notes up to such seventh day (except to the extent that there is any subsequent default in payment).

(c) *Screen Rate Determination*: If Screen Rate Determination is specified in the relevant Pricing Supplement as the manner in which the Rate(s) of Interest is/are to be determined, the Rate of Interest applicable to the Notes for each Interest Period will be (other than in respect of Notes for which SONIA, SOFR or any related index is specified as the Reference Rate in the relevant Pricing Supplement) determined by the Calculation Agent on the following basis:

(i) if the Reference Rate is a composite quotation or customarily supplied by one entity, the Calculation Agent will determine the Reference Rate which appears on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date;

(ii) if Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Pricing Supplement, the Rate of Interest for such Interest Period shall be calculated by the Calculation Agent by straight-line linear interpolation by reference to two rates which appear on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date, where:

(A) one rate shall be determined as if the relevant Interest Period were the period of time for which rates are available next shorter than the length of the relevant Interest Period; and

(B) the other rate shall be determined as if the relevant Interest Period were the period of time for which rates are available next longer than the length of the relevant Interest Period;

*provided that* if no rate is available for a period of time next shorter or, as the case may be, next longer than the length of the relevant Interest Period, then the Calculation Agent shall calculate the Rate of Interest at such time and by reference to such sources as the Issuer, in consultation with an Independent Adviser appointed by the Issuer, and such Independent Adviser acting in good faith and in a commercially reasonable manner;

(iii) in any other case, the Calculation Agent will determine the arithmetic mean of the Reference Rates which appear on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date;

(iv) if, in the case of (i) above, such rate does not appear on that page or, in the case of (iii) above, fewer than two such rates appear on that page or if, in either case, the Relevant Screen Page is unavailable, the Issuer will:

(A) request the principal Relevant Financial Centre office of each of the Reference Banks to provide a quotation of the Reference Rate at approximately the Relevant Time on the Interest Determination Date to prime banks in the Relevant Financial Centre interbank market in an amount that is representative for a single transaction in that market at that time; and

(B) provide such quotations to the Calculation Agent who shall determine the arithmetic mean of such quotations; and

(v) if fewer than two such quotations are provided as requested, the Calculation Agent will determine the arithmetic mean of the rates (being the nearest to the Reference Rate, as determined by the Calculation Agent) quoted by major banks in the Principal Financial Centre of the Specified Currency, requested and selected by the Issuer, at approximately 11.00 a.m. (local time in the Relevant Financial Centre of the Specified Currency) on the first day of the relevant Interest Period for loans in the Specified Currency to leading European banks for a period equal to the

relevant Interest Period and in an amount that is representative for a single transaction in that market at that time,

and the Rate of Interest for such Interest Period shall be the sum of the Margin and the rate or (as the case may be) the arithmetic mean so determined; *provided that* if the Calculation Agent is unable to determine a rate or (as the case may be) an arithmetic mean in accordance with the above provisions in relation to any Interest Period, the Rate of Interest applicable to the Notes during such Interest Period will be the sum of the Margin and the rate or (as the case may be) the arithmetic mean last determined in relation to the Notes in respect of a preceding Interest Period.

(d) *ISDA Determination*: If ISDA Determination is specified in the relevant Pricing Supplement as the manner in which the Rate(s) of Interest is/are to be determined, the Rate of Interest applicable to the Notes for each Interest Period will be the sum of the Margin and the relevant ISDA Rate where “ISDA Rate” in relation to any Interest Period means a rate equal to the Floating Rate (as defined in the ISDA Definitions) that would be determined by the Calculation Agent under an interest rate swap transaction if the Calculation Agent were acting as Calculation Agent for that interest rate swap transaction under the terms of an agreement incorporating the ISDA Definitions and under which:

- (A) the Floating Rate Option (as defined in the ISDA Definitions) is as specified in the relevant Pricing Supplement;
- (B) the Designated Maturity (as defined in the ISDA Definitions) is a period specified in the relevant Pricing Supplement;
- (C) the relevant Reset Date (as defined in the ISDA Definitions) is either (A) the first day of that Interest Period or (B) as specified in the relevant Pricing Supplement; and
- (D) if Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Pricing Supplement, the rate for such Interest Period shall be calculated by the Calculation Agent by straight-line linear interpolation by reference to two rates based on the relevant Floating Rate Option, where:
  - (a) one rate shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period; and
  - (b) the other rate shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period,

*provided that* if there is no rate available for a period of time next shorter than the length of the relevant Interest Period or, as the case may be, next longer than the length of the relevant Interest Period, then the Calculation Agent shall calculate the Rate of Interest at such time and by reference to such sources as the Issuer, in consultation with an Independent Adviser appointed by the Issuer, and such Independent Adviser acting in good faith and in a commercially reasonable manner, determines appropriate.

(e) *Interest – Floating Rate Notes referencing SONIA*

(i) This Condition 8(e) is applicable to the Notes only if the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable and the “Reference Rate” is specified in the relevant Pricing Supplement as being “SONIA”.

(ii) Where “SONIA” is specified as the Reference Rate in the Pricing Supplement, the Rate of Interest for each Interest Period will, subject as provided below, be Compounded Daily SONIA plus or minus (as specified in the relevant Pricing Supplement) the Margin, all as determined by the Calculation Agent.

(iii) For the purposes of this Condition 8(e):

“**Compounded Daily SONIA**”, with respect to an Interest Period, will be calculated by the Calculation Agent on each Interest Determination Date in accordance with the following formula, and the resulting percentage will be rounded, if necessary, to the fourth decimal place, with 0.00005 being rounded upwards:

$$\left[ \prod_{i=1}^{d_o} \left( 1 + \frac{SONIA_i \times n_i}{365} \right) - 1 \right] \times \frac{365}{d}$$

“**d**” means the number of calendar days in:

- (i) where “Lag” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Interest Period; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Observation Period;

“**d<sub>o</sub>**” means the number of London Banking Days in:

- (i) where “Lag” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Interest Period; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Observation Period;

“**i**” means a series of whole numbers from one to do, each representing the relevant London Banking Day in chronological order from, and including, the first London Banking Day in:

- (i) where “Lag” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Interest Period; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Observation Period;

to, and including, the last London Banking Day in such period;

“**London Banking Day**” or “**LBD**” means any day on which commercial banks are open for general business (including dealing in foreign exchange and foreign currency deposits) in London;

“**n<sub>i</sub>**” for any London Banking Day “i”, in the relevant Interest Period or Observation Period (as applicable) is the number of calendar days from, and including, such London Banking Day “i” up to, but excluding, the following London Banking Day;

“**Observation Period**” means, in respect of an Interest Period, the period from, and including, the date falling “p” London Banking Days prior to the first day of such Interest Period (and the first Interest Period shall begin on and include the Interest Commencement Date) and ending on, but excluding, the date which is “p” London Banking Days prior to the Interest Payment Date for

such Interest Period (or the date falling “p” London Banking Days prior to such earlier date, if any, on which the Notes become due and payable);

“**p**” for any Interest Period or Observation Period (as applicable), means the number of London Banking Days specified as the “Lag Period” or the “Observation Shift Period” (as applicable) in the relevant Pricing Supplement;

“**SONIA Reference Rate**” means, in respect of any London Banking Day, a reference rate equal to the daily Sterling Overnight Index Average (“**SONIA**”) rate for such London Banking Day as provided by the administrator of SONIA to authorised distributors and as then published on the Relevant Screen Page (or if the Relevant Screen Page is unavailable, as otherwise is published by such authorised distributors) on the London Banking Day immediately following such London Banking Day; and

“**SONIA<sub>i</sub>**” means the SONIA Reference Rate for:

- (i) where “Lag” is specified as the Observation Method in the relevant Pricing Supplement, the London Banking Day falling “p” London Banking Days prior to the relevant London Banking Day “i”; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement; the relevant London Banking Day “i”;
- (iii) If, in respect of any London Banking Day in the relevant Interest Period or Observation Period (as applicable), the Calculation Agent determines that the SONIA Reference Rate is not available on the Relevant Screen Page or has not otherwise been published by the relevant authorised distributors, such SONIA Reference Rate shall, subject to Condition 8(m), be:
  - (A) the Bank of England’s Bank Rate (the “**Bank Rate**”) prevailing at close of business on the relevant London Banking Day; plus (B) the mean of the spread of the SONIA Reference Rate to the Bank Rate over the previous five London Banking Days on which a SONIA Reference Rate has been published, excluding the highest spread (or, if there is more than one highest spread, one only of those highest spreads) and lowest spread (or, if there is more than one lowest spread, one only of those lowest spreads) to the Bank Rate; or
  - (B) if the Bank Rate is not published by the Bank of England at close of business on the relevant London Banking Day, the SONIA Reference Rate published on the Relevant Screen Page (or otherwise published by the relevant authorised distributors) for the first preceding London Banking Day on which the SONIA Reference Rate was published on the Relevant Screen Page (or otherwise published by the relevant authorised distributors).
- (iv) Subject to Condition 8(m), if the Interest Rate cannot be determined in accordance with the foregoing provisions of this Condition 8(e), the Interest Rate shall be (A) that determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period, in place of the Margin relating to that last preceding Interest Period) or (B) if there is no such preceding Interest Determination Date, the initial Interest Rate which would have been applicable to the Notes for the first Interest Period had the Notes been in issue for a period equal in duration to the scheduled first Interest Period but ending on (and

excluding) the Interest Commencement Date (but applying the Margin applicable to the first Interest Period).

(f) *Interest – Floating Rate Notes referencing SOFR*

- (i) This Condition 8(f) is applicable to the Notes only if the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable and the “Reference Rate” is specified in the relevant Pricing Supplement as being “SOFR”.
- (ii) Where “SOFR” is specified as the Reference Rate in the Pricing Supplement, the Rate of Interest for each Interest Period will, subject as provided below, be the Benchmark plus or minus (as specified in the relevant Pricing Supplement) the Margin, all as determined by the Calculation Agent on each Interest Determination Date.
- (iii) For the purposes of this Condition 8(f):

“**Benchmark**” means Compounded SOFR, which is a compounded average of daily SOFR, as determined for each Interest Period in accordance with the specific formula and other provisions set out in this Condition 8(f).

“**Compounded SOFR**” with respect to any Interest Period, means the rate of return of a daily compound interest investment computed in accordance with the following formula (and the resulting percentage will be rounded, if necessary, to the nearest one hundred-thousandth of a percentage point, with 0.000005 being rounded upwards to 0.00001):

$$\left[ \prod_{i=1}^{d_o} \left( 1 + \frac{SOFR_i \times n_i}{360} \right) - 1 \right] \times \frac{360}{d}$$

“**d**” is the number of calendar days in:

- (i) where “Lag” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Interest Period; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Observation Period.

“**d<sub>o</sub>**” is the number of U.S. Government Securities Business Days in:

- (i) where “Lag” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Interest Period; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Observation Period.

“**i**” is a series of whole numbers from one to d<sub>o</sub>, each representing the relevant U.S. Government Securities Business Day in chronological order from, and including, the first U.S. Government Securities Business Day in:

- (i) where “Lag” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Interest Period; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement, the relevant Observation Period,

to and including the last US Government Securities Business Day in such period;

“**n<sub>i</sub>**” for any U.S. Government Securities Business Day “**i**”, in the relevant Interest Period or Observation Period (as applicable), is the number of calendar days from, and including, such U.S. Government Securities Business Day “**i**” to, but excluding, the following U.S. Government Securities Business Day;

“**Observation Period**” in respect of an Interest Period means the period from, and including, the date falling “**p**” U.S. Government Securities Business Days preceding the first day in such Interest Period (and the first Interest Period shall begin on and include the Interest Commencement Date) and ending on, but excluding, the date falling “**p**” U.S. Government Securities Business Days preceding the Interest Payment Date for such Interest Period (or the date falling “**p**” U.S. Government Securities Business Days prior to such earlier date, if any, on which the Notes become due and payable);

“**p**” for any Interest Period or Observation Period (as applicable) means the number of U.S. Government Securities Business Days specified as the “Lag Period” or the “Observation Shift Period” (as applicable) in the relevant Pricing Supplement;

“**SOFR**” with respect to any U.S. Government Securities Business Day, means:

- (i) the Secured Overnight Financing Rate published for such U.S. Government Securities Business Day as such rate appears on the SOFR Administrator’s Website at 3:00 p.m. (New York time) on the immediately following U.S. Government Securities Business Day (the “**SOFR Determination Time**”); or
- (ii) Subject to Condition 8(f)(iv) below, if the rate specified in (i) above does not so appear, the Secured Overnight Financing Rate as published in respect of the first preceding U.S. Government Securities Business Day for which the Secured Overnight Financing Rate was published on the SOFR Administrator’s Website;

“**SOFR Administrator**” means the Federal Reserve Bank of New York (or a successor administrator of the Secured Overnight Financing Rate);

“**SOFR Administrator’s Website**” means the website of the Federal Reserve Bank of New York, or any successor source;

“**SOFR<sub>i</sub>**” means the SOFR for:

- (i) where “Lag” is specified as the Observation Method in the applicable Pricing Supplement, the U.S. Government Securities Business Day falling “**p**” U.S. Government Securities Business Days prior to the relevant U.S. Government Securities Business Day “**i**”; or
- (ii) where “Observation Shift” is specified as the Observation Method in the relevant Pricing Supplement, the relevant U.S. Government Securities Business Day “**i**”; and

“**U.S. Government Securities Business Day**” means any day except for a Saturday, a Sunday or a day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in U.S. government securities.

- (iv) If the Issuer or its Independent Adviser determines on or prior to the relevant Reference Time that a Benchmark Transition Event and its related Benchmark Replacement Date have occurred with respect to the then-current Benchmark, the Benchmark Replacement will replace the then-current Benchmark for all purposes relating to the Notes in respect of all determinations on such date and for all determinations on all subsequent dates. In connection with the implementation of



a Benchmark Replacement, the Issuer or its Independent Adviser will have the right to make Benchmark Replacement Conforming Changes from time to time. If the Issuer or its Independent Adviser exercises its right to make Benchmark Replacement Conforming Changes at any time, at the request and expense of the Issuer, but subject to receipt by the Trustee and the Agents of a certificate signed by two authorised signatories of the Issuer pursuant to sub-paragraph (v) below, the Trustee, without any requirement for the consent or approval of the Noteholders, and the Agents shall concur with the Issuer in effecting any Benchmark Replacement Conforming Changes required to these Conditions, the Trust Deed and/or the Agency Agreement (regardless of whether or not the effecting of such Benchmark Replacement Conforming Changes constitutes one or more provisos under Condition 18 and neither the Trustee nor the Agents shall be liable to any party for any consequences thereof). Notwithstanding the above, neither the Trustee nor any Agent shall be obliged so to concur if in its reasonable opinion doing so would have the effect of (i) exposing the Trustee or the Agents to any liabilities against which it has not been indemnified and/or prefunded and/or secured to their satisfaction or (ii) impose more onerous obligations upon it or expose it to any additional duties, responsibilities or liabilities or reduce or amend the rights and/or protective provisions afforded to it in these Conditions, the Trust Deed or the Agency Agreement (including, for the avoidance of doubt, any supplemental trust deed or agency agreement) in any way.

Any determination, decision or election that may be made by the Issuer or its Independent Adviser pursuant to this Condition 8(f)(iv) and (v), including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event, circumstance or date and any decision to take or refrain from taking any action or any selection:

- (i) will be conclusive and binding absent manifest error;
- (ii) will be made in the sole discretion of the Issuer or its Independent Adviser; and
- (iii) notwithstanding anything to the contrary in the documentation relating to the Notes, shall become effective without consent from the Noteholders or any other party.

“**Benchmark**” means, initially, Compounded SOFR, as such term is defined above; *provided that* if the Issuer determines on or prior to the Reference Time that a Benchmark Transition Event and its related Benchmark Replacement Date have occurred with respect to Compounded SOFR (or the published daily SOFR used in the calculation thereof) or the then-current Benchmark, then “**Benchmark**” shall mean the applicable Benchmark Replacement;

“**Benchmark Replacement**” means the first alternative set forth in the order below that can be determined by the Issuer or its Independent Adviser as of the Benchmark Replacement Date:

- (i) the sum of: (A) the alternate rate of interest that has been selected or recommended by the Relevant Governmental Body as the replacement for the then-current Benchmark and (B) the Benchmark Replacement Adjustment;
- (ii) the sum of: (A) the ISDA Fallback Rate and (B) the Benchmark Replacement Adjustment;  
or
- (iii) the sum of: (A) the alternate rate of interest that has been selected by the Issuer or its Independent Adviser as the replacement for the then-current Benchmark giving due consideration to any industry-accepted rate of interest as a replacement for the then-current Benchmark for U.S. dollar-denominated floating rate notes at such time and (B) the Benchmark Replacement Adjustment;

**“Benchmark Replacement Adjustment”** means the first alternative set forth in the order below that can be determined by the Issuer or its Independent Adviser as of the Benchmark Replacement Date:

- (i) the spread adjustment, or method for calculating or determining such spread adjustment, (which may be a positive or negative value or zero) that has been selected or recommended by the Relevant Governmental Body for the applicable Unadjusted Benchmark Replacement;
- (ii) if the applicable Unadjusted Benchmark Replacement is equivalent to the ISDA Fallback Rate, the ISDA Fallback Adjustment; or
- (iii) the spread adjustment (which may be a positive or negative value or zero) that has been selected by the Issuer or its Independent Adviser giving due consideration to any industry-accepted spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of the then-current Benchmark with the applicable Unadjusted Benchmark Replacement for U.S. dollar-denominated floating rate notes at such time;

**“Benchmark Replacement Conforming Changes”** means, with respect to any Benchmark Replacement, any technical, administrative or operational changes (including changes to the timing and frequency of determining rates and making payments of interest, rounding of amounts or tenors, and other administrative matters) that the Issuer or its Independent Adviser decides may be appropriate to reflect the adoption of such Benchmark Replacement in a manner substantially consistent with market practice (or, if the Issuer or its Independent Adviser decides that adoption of any portion of such market practice is not administratively feasible or if the Issuer or its Independent Adviser determines that no market practice for use of the Benchmark Replacement exists, in such other manner as the Issuer determines is reasonably necessary);

**“Benchmark Replacement Date”** means the earliest to occur of the following events with respect to the then-current Benchmark (including the daily published component used in the calculation thereof):

- (i) in the case of clause (i) or (ii) of the definition of “Benchmark Transition Event,” the later of (a) the date of the public statement or publication of information referenced therein and (b) the date on which the administrator of the Benchmark permanently or indefinitely ceases to provide the Benchmark (or such component thereof); or
- (ii) in the case of clause (iii) of the definition of “Benchmark Transition Event,” the date of the public statement or publication of information referenced therein.

For the avoidance of doubt, if the event that gives rise to the Benchmark Replacement Date occurs on the same day as, but earlier than, the Reference Time in respect of any determination, the Benchmark Replacement Date will be deemed to have occurred prior to the Reference Time for such determination;

**“Benchmark Transition Event”** means the occurrence of one or more of the following events with respect to the then-current Benchmark (including the daily published component used in the calculation thereof):

- (i) a public statement or publication of information by or on behalf of the administrator of the Benchmark (or such component thereof) announcing that such administrator has ceased or will cease to provide the Benchmark (or such component thereof), permanently

or indefinitely, *provided that*, at the time of such statement or publication, there is no successor administrator that will continue to provide the Benchmark (or such component thereof); or

- (ii) a public statement or publication of information by the regulatory supervisor for the administrator of the Benchmark (or such component thereof), the central bank for the currency of the Benchmark (or such component thereof), an insolvency official with jurisdiction over the administrator for the Benchmark (or such component thereof), a resolution authority with jurisdiction over the administrator for the Benchmark (or such component thereof) or a court or an entity with similar insolvency or resolution authority over the administrator for the Benchmark, which states that the administrator of the Benchmark (or such component thereof) has ceased or will cease to provide the Benchmark (or such component thereof) permanently or indefinitely, *provided that*, at the time of such statement or publication, there is no successor administrator that will continue to provide the Benchmark (or such component thereof); or
- (iii) a public statement or publication of information by the regulatory supervisor for the administrator of the Benchmark announcing that the Benchmark is no longer representative;

**“ISDA Fallback Adjustment”** means the spread adjustment (which may be a positive or negative value or zero) that would apply for derivatives transactions referencing the ISDA Definitions to be determined upon the occurrence of an index cessation event with respect to the Benchmark;

**“ISDA Fallback Rate”** means the rate that would apply for derivatives transactions referencing the ISDA Definitions to be effective upon the occurrence of an index cessation date with respect to the Benchmark for the applicable tenor excluding the applicable ISDA Fallback Adjustment;

**“Reference Time”** with respect to any determination of the Benchmark means (i) if the Benchmark is Compounded SOFR, the SOFR Determination Time, and (ii) if the Benchmark is not Compounded SOFR, the time determined by the Issuer or its Independent Adviser after giving effect to the Benchmark Replacement Conforming Changes;

**“Relevant Governmental Body”** means the Federal Reserve Board and/or the Federal Reserve Bank of New York, or a committee officially endorsed or convened by the Federal Reserve Board and/or the Federal Reserve Bank of New York or any successor thereto; and

**“Unadjusted Benchmark Replacement”** means the Benchmark Replacement excluding the Benchmark Replacement Adjustment.

- (v) Any Benchmark Replacement, Benchmark Replacement Adjustment and the specific terms of any Benchmark Replacement Conforming Changes, determined under Condition 8(f)(iv) above will be notified promptly by the Issuer to the Trustee, the Calculation Agent, the Paying Agents and, in accordance with Condition 21, the Noteholders. Such notice shall be irrevocable and shall specify the effective date on which such changes take effect.

No later than notifying the Trustee and the Agents of the same, the Issuer shall deliver to the Trustee and the Agents a certificate signed by two authorised signatories of the Issuer:

- (A) confirming (x) that a Benchmark Transition Event and its related Benchmark Replacement Date have occurred, (y) the relevant Benchmark Replacement and, (z) where applicable, any Benchmark Replacement Adjustment and/or the specific terms of any relevant

Benchmark Replacement Conforming Changes, in each case as determined in accordance with the provisions of this Condition 8(f); and

- (B) certifying that the relevant Benchmark Replacement Conforming Changes are necessary to ensure the proper operation of such Benchmark Replacement and/or Benchmark Replacement Adjustment.

The Trustee and the Agents shall be entitled to rely on such certificate (without enquiry or liability to any person) as sufficient evidence thereof. The Benchmark Replacement and the Benchmark Replacement Conforming Changes (if any) specified in such certificate will (in the absence of manifest error and without prejudice to the Trustee's or the Agents' ability to rely on such certificate as aforesaid) be binding on the Issuer, the Trustee, the Agents and the Noteholders.

- (vi) If the Interest Rate cannot be determined in accordance with the foregoing provisions of this Condition 8(f), the Issuer shall give notice thereof to the Principal Paying Agent, the Calculation Agent, the Trustee and the Noteholders in accordance with Condition 21 no later than the Determination Cut-Off Date and the Interest Rate shall be (A) that determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period, in place of the Margin relating to that last preceding Interest Period) or (B) if there is no such preceding Interest Determination Date, the initial Interest Rate which would have been applicable to the Notes for the first Interest Period had the Notes been in issue for a period equal in duration to the scheduled first Interest Period but ending on (and excluding) the Interest Commencement Date (but applying the Margin applicable to the first Interest Period).

- (g) *Interest – SONIA Compounded Index and SOFR Compounded Index*

Where "Index Determination" is specified in the relevant Pricing Supplement as being applicable, the Rate of Interest for each Interest Period will, subject as provided above or below, as applicable, be the compounded daily reference rate for the relevant Interest Period, calculated in accordance with the following formula:

$$\left( \frac{\text{Compounded Index End}}{\text{Compounded Index Start}} - 1 \right) \times \frac{\text{Numerator}}{d}$$

and rounded to the Relevant Decimal Place, plus or minus the Margin (if any), all as determined and calculated by the Calculation Agent, where:

**"Compounded Index"** shall mean either the SONIA Compounded Index or the SOFR Compounded Index, as specified in the relevant Pricing Supplement;

**"d"** is the number of calendar days from (and including) the day on which the relevant Compounded Index Start is determined to (but excluding) the day on which the relevant Compounded Index End is determined;

**"End"** means the relevant Compounded Index value on the day falling the Relevant Number of Index Days prior to the Interest Payment Date for such Interest Period, or such other date on which the relevant payment of interest falls due (but which by its definition or the operation of the relevant provisions is excluded from such Interest Period);

**"Index Days"** means, in the case of the SONIA Compounded Index, London Banking Days, and, in the case of the SOFR Compounded Index, U.S. Government Securities Business Days;

“**London Banking Day**” has the meaning given in Condition 8(e);

“**Numerator**” means, in the case of the SONIA Compounded Index, 365 and, in the case of the SOFR Compounded Index, 360;

“**Relevant Decimal Place**” shall, unless otherwise specified in the Pricing Supplement, be the fourth decimal place in the case of the SONIA Compounded Index and the fifth decimal place in the case of the SOFR Compounded Index, in each case rounded up or down, if necessary (with 0.00005 or, as the case may be, 0.000005 being rounded upwards);

“**Relevant Number**” is as specified in the applicable Pricing Supplement, but, unless otherwise specified shall be five;

“**SONIA Compounded Index**” means the Compounded Daily SONIA rate as published at 10:00 (London time) by the Bank of England (or a successor administrator of SONIA) on the Bank of England’s Interactive Statistical Database, or any successor source;

“**SOFR Compounded Index**” means the Compounded Daily SOFR rate as published at 15:00 (New York time) by Federal Reserve Bank of New York (or a successor administrator of SOFR) on the website of the Federal Reserve Bank of New York, or any successor source;

“**Start**” means the relevant Compounded Index value on the day falling the Relevant Number of Index Days prior to the first day of the relevant Interest Period; and

“**U.S. Government Securities Business Day**” has the meaning given in Condition 8(f).

Provided that a Benchmark Event has not occurred in respect of the relevant Compounded Index, if, with respect to any Interest Period, the relevant rate is not published for the relevant Compounded Index either on the relevant Start or End date, then the Calculation Agent shall calculate the rate of interest for that Interest Period as if Index Determination was not specified in the applicable Pricing Supplement and as if Compounded Daily SONIA or Compounded Daily SOFR (as defined in Condition 8(e) or Condition 8(f), as applicable) had been specified instead in the Pricing Supplement, and in each case “Observation Shift” had been specified as the Observation Method in the relevant Pricing Supplement, and where the Observation Shift Period for the purposes of that definition in Condition 8(e) or Condition 8(f) (as applicable) shall be deemed to be the same as the Relevant Number specified in the Pricing Supplement and where, in the case of Compounded Daily SONIA, the Relevant Screen Page will be determined by the Issuer. For the avoidance of doubt, if a Benchmark Transition Event and its related Benchmark Replacement Date have occurred in respect of the SOFR Compounded Index or if a Benchmark Event has occurred in respect of the SONIA Compounded Index, the provisions of Conditions 8(f)(iv) and (v) and 8(m) (as applicable) shall apply.

- (h) *Maximum or Minimum Rate of Interest:* If any Maximum Rate of Interest or Minimum Rate of Interest is specified in the relevant Pricing Supplement, then the Rate of Interest shall in no event be greater than the maximum or be less than the minimum so specified.
- (i) *Calculation of Interest Amount:* The Calculation Agent will, as soon as practicable after the time at which the Rate of Interest is to be determined in relation to each Interest Period, calculate the Interest Amount payable in respect of each Note for such Interest Period. The Interest Amount will be calculated by applying the Rate of Interest for such Interest Period to the Calculation Amount, multiplying the product by the relevant Day Count Fraction, rounding the resulting figure to the nearest sub-unit of the Specified Currency (half a sub-unit being rounded upwards) and multiplying such rounded figure by a fraction equal to the Specified Denomination of the relevant Note divided by the Calculation Amount. For this purpose a “**sub-unit**” means, in the case of any currency other than euro, the lowest amount of

such currency that is available as legal tender in the country of such currency and, in the case of euro, means one cent.

- (j) *Publication:* The Calculation Agent will cause each Rate of Interest and Interest Amount determined by it, together with the relevant Interest Payment Date, and any other amount(s) required to be determined by it together with any relevant payment date(s) to be notified to the Paying Agents and each competent authority, stock exchange and/or quotation system (if any) by which the Notes have then been admitted to listing and/or trading as soon as practicable after such determination. Notice thereof shall also promptly be given to the Noteholders. The Calculation Agent will be entitled to recalculate any Interest Amount (on the basis of the foregoing provisions) without notice in the event of an extension or shortening of the relevant Interest Period. If the Calculation Amount is less than the minimum Specified Denomination the Calculation Agent shall not be obliged to publish each Interest Amount but instead may publish only the Calculation Amount and the Interest Amount in respect of a Note having the minimum Specified Denomination.
- (k) *Notifications etc:* All notifications, opinions, determinations, certificates, calculations, quotations and decisions given, expressed, made or obtained for the purposes of this Condition 8 by the Calculation Agent will (in the absence of manifest error) be binding on the Issuer, the Paying Agents, the Noteholders and the Couponholders and (subject as aforesaid) no liability to any such Person will attach to the Calculation Agent in connection with the exercise or non-exercise by it of its powers, duties and discretions for such purposes.
- (l) *Determination of Rate of Interest following acceleration:* If (i) the Notes become due and payable in accordance with Condition 14 and (ii) the Rate of Interest for the Interest Period during which the Notes become due and payable is to be determined by reference to any of Conditions 8(e), 8(f) and 8(g), then the final Interest Determination Date shall be the date on which the Notes become so due and payable, and such Rate of Interest shall continue to apply to the Notes for so long as interest continues to accrue thereon as provided in the Trust Deed.
- (m) *Benchmark Replacement (Independent Adviser)*

Other than in the case of a U.S. dollar-denominated floating rate Note for which the Reference Rate is specified in the relevant Pricing Supplement as being “SOFR”, if a Benchmark Event occurs in relation to the Reference Rate when the Rate of Interest (or any component part thereof) for any Interest Period remains to be determined by reference to such Reference Rate, then the Issuer shall notify the Calculation Agent and shall use its reasonable endeavours to select and appoint an Independent Adviser, as soon as reasonably practicable, to determine no later than 5 business days prior to the relevant Interest Determination Date relating to the next succeeding Interest Period (the “**Determination Cut-off Date**”), a Successor Rate, failing which an Alternative Rate (in accordance with Condition 8(m)(ii)) and, in either case, an Adjustment Spread, if any (in accordance with Condition 8(m)(iii)) and any Benchmark Amendments (in accordance with Condition 8(m)(iv)).

In the absence of bad faith or fraud, the Independent Adviser shall have no liability whatsoever to the Issuer, the Trustee, Agents or the Noteholders for any determination made by it pursuant to this Condition 8(m) and the Trustee will not be liable for any loss, liability, cost, charge or expense which may arise as a result thereof

- (i) If (A) the Issuer is unable to select and appoint an Independent Adviser or (B) the Independent Adviser appointed by it fails to determine a Successor Rate or, failing which, an Alternative Rate in accordance with this Condition 8(m) prior to the relevant Interest Determination Date, the Reference Rate applicable to the relevant Interest Period shall be the Reference Rate applicable as at the last preceding Interest Determination Date. If there has not been a first Interest Payment

Date, the Reference Rate shall be the Reference Rate applicable to the first Interest Period. For the avoidance of doubt, any adjustment pursuant to this Condition 8(m)(i) shall apply to the relevant Interest Period only. Any subsequent Interest Period may be subject to the subsequent operation of this Condition 8(m).

- (ii) If the Independent Adviser determines in its discretion that:
  - (A) there is a Successor Rate, then such Successor Rate shall (subject to adjustment as provided in Condition 8(m)(iii)) subsequently be used in place of the Reference Rate to determine the Rate of Interest (or the relevant component part(s) thereof) for the relevant Interest Period and all following Interest Periods, subject to the subsequent operation of this Condition 8(m) in the event of a further Benchmark Event affecting the Successor Rate; or
  - (B) there is no Successor Rate but that there is an Alternative Rate, then such Alternative Rate shall (subject to adjustment as provided in Condition 8(m)(iii)) subsequently be used in place of the Reference Rate to determine the Rate of Interest (or the relevant component part(s) thereof) for the relevant Interest Period and all following Interest Periods, subject to the subsequent operation of this Condition 8(m) in the event of a further Benchmark Event affecting the Alternative Rate.
- (iii) If the Independent Adviser determines in its discretion (A) that an Adjustment Spread is required to be applied to the Successor Rate or the Alternative Rate (as the case may be) and (B) the quantum of, or a formula or methodology for determining, such Adjustment Spread, then such Adjustment Spread shall apply to the Successor Rate or the Alternative Rate (as the case may be).
- (iv) If any relevant Successor Rate, Alternative Rate or Adjustment Spread is determined in accordance with this Condition 8(m) and the Independent Adviser determines in its discretion (i) that amendments to these Conditions, the Trust Deed and the Agency Agreement are necessary to ensure the proper operation of such Successor Rate, Alternative Rate and/or Adjustment Spread (each of the changes described above, a “**Benchmark Amendment**” and together, the “**Benchmark Amendments**”) and (ii) the terms of the Benchmark Amendments, then the Issuer shall, subject to giving notice thereof in accordance with Condition 8(m)(v), without any requirement for the consent or approval of relevant Noteholders, vary these Conditions to give effect to such Benchmark Amendments with effect from the date specified in such notice. For the avoidance of doubt, the Trustee and the Agents shall, at the request and expense of the Issuer, without any requirement for the consent or approval of the Noteholders, but subject to receipt by the Trustee and the Agents of a certificate signed by two authorised signatories of the Issuer pursuant to sub-paragraph (vii) below, concur with the Issuer in effecting any Benchmark Amendments required to these Conditions, the Trust Deed and/or the Agency Agreement (regardless of whether or not the effecting of such Benchmark Amendments constitutes one or more provisos under Condition 18 and neither the Trustee nor the Agents shall be liable to any party for any consequences thereof). Notwithstanding the above, neither the Trustee nor any Agent shall be obliged so to concur if in its reasonable opinion doing so would have the effect of (i) exposing the Trustee or the Agents to any liabilities against which it has not been indemnified and/or prefunded and/or secured to their satisfaction or (ii) impose more onerous obligations upon it or expose it to any additional duties, responsibilities or liabilities or reduce or amend the rights and/or protective provisions afforded to it in these Conditions, the Trust Deed or the Agency Agreement (including, for the avoidance of doubt, any supplemental trust deed or agency agreement) in any way.

- (v) If (A) the Issuer is unable to appoint an Independent Adviser or (B) the Independent Adviser appointed by it fails to determine a Successor Rate or, failing which, an Alternative Rate in accordance with this Condition 8(m) prior to the relevant Interest Determination Date, the Reference Rate applicable to the relevant Interest Period shall be the Reference Rate applicable as at the last preceding Interest Determination Date. If there has not been a first Interest Payment Date, the Reference Rate shall be the Reference Rate applicable to the first Interest Period. For the avoidance of doubt, any adjustment pursuant to this Condition 8(m)(v) shall apply to the relevant Interest Period only. Any subsequent Interest Period may be subject to the subsequent operation of this Condition 8(m).
- (vi) Any Successor Rate, Alternative Rate, Adjustment Spread and the specific terms of any Benchmark Amendments, determined under this Condition 8(m) will be notified promptly but in any event no later than the Determination Cut-Off Date by the Issuer to the Trustee, the Calculation Agent, the Paying Agents and, in accordance with Condition 21, the Noteholders. Such notice shall be irrevocable and shall specify the effective date of the Benchmark Amendments, if any.
- (vii) No later than notifying the Trustee and the Agents of the same, the Issuer shall deliver to the Trustee and the Agents a certificate signed by two authorised signatories of the Issuer:
  - (A) confirming (x) that a Benchmark Event has occurred, (y) the relevant Successor Rate, or, as the case may be, the relevant Alternative Rate and, (z) where applicable, any relevant Adjustment Spread and/or the specific terms of any relevant Benchmark Amendments, in each case as determined in accordance with the provisions of this Condition 8(m); and
  - (B) certifying that (1) the relevant Benchmark Amendments are necessary to ensure the proper operation of such relevant Successor Rate, Alternative Rate and/or Adjustment Spread and (2) the intent of the drafting of such changes is solely to implement the relevant Benchmark Amendments.

The Trustee and the Agents shall be entitled to rely on such certificate (without enquiry or liability to any person) as sufficient evidence thereof. The Benchmark Amendments specified in such certificate will (in the absence of manifest error and without prejudice to the Trustee's or the Agents' ability to rely on such certificate as aforesaid) be binding on the Issuer, the Trustee, the Agents and the Noteholders.

- (viii) The Successor Rate or Alternative Rate and the Adjustment Spread (if any) and the Benchmark Amendments (if any) specified in such certificate will (in the absence of manifest error or bad faith in the determination of such Successor Rate or Alternative Rate and such Adjustment Spread (if any) and such Benchmark Amendments (if any)) be binding on the Issuer, the Trustee and Principal Paying Agent, the Calculation Agent, the other Paying Agents and the Noteholders.
- (ix) Notwithstanding any other provision of this Condition 8(m), if following the determination of any Successor Rate, Alternative Rate, Adjustment Spread or Benchmark Amendments, in the Calculation Agent's opinion there is any uncertainty between two or more alternative courses of action in making any determination or calculation under this Condition 8, the Calculation Agent shall promptly notify the Issuer thereof and the Issuer shall direct the Calculation Agent in writing as to which alternative course of action to adopt. If the Calculation Agent is not promptly provided with such direction or is otherwise unable (other than due to its own negligence, wilful default or fraud) to make such calculation or determination for any reason, it shall notify the Issuer thereof and the Calculation Agent shall be under no obligation to make such calculation or



determination and (in the absence of such negligence, wilful default or fraud) shall not incur any liability for not doing so.

(x) As used in this Condition 8(m):

“**Adjustment Spread**” means either a spread (which may be positive or negative), or the formula or methodology for calculating a spread, in either case, which the Independent Adviser determines is required to be applied to the relevant Successor Rate or the relevant Alternative Rate (as the case may be) and is the spread, formula or methodology which:

- (A) in the case of a Successor Rate, is formally recommended, or formally provided as an option for parties to adopt, in relation to the replacement of the Reference Rate with the Successor Rate by any Relevant Nominating Body;
- (B) (if no such recommendation has been made, or in the case of an Alternative Rate), the Independent Adviser, determines is customarily applied to the relevant Successor Rate or Alternative Rate (as the case may be) in international debt capital markets transactions to produce an industry-accepted replacement rate for the Reference Rate;
- (C) (if no such determination has been made) the Independent Adviser determines, is recognised or acknowledged as being the industry standard for over-the-counter derivative transactions which reference the Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be); or
- (D) (if the Independent Adviser determines that no such industry standard is recognised or acknowledged) the Independent Adviser determines to be appropriate to reduce or eliminate, to the extent reasonably practicable in the circumstances, any economic prejudice or benefit (as the case may be) to Noteholders as a result of the replacement of the Reference Rate with the Successor Rate or the Alternative Rate (as the case may be);

“**Alternative Rate**” means an alternative benchmark or screen rate which the Independent Adviser determines in accordance with this Condition 8(m) is customary in market usage in the international debt capital markets for the purposes of determining floating rates of interest (or the relevant component part thereof) in the Specified Currency;

“**Benchmark Amendments**” has the meaning given to it in Condition 8(m)(iv);

“**Benchmark Event**” means:

- (A) the relevant Reference Rate has ceased to be published on the Relevant Screen Page as a result of such benchmark ceasing to be calculated or administered;
- (B) a public statement by the administrator of the relevant Reference Rate that (in circumstances where no successor administrator has been or will be appointed that will continue publication of such Reference Rate) it has ceased publishing such Reference Rate permanently or indefinitely or that it will cease to do so by a specified future date (the “**Specified Future Date**”);
- (C) a public statement by the supervisor of the administrator of the relevant Reference Rate that such Reference Rate has been or will, by a specified future date (the “**Specified Future Date**”), be permanently or indefinitely discontinued;
- (D) a public statement by the supervisor of the administrator of the relevant Reference Rate that means that such Reference Rate will, by a specified future date (the “**Specified Future**”

**Date**”), be prohibited from being used or that its use will be subject to restrictions or adverse consequences, either generally or in respect of the Notes;

- (E) a public statement by the supervisor of the administrator of the relevant Reference Rate (as applicable) that, in the view of such supervisor, (i) such Reference Rate is or will, by a specified future date (the “**Specified Future Date**”), be no longer representative of an underlying market or (ii) the methodology to calculate such Reference Rate has materially changed; or
- (F) it has or will, by a specified date within the following six months, become unlawful for the Calculation Agent to calculate any payments due to be made to any Noteholder using the relevant Reference Rate (as applicable) (including, without limitation, under the Benchmarks Regulation (EU) 2016/1011, if applicable);

Notwithstanding the sub-paragraphs above, where the relevant Benchmark Event is a public statement within sub-paragraphs (B), (C), (D), or (E) above and the Specified Future Date in the public statement is more than six months after the date of that public statement, the Benchmark Event shall not be deemed to occur until the date falling six months prior to such Specified Future Date.

“**Independent Adviser**” means an independent financial institution of international repute or other independent financial adviser experienced in the international capital markets, in each case appointed by the Issuer at its own expense;

“**Relevant Nominating Body**” means, in respect of a benchmark or screen rate (as applicable):

- (A) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); or
- (B) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of (a) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, (b) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable), (c) a group of the aforementioned central banks or other supervisory authorities or (d) the Financial Stability Board or any part thereof; and

“**Successor Rate**” means a successor to or replacement of the Reference Rate which is formally recommended by any Relevant Nominating Body.

## 9 Zero Coupon Note Provisions

- (a) *Application:* This Condition 9 is applicable to the Notes only if the Zero Coupon Note Provisions are specified in the relevant Pricing Supplement as being applicable.
- (b) *Late payment on Zero Coupon Notes:* If the Redemption Amount payable in respect of any Zero Coupon Note is improperly withheld or refused, the Redemption Amount shall thereafter be an amount equal to the sum of:
  - (i) the Reference Price; and
  - (ii) the product of the Accrual Yield (compounded annually) being applied to the Reference Price on the basis of the relevant Day Count Fraction from (and including) the Issue Date to (but excluding) whichever is the earlier of (i) the day on which all sums due in respect of such Note

up to that day are received by or on behalf of the relevant Noteholder and (ii) the day which is seven days after the Trustee has notified the Noteholders that it has received all sums due in respect of the Notes up to such seventh day (except to the extent that there is any subsequent default in payment).

## 10 Redemption and Purchase

- (a) *Scheduled redemption*: Unless previously redeemed, or purchased and cancelled, the Notes will be redeemed at their Final Redemption Amount on the Maturity Date, subject as provided in Condition 11 and Condition 12.
- (b) *Redemption for tax reasons*: The Notes may be redeemed at the option of the Issuer in whole, but not in part:
  - (i) at any time (if the Floating Rate Note Provisions are not specified in the relevant Pricing Supplement as being applicable); or
  - (ii) on any Interest Payment Date (if the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable),

on giving not less than 30 nor more than 60 days' notice to the Noteholders, or such other period(s) as may be specified in the relevant Pricing Supplement, (which notice shall be irrevocable), at their Early Redemption Amount (Tax), together with interest accrued (if any) to, but excluding, the date fixed for redemption, if, immediately before giving such notice, the Issuer satisfies the Trustee that (x) the Issuer has or will become obliged to pay additional amounts as provided or referred to in Condition 13 (*Taxation*) as a result of any change in, or amendment to, the laws or regulations of the Grand Duchy of Luxembourg or any political subdivision or any authority thereof or therein having power to tax, or any change in the application or official interpretation of such laws or regulations (including a holding by a court of competent jurisdiction), which change or amendment becomes effective on or after the date of issue of the first Tranche of the Notes; and (y) such obligation cannot be avoided by the Issuer taking reasonable measures available to it *provided that* no such notice of redemption shall be given earlier than:

- (1) where the Notes may be redeemed at any time, 90 days (or such other period as may be specified in the relevant Pricing Supplement) prior to the earliest date on which the Issuer would be obliged to pay such additional amounts if a payment in respect of the Notes were then due; or
- (2) where the Notes may be redeemed only on an Interest Payment Date, 60 days (or such other period as may be specified in the relevant Pricing Supplement) prior to the Interest Payment Date occurring immediately before the earliest date on which the Issuer would be obliged to pay such additional amounts if a payment in respect of the Notes were then due.

Prior to the publication of any notice of redemption pursuant to this paragraph, the Issuer shall deliver or procure that there is delivered to the Trustee:

- (A) a certificate signed by two authorised signatories of the Issuer, or, alternatively, by any duly authorised signatory of the General Partner, acting as general partner of the Issuer, stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred; and
- (B) an opinion in form and substance satisfactory to the Trustee of independent legal or tax advisers of recognised standing to the effect that the Issuer has or will become obliged to pay such additional amounts as a result of such change or amendment.

The Trustee shall be entitled to accept such certificate and opinion as sufficient evidence of the satisfaction of the circumstances set out above, in which event they shall be conclusive and binding on the Noteholders.

Upon the expiry of any such notice as is referred to in this Condition 10(b), the Issuer shall be bound to redeem the Notes in accordance with this Condition 10(b).

- (c) *Redemption at the option of the Issuer:* If the Call Option is specified in the relevant Pricing Supplement as being applicable, the Notes may be redeemed at the option of the Issuer in whole or, if so specified in the relevant Pricing Supplement, in part on any Optional Redemption Date (Call) on the Issuer's giving not less than 30 nor more than 60 days' notice to the Noteholders, or such other period(s) as may be specified in the relevant Pricing Supplement (which notice shall be irrevocable and shall state the relevant Optional Redemption Date (Call), but may (at the option of the Issuer) be conditional on one or more conditions precedent, in which case the notice of redemption shall state the applicable condition precedent(s) and that, in the Issuer's discretion, the relevant Optional Redemption Date (Call) may be delayed until such time as any or all of such condition(s) shall be satisfied, or waived by the Issuer, or such redemption may not occur in the event that any or all such condition(s) shall not have been satisfied or waived by the Issuer by the relevant Optional Redemption Date (Call) or, as the case may be, by the relevant Optional Redemption Date (Call) so delayed). Any such redemption of Notes shall be at the Optional Redemption Amount (Call) specified in the relevant Pricing Supplement, which may be specified at the Make Whole Redemption Price (together, if appropriate, with accrued interest to (but excluding) the relevant Optional Redemption Date (Call)).

The "**Make Whole Redemption Price**" will, in respect of Notes to be redeemed, be:

- (i) if "**Sterling Make Whole Redemption Amount**" is specified as being applicable in the relevant Pricing Supplement, an amount equal to the higher of (i) 100 per cent. of the principal amount of such Notes and (ii) the principal amount of such Notes multiplied by the price (expressed as a percentage), as reported in writing to the Issuer by the Determination Agent (if applicable), at which the Gross Redemption Yield to maturity (or, if a Par Redemption Date is specified in the Pricing Supplement, to the Par Redemption Date) on such Notes on the Reference Date is equal to the sum of (x) the Gross Redemption Yield (as determined by reference to the middle market price) at the Quotation Time on the Reference Date of the Reference Bond, plus (y) the Redemption Margin, as determined by the Determination Agent; or
- (ii) if "**Non-Sterling Make Whole Redemption Amount**" is specified in the applicable Pricing Supplement an amount equal to the higher of (i) 100 per cent. of the principal amount of such Notes and (ii) the principal amount of such Notes multiplied by the price (expressed as a percentage), as reported in writing to the Issuer by the Determination Agent (if applicable), at which the yield to maturity (or, if a Par Redemption Date is specified in the Pricing Supplement, yield to the Par Redemption Date) on such Notes on the Reference Date is equal to the sum of (x) the Reference Bond Rate at the Quotation Time on the Reference Date, plus (y) the Redemption Margin, as determined by the Determination Agent,

*provided that*, in the case of either (i) or (ii) above, if the Optional Redemption Date (Call) occurs on or after the Par Redemption Date (if any) specified in the relevant Pricing Supplement, the Make-Whole Redemption Price will be equal to 100 per cent. of the principal amount of the Notes.

- (d) *Partial redemption*: If the Notes are to be redeemed in part only on any date in accordance with Condition 10(c) (*Redemption at the option of the Issuer*), in the case of Bearer Notes, the Notes to be redeemed shall be selected by the drawing of lots in such place as the Principal Paying Agent approves and in such manner as the Principal Paying Agent considers appropriate, subject to compliance with applicable law, the rules of each competent authority, stock exchange and/or quotation system (if any) by which the Notes have then been admitted to listing, trading and/or quotation and the notice to Noteholders referred to in Condition 10(c) shall specify the serial numbers of the Notes so to be redeemed and, in the case of Registered Notes, each Note shall be redeemed in part in the proportion which the aggregate principal amount of the outstanding Notes to be redeemed on the relevant Optional Redemption Date (Call) bears to the aggregate principal amount of outstanding Notes on such date. If any Maximum Redemption Amount or Minimum Redemption Amount is specified in the relevant Pricing Supplement, then the Optional Redemption Amount (Call) shall in no event be greater than the maximum or be less than the minimum so specified.
- (e) *Issuer Residual Call*: If the Issuer Residual Call is specified in the relevant Pricing Supplement as being applicable, and if, at any time (other than as a direct result of a redemption of some, but not all, of the Notes at the Make Whole Redemption Price at the Issuer's option pursuant to Condition 10(c)), the outstanding aggregate principal amount of the Notes is equal to or less than the Call Threshold of the aggregate principal amount of the Notes originally issued (and, for these purposes, any further Notes issued pursuant to Condition 20 and consolidated with the Notes as part of the same Series shall be deemed to have been originally issued), the Issuer may redeem all (but not some only) of the remaining outstanding Notes on any date (or, if the Floating Rate Note Provisions are specified in the relevant Pricing Supplement as being applicable, on any Interest Payment Date) upon giving not less than 30 nor more than 60 days' notice to the Noteholders (or such other notice period as may be specified in the applicable Pricing Supplement) (which notice shall specify the date for redemption and shall be irrevocable), on a date to be specified in such notice at its option, at a price of 100 per cent. of their principal amount, together with interest accrued to but excluding the date of redemption.
- (f) *Redemption at the option of Noteholders*: If the Put Option is specified in the relevant Pricing Supplement as being applicable, the Issuer shall, at the option of the Holder of any Note redeem such Note on the Optional Redemption Date (Put) specified in the relevant Put Option Notice at the relevant Optional Redemption Amount (Put) together with interest (if any) accrued to such date. In order to exercise the option contained in this Condition 10(f), the Holder of a Note must, not less than 30 nor more than 60 days before the relevant Optional Redemption Date (Put) (or such other period(s) as may be specified in the relevant Pricing Supplement), deposit with any Paying Agent such Note together with all unmatured Coupons relating thereto and a duly completed Put Option Notice in the form obtainable from any Paying Agent. The Paying Agent with which a Note is so deposited shall deliver a duly completed Put Option Receipt to the depositing Noteholder. No Note, once deposited with a duly completed Put Option Notice in accordance with this Condition 10(f), may be withdrawn; *provided that* if, prior to the relevant Optional Redemption Date (Put), any such Note becomes immediately due and payable or, upon due presentation of any such Note on the relevant Optional Redemption Date (Put), payment of the redemption moneys is improperly withheld or refused, the relevant Paying Agent shall mail notification thereof to the depositing Noteholder at such address as may have been given by such Noteholder in the relevant Put Option Notice and shall hold such Note at its Specified Office for collection by the depositing Noteholder against surrender of the relevant Put Option Receipt. For so long as any outstanding Note is held by a Paying Agent in accordance with this Condition 10(f), the depositor of such Note and not such Paying Agent shall be deemed to be the Holder of such Note for all purposes.

- (g) *Change of Control Put Option*: If the Change of Control Put Option is specified as applicable in the relevant Pricing Supplement, if at any time while any Note remains outstanding, there occurs:
- (A) a Change of Control (as defined below), and, within the Change of Control Period, a Rating Event in respect of that Change of Control occurs (such Change of Control and Rating Event not having been cured prior to the expiry of the Change of Control Period); or
  - (B) a Change of Control (as defined below), and, on the occurrence of the Change of Control, the Notes and the Issuer are not rated by any Rating Agency and a Negative Rating Event occurs within the Change of Control Period in respect of that Change of Control,

(each, a “**Change of Control Put Event**”), each Noteholder will have the option (the “**Change of Control Put Option**”) (unless, prior to the giving of the Change of Control Put Event Notice (as defined below), the Issuer gives notice to redeem the Notes under Condition 10(b), 10(c) or 10(e) to require the Issuer to redeem or, at the Issuer’s option, to procure the purchase of, all or some of its Notes, on the Optional Redemption Date (CoC Put) at the Optional Redemption Amount (CoC Put) together with (or where purchased, together with an amount equal to) interest accrued to, but excluding, the Optional Redemption Date (CoC Put).

For the purposes of this Condition:

“**Affiliate**” means, with respect to any Person, any other Person or entity that directly or indirectly controls, is controlled by, or is under common control with, that Person;

“**AIFM**” means AXA Real Estate Investment Managers SGP which expression shall include any successor alternative investment fund manager which is a member of the BNP Paribas Group or an Affiliate of AXA Real Estate Investment Managers SGP (or its successor);

“**BNP Paribas Group**” means BNP Paribas S.A. and its Subsidiaries;

a “**Change of Control**” shall be deemed to have occurred at each time that any Person or group of Persons acting in concert (in each case other than a Permitted Holder) gains control of the Issuer where a Permitted Holder does not retain control of the Issuer;

“**Change of Control Period**” means the period beginning on the date (the “**Relevant Announcement Date**”) that is the earlier of (A) the first public announcement by or on behalf of the Issuer or any bidder or any designated advisor, of the relevant Change of Control; and (B) the date of the earliest Potential Change of Control Announcement (if any), and ending 90 days after the relevant Change of Control (such 90th day, the “**Initial Longstop Date**”); *provided that*, unless any other Rating Agency has on or prior to the Initial Longstop Date effected a Rating Event in respect of its rating of the Issuer or the Notes, if a Rating Agency publicly announces, at any time during the period commencing on the date which is 60 days prior to the Initial Longstop Date and ending on the Initial Longstop Date, that it has placed its rating of the Issuer or the Notes under consideration for rating review either entirely or partially as a result of the relevant public announcement of the Change of Control or Potential Change of Control Announcement, the Change of Control Period shall be extended to the date which falls 60 days after the date of such public announcement by such Rating Agency;

“**control**” means the power to direct the management and policies of an entity, whether through the ownership of voting capital, by contract or otherwise;

“**General Partner**” means AXA Logistics Europe GP S.à r.l. which expression shall include any successor general partner which is a member of the BNP Paribas Group or an Affiliate of AXA Logistics Europe GP S.à r.l. (or its successor);

a “**Negative Rating Event**” shall be deemed to have occurred if at such time as there is no rating assigned to the Notes or the Issuer by any Rating Agency (i) the Issuer does not, either prior to, or not later than 21 days after, the occurrence of the Change of Control seek, and thereafter throughout the Change of Control Period use all reasonable endeavours to obtain, a rating of the Notes, or any other unsecured and unsubordinated debt of the Issuer; or (ii) if the Issuer does so seek and use such endeavours, it is unable to obtain such a rating of the Notes, or any other unsecured and unsubordinated debt of the Issuer, of at least investment grade (BBB-/Baa3 or its equivalent for the time being, or better) by the end of the Change of Control Period;

“**Permitted Holder**” means the General Partner, the AIFM or any of their respective Affiliates;

“**Potential Change of Control Announcement**” means any public announcement or statement by the Issuer, any actual or potential bidder or any designated adviser thereto relating to any specific and near-term potential Change of Control (where “near-term” shall mean that such potential Change of Control is reasonably likely to occur, or is publicly stated by the Issuer, any such actual or potential bidder or any such designated adviser to be intended to occur, within 180 days of the date of such announcement of statement);

“**Rating Agency**” means any of the credit rating agencies of Fitch Ratings (“**Fitch**”), Moody’s Investors Service (“**Moody’s**”) or Standard & Poor’s, a division of The McGraw-Hill Companies, Inc. (“**Standard & Poor’s**”) and their respective successors to their ratings business; and

a “**Rating Event**” shall be deemed to have occurred in respect of a Change of Control if (within the Change of Control Period) (A) the rating previously assigned to the Notes or to the Issuer by any Rating Agency solicited by (or with the consent of) the Issuer is (x) withdrawn or (y) changed from an investment grade rating (BBB-/Baa3 or its equivalent for the time being, or better) to a non-investment grade rating (BB+/Ba1 or its equivalent for the time being, or worse) or (z) (if the rating previously assigned to the Notes or to the Issuer by any Rating Agency solicited by (or with the consent of) the Issuer was below an investment grade rating (as described above)), lowered by at least one full rating notch (for example, from BB+ to BB, or their respective equivalents) and (B) such rating is not within the Change of Control Period subsequently upgraded (in the case of a downgrade) or reinstated (in the case of a withdrawal) either to an investment grade credit rating (in the case of (x) and (y)) or to its earlier credit rating or better (in the case of (z)) by such Rating Agency, *provided that* the Rating Agency making the reduction in rating announces or publicly confirms or, having been so requested by the Issuer, informs the Issuer in writing that the lowering of the rating or the failure to assign an investment grade rating was the result, in whole or in part, of the applicable Change of Control (whether or not the applicable Change of Control shall have occurred at the time of the Rating Event). If on the Relevant Announcement Date the Notes carry a credit rating from more than one Rating Agency, at least one of which is an investment grade rating, then sub-paragraph (z) above will not apply.

Promptly upon the Issuer becoming aware that a Change of Control Put Event has occurred, the Issuer shall give notice (a “**Change of Control Put Event Notice**”) to the Noteholders in accordance with Condition 21 specifying the nature of the Change of Control Put Event and the circumstances giving rise to it and the procedure for exercising the Change of Control Put Option contained in this Condition 10(g).

To exercise the Change of Control Put Option, a Noteholder must transfer or cause to be transferred its Notes to be so redeemed or purchased to the account of the Principal Paying Agent specified in the Change of Control Put Option Notice (as defined below) for the account of the Issuer within the period (the “**Change of Control Put Period**”) of 45 days after a Change of Control Put Event Notice is given together with a duly signed and completed notice of exercise in the then current form obtainable from

the Principal Paying Agent (a “**Change of Control Put Option Notice**”) and in which the Noteholder may specify a bank account to which payment is to be made under this Condition 10(g).

A Change of Control Put Option Notice once given shall be irrevocable. The Issuer shall redeem or, at the option of the Issuer procure the purchase of, the Notes in respect of which the Change of Control Put Option has been validly exercised as provided above, and subject to the transfer of such Notes to the account of the Principal Paying Agent for the account of the Issuer as described above by the date which is the fifth Business Day following the end of the Change of Control Put Period (the “**Optional Redemption Date (CoC Put)**”). Payment in respect of such Notes will be made on the Optional Redemption Date (CoC Put) by transfer to the bank account specified in the Change of Control Put Option Notice.

For the avoidance of doubt, the Issuer shall have no responsibility for any cost or loss of whatever kind (including breakage costs) which the Noteholder may incur as a result of or in connection with such Noteholder’s exercise or purported exercise of, or otherwise in connection with, any Change of Control Put Option (whether as a result of any purchase or redemption arising therefrom or otherwise).

The Trustee is under no obligation to ascertain whether a Change of Control Put Event or Change of Control or any event which could lead to the occurrence of or could constitute a Change of Control Put Event or Change of Control has occurred or to notify the Noteholders of the same and, until it shall have actual knowledge or notice pursuant to the Trust Deed to the contrary, the Trustee may assume that no Change of Control Put Event or Change of Control or other such event has occurred.

- (h) *Asset Sale Put Option:* If the Asset Sale Put Option is specified as applicable in the relevant Pricing Supplement, if at any time while any Note remains outstanding (i) the Issuer or any of its Subsidiaries disposes of or transfers, in one or more transactions, all or substantially all of the assets of the Issuer and its Subsidiaries held as at the issue date of the first Tranche of a Series of Notes (an “**Asset Sale**”) and (ii) on the date that is the first anniversary of such Asset Sale, the Issuer and its Subsidiaries shall not hold Real Estate Investments in an amount equal to at least 100 per cent. of the Net Cash Proceeds of such Asset Sale ((i) and (ii) together, an “**Asset Sale Put Event**”), any Noteholder will have the option (the “**Asset Sale Put Option**”) (unless, prior to the giving of the Asset Sale Put Event Notice (as defined below), the Issuer gives notice to redeem the Notes under Condition 10(b), 10(c) or 10(e)), to require the Issuer to redeem or, at the Issuer’s option, to procure the purchase of, all or part of such Notes, on the Optional Redemption Date (Asset Sale Put) at the Optional Redemption Amount (Asset Sale Put) together with (or where purchased, together with an amount equal to) interest accrued to, but excluding, the Optional Redemption Date.

Promptly upon the Issuer becoming aware that an Asset Sale Put Event has occurred, the Issuer shall give notice (an “**Asset Sale Put Event Notice**”) to Noteholders in accordance with Condition 21 specifying the nature of the Asset Sale Put Event and the circumstances giving rise to it and the procedure for exercising the Asset Sale Put Option contained in this Condition 10(h).

To exercise the Asset Sale Put Option, a Noteholder must transfer or cause to be transferred its Notes to be so redeemed or purchased to the account of the Principal Paying Agent specified in the Asset Sale Put Option Notice (as defined below) for the account of the Issuer within the period (the “**Asset Sale Put Period**”) of 45 days after an Asset Sale Put Event Notice is given together with a duly signed and completed notice of exercise in the then current form obtainable from the Principal Paying Agent (an “**Asset Sale Put Option Notice**”) and in which such Noteholder may specify a bank account to which payment is to be made under this Condition 10(g).

An Asset Sale Put Option Notice once given shall be irrevocable. The Issuer shall redeem or, at the option of the Issuer procure the purchase of, any Notes in respect of which the Asset Sale Put Option



has been validly exercised as provided above, and subject to the transfer of such Notes to the account of the Principal Paying Agent for the account of the Issuer as described above by the date which is the fifth Business Day following the end of the Asset Sale Put Period (the “**Optional Redemption Date (Asset Sale Put)**”). Payment in respect of such Notes will be made on the Optional Redemption Date (Asset Sale Put) by transfer to the bank account specified in the Asset Sale Put Option Notice.

For the avoidance of doubt, the Issuer shall have no responsibility for any cost or loss of whatever kind (including breakage costs) which any Noteholder may incur as a result of or in connection with such Noteholder’s exercise or purported exercise of, or otherwise in connection with, any Asset Sale Put Option (whether as a result of any purchase or redemption arising therefrom or otherwise).

For the purposes of this Condition:

“**Net Cash Proceeds**” means cash payments received (including any cash payments received by way of deferred payment of principal pursuant to a note or instalment receivable or otherwise and net proceeds from the sale or other disposition of any securities received as consideration, but only as and when received, but excluding any other consideration received in the form of assumption by the acquiring person of indebtedness or other obligations relating to the properties or assets that are the subject of such Asset Sale or received in any other non-cash form) therefrom, in each case net of (1) all legal, accounting, investment banking, title and recording tax expenses, commissions and other fees and expenses incurred, and all taxes paid or required to be paid or accrued as a liability under IFRS (after taking into account any available tax credits or deductions and any tax sharing arrangements), as a consequence of such Asset Sale; (2) all payments made on any Debt or other obligations secured by any assets subject to such Asset Sale, in accordance with the terms of any lien upon such assets, or which is or is to be repaid out of the proceeds from such Asset Sale; and (3) the deduction of any appropriate amounts required to be provided by the seller as a reserve, on the basis of IFRS, against any liabilities associated with the assets disposed of in such Asset Sale and retained by the Issuer after such Asset Sale; and

“**Real Estate Investments**” means investments in real estate assets or interests in any Person or indirectly holding such assets.

- (i) *Special Redemption Call*: If the Special Redemption Call is specified in the relevant Pricing Supplement as being applicable, upon the occurrence of a Special Redemption Event, the Issuer may, on giving not less than 10 nor more than 30 days’ notice to the Noteholders, or such other period(s) as may be specified in the relevant Pricing Supplement (which notice shall be irrevocable), redeem all (but not some only) of the Notes during the Special Redemption Period at the Special Redemption Amount, together with any interest accrued to, but excluding, the date set for redemption. A “**Special Redemption Event**” shall be deemed to have occurred if the Issuer (i) has not completed and closed the acquisition of the Acquisition Target (as specified in the Pricing Supplement) by the Special Redemption Longstop Date (as specified in the Pricing Supplement); or (ii) has published an announcement that it no longer intends to pursue the acquisition of the Acquisition Target.
- (j) *No other redemption*: The Issuer shall not be entitled to redeem the Notes otherwise than as provided in paragraphs (a) to (i) above.
- (k) *Early redemption of Zero Coupon Notes*: Unless otherwise specified in the relevant Pricing Supplement, the Redemption Amount payable on redemption of a Zero Coupon Note at any time before the Maturity Date shall be an amount equal to the sum of:
  - (i) the Reference Price; and
  - (ii) the product of the Accrual Yield (compounded annually) being applied to the Reference Price from (and including) the Issue Date to (but excluding) the date fixed for redemption or (as the

case may be) the date upon which the Note becomes due and payable, (the “**Zero Coupon Early Redemption Amount**”).

Where such calculation is to be made for a period which is not a whole number of years, the calculation in respect of the period of less than a full year shall be made on the basis of such Day Count Fraction as may be specified in the Pricing Supplement for the purposes of this Condition 10(k) or, if none is so specified, a Day Count Fraction of 30E/360.

- (l) *Purchase*: The Issuer or any of its Subsidiaries may at any time purchase Notes in the open market or otherwise and at any price and such Notes may be held, resold or, at the option of the Issuer, surrendered to any Paying Agent for cancellation (*provided that*, if the Notes are to be cancelled, they are purchased together with all unmatured Coupons and unexchanged Talons relating to them).
- (m) *Cancellation*: All Notes redeemed by the Issuer or any of its Subsidiaries and any unmatured Coupons or unexchanged Talons attached to or surrendered with them shall be cancelled and all Notes so cancelled and any Notes cancelled pursuant to Condition 10(l) above (together with all unmatured Coupons and unexchanged Talons cancelled with them) may not be reissued or resold.

## 11 Payments – Bearer Notes

This Condition 11 is only applicable to Bearer Notes.

- (a) *Principal*: Payments of principal shall be made only against presentation and (*provided that* payment is made in full) surrender of Bearer Notes at the Specified Office of any Paying Agent outside the United States by cheque drawn in the currency in which the payment is due on, or by transfer to an account denominated in that currency (or, if that currency is euro, any other account to which euro may be credited or transferred) and maintained by the payee with, a bank in the Principal Financial Centre of that currency.
- (b) *Interest*: Payments of interest shall, subject to paragraph (h) below, be made only against presentation and (*provided that* payment is made in full) surrender of the appropriate Coupons at the Specified Office of any Paying Agent outside the United States in the manner described in paragraph (a) above.
- (c) *Payments in New York City*: Payments of principal or interest may be made at the Specified Office of a Paying Agent in New York City if (i) the Issuer has appointed Paying Agents outside the United States with the reasonable expectation that such Paying Agents will be able to make payment of the full amount of the interest on the Notes in the currency in which the payment is due when due, (ii) payment of the full amount of such interest at the offices of all such Paying Agents is illegal or effectively precluded by exchange controls or other similar restrictions and (iii) payment is permitted by applicable United States law.
- (d) *Payments subject to fiscal laws*: All payments in respect of the Bearer Notes are subject in all cases to (i) any applicable fiscal or other laws and regulations in the place of payment, but without prejudice to the provisions of Condition 13 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the “**Code**”) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 13) any law implementing an intergovernmental approach thereto.
- (e) *Commissions or Expenses*: No commissions or expenses shall be charged to the Noteholders or Couponholders in respect of such payments.

- (f) *Deductions for unmatured Coupons:* If the relevant Pricing Supplement specifies that the Fixed Rate Note Provisions are applicable and a Bearer Note is presented without all unmatured Coupons relating thereto:
- (i) if the aggregate amount of the missing Coupons is less than or equal to the amount of principal due for payment, a sum equal to the aggregate amount of the missing Coupons will be deducted from the amount of principal due for payment; *provided that* if the gross amount available for payment is less than the amount of principal due for payment, the sum deducted will be that proportion of the aggregate amount of such missing Coupons which the gross amount actually available for payment bears to the amount of principal due for payment;
  - (ii) if the aggregate amount of the missing Coupons is greater than the amount of principal due for payment:
    - (A) so many of such missing Coupons shall become void (in inverse order of maturity) as will result in the aggregate amount of the remainder of such missing Coupons (the “**Relevant Coupons**”) being equal to the amount of principal due for payment; *provided that* where this sub-paragraph would otherwise require a fraction of a missing Coupon to become void, such missing Coupon shall become void in its entirety; and
    - (B) a sum equal to the aggregate amount of the Relevant Coupons (or, if less, the amount of principal due for payment) will be deducted from the amount of principal due for payment; *provided that*, if the gross amount available for payment is less than the amount of principal due for payment, the sum deducted will be that proportion of the aggregate amount of the Relevant Coupons (or, as the case may be, the amount of principal due for payment) which the gross amount actually available for payment bears to the amount of principal due for payment.
- Each sum of principal so deducted shall be paid in the manner provided in paragraph (i) above against presentation and (*provided that* payment is made in full) surrender of the relevant missing Coupons.
- (g) *Unmatured Coupons void:* If the relevant Pricing Supplement specifies that this Condition 11(g) is applicable or that the Floating Rate Note Provisions are applicable, on the due date for final redemption of any Note or early redemption in whole of such Note pursuant to Condition 10(b), Condition 10(f), Condition 10(g), Condition 10(c), Condition 10(h), Condition 10(i) or Condition 14, all unmatured Coupons relating thereto (whether or not still attached) shall become void and no payment will be made in respect thereof.
- (h) *Payments on business days:* If the due date for payment of any amount in respect of any Bearer Note or Coupon is not a Payment Business Day in the place of presentation, the Holder shall not be entitled to payment in such place of the amount due until the next succeeding Payment Business Day in such place and shall not be entitled to any further interest or other payment in respect of any such delay.
- (i) *Payments other than in respect of matured Coupons:* Payments of interest other than in respect of matured Coupons shall be made only against presentation of the relevant Bearer Notes at the Specified Office of any Paying Agent outside the United States (or in New York City if permitted by paragraph (c) above).
- (j) *Partial payments:* If a Paying Agent makes a partial payment in respect of any Bearer Note or Coupon presented to it for payment, such Paying Agent will endorse thereon a statement indicating the amount and date of such payment.

- (k) *Exchange of Talons*: On or after the maturity date of the final Coupon which is (or was at the time of issue) part of a Coupon Sheet relating to the Bearer Notes, the Talon forming part of such Coupon Sheet may be exchanged at the Specified Office of the Principal Paying Agent for a further Coupon Sheet (including, if appropriate, a further Talon but excluding any Coupons in respect of which claims have already become void pursuant to Condition 15. Upon the due date for redemption of any Bearer Note, any unexchanged Talon relating to such Note shall become void and no Coupon will be delivered in respect of such Talon.

## 12 Payments – Registered Notes

This Condition 12 is only applicable to Registered Notes.

- (a) *Principal*: Payments of principal shall be made by cheque drawn in the currency in which the payment is due drawn on, or, upon application by a Holder of a Registered Note to the Specified Office of the Principal Paying Agent not later than the fifteenth day before the due date for any such payment, by transfer to an account denominated in that currency (or, if that currency is euro, any other account to which euro may be credited or transferred) and maintained by the payee with, a bank in the Principal Financial Centre of that currency (in the case of a sterling cheque, a town clearing branch of a bank in the City of London) and (in the case of redemption) upon surrender (or, in the case of part payment only, endorsement) of the relevant Note Certificates at the Specified Office of any Paying Agent.
- (b) *Interest*: Payments of interest shall be made by cheque drawn in the currency in which the payment is due drawn on, or, upon application by a Holder of a Registered Note to the Specified Office of the Principal Paying Agent not later than the fifteenth day before the due date for any such payment, by transfer to an account denominated in that currency (or, if that currency is euro, any other account to which euro may be credited or transferred) and maintained by the payee with, a bank in the Principal Financial Centre of that currency (in the case of a sterling cheque, a town clearing branch of a bank in the City of London) and (in the case of interest payable on redemption) upon surrender (or, in the case of part payment only, endorsement) of the relevant Note Certificates at the Specified Office of any Paying Agent.
- (c) *Payments subject to fiscal laws*: All payments in respect of the Registered Notes are subject in all cases to any applicable fiscal or other laws and regulations in the place of payment, but without prejudice to the provisions of Condition 13 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the “Code”) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 13) any law implementing an intergovernmental approach thereto. No commissions or expenses shall be charged to the Noteholders in respect of such payments.
- (d) *Payments on business days*: Where payment is to be made by transfer to an account, payment instructions (for value the due date, or, if the due date is not Payment Business Day, for value the next succeeding Payment Business Day) will be initiated and, where payment is to be made by cheque, the cheque will be mailed (i) (in the case of payments of principal and interest payable on redemption) on the later of the due date for payment and the day on which the relevant Note Certificate is surrendered (or, in the case of part payment only, endorsed) at the Specified Office of a Paying Agent and (ii) (in the case of payments of interest payable other than on redemption) on the due date for payment. A Holder of a Registered Note shall not be entitled to any interest or other payment in respect of any delay in payment resulting from (A) the due date for a payment not being a Payment Business Day or (B) a

cheque mailed in accordance with this Condition 12 arriving after the due date for payment or being lost in the mail.

- (e) *Partial payments:* If a Paying Agent makes a partial payment in respect of any Registered Note, the Issuer shall procure that the amount and date of such payment are noted on the Register and, in the case of partial payment upon presentation of a Note Certificate, that a statement indicating the amount and the date of such payment is endorsed on the relevant Note Certificate.
- (f) *Record date:* Each payment in respect of a Registered Note will be made to the person shown as the Holder in the Register at the opening of business in the place of the Registrar's Specified Office on the fifteenth day before the due date for such payment (the "**Record Date**"). Where payment in respect of a Registered Note is to be made by cheque, the cheque will be mailed to the address shown as the address of the Holder in the Register at the opening of business on the relevant Record Date.

### 13 Taxation

- (a) *Gross up:* All payments of principal and interest in respect of the Notes and the Coupons by or on behalf of the Issuer shall be made free and clear of, and without withholding or deduction for or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by or on behalf of the Grand Duchy of Luxembourg or any political subdivision therein or any authority therein or thereof having power to tax, unless the withholding or deduction of such taxes, duties, assessments, or governmental charges is required by law. In that event, the Issuer shall pay such additional amounts as will result in receipt by the Noteholders and the Couponholders after such withholding or deduction of such amounts as would have been received by them had no such withholding or deduction been required, except that no such additional amounts shall be payable in respect of any Note or Coupon:
  - (i) held by or on behalf of a Holder which is liable to such taxes, duties, assessments or governmental charges in respect of such Note or Coupon by reason of its having some connection with the Grand Duchy of Luxembourg other than the mere holding of the Note or Coupon;
  - (ii) to, or to a third party on behalf of, a holder who could lawfully avoid (but has not so avoided) such deduction or withholding by complying or procuring that any third party complies with any statutory requirements or by making or procuring that any third party makes a declaration of non-residence or other similar claim for exemption to any tax authority in the place where the relevant Note (or the Note Certificate representing the Note) or Coupon is surrendered for payment;
  - (iii) where (in the case of a payment of principal or interest on redemption) the relevant Note (or the Note Certificate representing the Note) or Coupon is surrendered for payment more than 30 days after the Relevant Date except to the extent that the relevant Holder would have been entitled to such additional amounts if it had surrendered the relevant Note (or the Note Certificate representing the Note) or Coupon on the last day of such period of 30 days;
  - (iv) where such withholding or deduction is imposed on a payment to a Luxembourg resident individual and is required to be made pursuant to the Luxembourg law of 23 December 2005, as amended;
  - (v) where such tax, duty, assessment or other governmental charge is an estate, inheritance, gift, sales, transfer or personal property tax or any similar tax assessment or governmental charge;

- (vi) where such tax, duty, assessment or other governmental charge is payable otherwise than by withholding or deduction from payments on or in respect of a Note (or the Note Certificate representing the Note) or Coupon; or
  - (vii) where such tax, duty, assessment or other governmental charge would not have been imposed but for the failure of the holder of the Note or Coupon to comply with certification, information or other reporting requirements concerning the nationality, residence, or identity of such holder of the Note (or the Note Certificate representing the Note) or Coupon if such compliance is required by statute or by regulation of the Grand Duchy of Luxembourg or of any political subdivision or taxing authority thereof or therein as a precondition to relief or exemption from such tax, duty, assessment or other governmental charge.
- (b) *Taxing jurisdiction:* If the Issuer becomes subject at any time to any taxing jurisdiction other than the Grand Duchy of Luxembourg, references in these Conditions to the Grand Duchy of Luxembourg shall be construed as references to the Grand Duchy of Luxembourg and/or such other jurisdiction.

#### 14 Events of Default

If any of the following events occurs and is continuing, then the Trustee at its discretion may and, if so requested in writing by Holders of at least one quarter of the aggregate principal amount of the outstanding Notes or if so directed by an Extraordinary Resolution, shall (in each case provided it is indemnified and/or secured and/or prefunded to its satisfaction), (but in the case of the happening of any of the events described in Condition 14(b) (other than any breach of the covenants in Conditions 5 and 6), Condition 14(d), Condition 14(f)(iii) (in respect of the Issuer or a Material Subsidiary), Conditions 14(f)(iv) and (v) or Condition 14(g) (as it relates to Conditions 14(f)(iv) and (v), in respect of a Material Subsidiary only), only if the Trustee shall have certified in writing to the Issuer that such event is, in its reasonable opinion, materially prejudicial to the interests of the Noteholders), give notice in writing to the Issuer that the Notes are, and they shall immediately become, due and payable at their Early Termination Amount together with accrued interest (if any) without further action or formality:

- (a) *Non-payment:* the Issuer fails to pay any amount of principal in respect of the Notes within seven days of the due date for payment thereof or fails to pay any amount of interest in respect of the Notes within 30 days of the due date for payment thereof;
- (b) *Breach of other obligations:* the Issuer defaults in the performance or observance of any of its other obligations under or in respect of the Notes or the Trust Deed and such default is incapable of remedy or, if capable of remedy, remains unremedied for 30 days after the Trustee has given written notice thereof to the Issuer;
- (c) *Cross Acceleration:*
  - (i) any indebtedness of the Issuer or any Material Subsidiary for or in respect of moneys borrowed or raised is not paid when due or (as the case may be) within any originally applicable grace period;
  - (ii) any such indebtedness of the Issuer or any Material Subsidiary becomes due and payable prior to its stated maturity by reason of any actual or potential default, event of default or the like (howsoever described); or
  - (iii) the Issuer or any Material Subsidiary fails to pay when due any amount payable by it under any Guarantee (as defined in Condition 3) of any such indebtedness,

*provided that* the amount of relevant indebtedness referred to in sub-paragraph (i) and/or sub-paragraph (ii) above and/or the amount payable under any Guarantee referred to in sub-paragraph (iii) above, individually or in the aggregate, exceeds €50,000,000 (or its equivalent in any other currency or currencies);

- (d) *Unsatisfied judgment*: one or more judgment(s) or order(s) for the payment an amount in excess €50,000,000 (or its equivalent in any other currency or currencies), whether individually or in aggregate, is rendered against the Issuer or any Material Subsidiary and continue(s) unsatisfied and unstayed for a period of 60 days after the date(s) thereof or, if later, the date therein specified for payment;
- (e) *Security enforced*: a secured party takes possession of any part of the undertaking, assets and revenues of the Issuer or a Material Subsidiary having an aggregate value in excess of €50,000,000 (or its equivalent in any other currency or currencies) and such possession is not returned to the Issuer or the relevant Material Subsidiary or discharged within a period of 60 days after the date(s) thereof;
- (f) *Insolvency, winding-up etc.*: (i) the Issuer or any Material Subsidiary becomes insolvent or is unable to pay its debts as they fall due, (ii) an administrator or liquidator is appointed (or application for any such appointment is made) in respect of the Issuer or any Material Subsidiary or the whole or a material part of the undertaking, assets and revenues of the Issuer or any Material Subsidiary, (iii) the Issuer or any Material Subsidiary takes any action for a readjustment or deferment of all or a material part of its obligations or makes a general assignment or an arrangement or composition with or for the benefit of its creditors or declares a moratorium in respect of all or a material part of its indebtedness or any Guarantee of any indebtedness given by it, (iv) the Issuer or any Material Subsidiary ceases or threatens to cease to carry on all or substantially all of its business, or (v) an order is made or an effective resolution is passed for the winding up, liquidation or dissolution of the Issuer or any Material Subsidiary (except, in the case of (iv) and (v), for the purpose of and followed by a reconstruction, amalgamation, reorganisation, merger or consolidation whereby the undertaking and assets of the Material Subsidiary are transferred to or otherwise vested in the Issuer or another of its Subsidiaries), in the case of each of (i) to (v), whether pursuant to any Bankruptcy Proceeding or otherwise; or
- (g) *Analogous event*: any event occurs which under the laws of the jurisdiction of incorporation of the Issuer or a Material Subsidiary (as applicable) has an analogous effect to any of the events referred to in paragraphs (d), (e) and (f) above.

## **15 Prescription**

Claims for principal in respect of Bearer Notes shall become void unless the relevant Bearer Notes are presented for payment within 10 years of the appropriate Relevant Date. Claims for interest in respect of Bearer Notes shall become void unless the relevant Coupons are presented for payment within five years of the appropriate Relevant Date. Claims for principal and interest on redemption in respect of Registered Notes shall become void unless the relevant Note Certificates are surrendered for payment within 10 years of the appropriate Relevant Date.

## **16 Replacement of Notes and Coupons**

If any Note (or the Note Certificate representing the Note) or Coupon is lost, stolen, mutilated, defaced or destroyed, it may be replaced at the Specified Office of the Principal Paying Agent, in the case of Bearer Notes, or the Registrar, in the case of Registered Notes (and, if the Notes are then admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system which requires the appointment of a Paying Agent or Transfer Agent in any particular place, the Paying Agent or Transfer Agent having its Specified Office in the place required by such competent authority, stock exchange and/or quotation system),

subject to all applicable laws and competent authority, stock exchange and/or quotation system requirements, upon payment by the claimant of the expenses incurred in connection with such replacement and on such terms as to evidence, security, indemnity and otherwise as the Issuer may reasonably require. Mutilated or defaced Note (or the Note Certificate representing the Note) or Coupon must be surrendered before replacements will be issued.

## **17 Trustee and Agents**

Under the Trust Deed, the Trustee is entitled to be indemnified and relieved from responsibility in certain circumstances and to be paid its costs and expenses in priority to the claims of the Noteholders. In addition, the Trustee is entitled to enter into business transactions with the Issuer and any entity relating to the Issuer without accounting for any profit.

In the exercise of its powers and discretions under these Conditions and the Trust Deed, the Trustee will have regard to the interests of the Noteholders as a class and will not be responsible for any consequence for individual Holders of Notes as a result of such Holders being connected in any way with a particular territory or taxing jurisdiction.

In acting under the Agency Agreement and in connection with the Notes and the Coupons, the Agents act solely as agents of the Issuer and (to the extent provided therein) the Trustee and do not assume any obligations towards or relationship of agency or trust for or with any of the Noteholders or Couponholders.

The initial Agents and their initial Specified Offices are listed below. The initial Calculation Agent (if any) is specified in the relevant Pricing Supplement. The Issuer reserves the right (with the prior approval of the Trustee) at any time to vary or terminate the appointment of any Agent and to appoint a successor principal paying agent or registrar or Calculation Agent and additional or successor paying agents and transfer agents; *provided that*:

- (a) the Issuer shall at all times maintain a principal paying agent and a registrar; and
- (b) if a Calculation Agent is specified in the relevant Pricing Supplement, the Issuer shall at all times maintain a Calculation Agent; and
- (c) if and for so long as the Notes are admitted to listing, trading and/or quotation by any competent authority, stock exchange and/or quotation system which requires the appointment of a Paying Agent and/or a Transfer Agent in any particular place, the Issuer shall maintain a Paying Agent and/or a Transfer Agent having its Specified Office in the place required by such competent authority, stock exchange and/or quotation system.

Notice of any change in any of the Agents or in their Specified Offices shall promptly be given to the Noteholders.

## **18 Meetings of Noteholders; Modification and Waiver, Substitution**

- (a) *Meetings of Noteholders*: The Trust Deed contains provisions for convening meetings of Noteholders to consider matters relating to the Notes, including the modification of any provision of these Conditions or the Trust Deed. Any such modification may be made if sanctioned by an Extraordinary Resolution. Such a meeting may be convened by the Issuer or by the Trustee and shall be convened by the Trustee upon the request in writing of Noteholders holding not less than one-tenth of the aggregate principal amount of the outstanding Notes. The quorum at any meeting convened to vote on an Extraordinary Resolution will be one or more Persons holding or representing one more than half of the aggregate principal amount of the outstanding Notes or, at any adjourned meeting, one or more Persons being or



representing Noteholders whatever the principal amount of the Notes held or represented; *provided that* Reserved Matters may only be sanctioned by an Extraordinary Resolution passed at a meeting of Noteholders at which one or more Persons holding or representing not less than three-quarters or, at any adjourned meeting, one quarter of the aggregate principal amount of the outstanding Notes shall form a quorum. Any Extraordinary Resolution duly passed at any such meeting shall be binding on all the Noteholders and Couponholders, whether present or not.

Any such meeting of the Noteholders may be convened at a physical location, or such other method (which may include, without limitation, a conference call or video conference) as the Trustee may determine in accordance with the provisions of the Trust Deed.

In addition, a resolution in writing signed by or on behalf of Noteholders who for the time being are entitled to receive notice of a meeting of Noteholders under the Trust Deed, holding not less than 75 per cent. in principal amount of the Notes outstanding, will take effect as if it were an Extraordinary Resolution. Such a resolution in writing may be contained in one document or several documents in the same form, each signed by or on behalf of one or more Noteholders.

- (b) *Modification and waiver:* The Trustee may, without the consent of the Noteholders, agree to any modification of these Conditions, the Notes, the Trust Deed or the Agency Agreement (other than in respect of a Reserved Matter) which is, in the opinion of the Trustee, proper to make if, in the opinion of the Trustee, such modification will not be materially prejudicial to the interests of Noteholders and to any modification of these Conditions, the Notes, or the Trust Deed or the Agency Agreement which is of a formal, minor or technical nature or is to correct a manifest error.

In addition, the Trustee may, without the consent of the Noteholders, authorise or waive any proposed breach or breach of these Conditions, the Notes, the Trust Deed or the Agency Agreement (other than a proposed breach or breach relating to the subject of a Reserved Matter) or determine that any Event of Default or Potential Event of Default shall not be treated as such for the purposes of the Trust Deed if, in the opinion of the Trustee, the interests of the Noteholders will not be materially prejudiced thereby. Any such authorisation, waiver, determination or modification shall be binding on the Noteholders.

In addition, the Issuer may, in accordance with Conditions 8(f)(iv) and (v) and 8(m) (as applicable), vary or amend these Conditions, the Trust Deed and/or the Agency Agreement to give effect to certain amendments without any requirement for the consent or approval of Noteholders of the relevant Notes or Coupons, as fully described in Conditions 8(f)(iv) and (v) and 8(m) (as applicable)) and the Trustee and the Agents shall concur to such Benchmark Replacement Confirming Changes and/or Benchmark Amendments (as applicable).

Any such authorisation, waiver or modification shall be notified to the Noteholders as soon as practicable thereafter.

- (c) *Substitution:* The Trust Deed contains provisions permitting the Trustee to agree, subject to such amendment to the Trust Deed and such other conditions as are contained in the Trust Deed or otherwise as the Trustee may require, but without the consent of Noteholders, to the substitution of the Issuer's successor in business or any Subsidiary of the Issuer or its successor in business in place of the Issuer as principal debtor under the Trust Deed and the Notes. The Trustee may agree to, or the Issuer may endeavour to procure, the substitution as principal debtor under the Trust Deed and the Notes of a company incorporated in some other jurisdiction in the event of the Issuer becoming subject to any form of tax on its income or payments in respect of the Notes.

No Noteholder shall, in connection with any substitution, be entitled to claim any indemnification or payment in respect of any tax consequence thereof for such Noteholder, except to the extent provided

for in Condition 13 (or any undertaking given in addition to or substitution for it pursuant to the provisions of the Trust Deed).

## 19 Enforcement

The Trustee may at any time, at its discretion and without notice, institute such proceedings as it thinks fit to enforce its rights under the Trust Deed in respect of the Notes, but it shall not be bound to do so unless:

- (i) it has been so requested in writing by the Holders of at least one quarter of the aggregate principal amount of the outstanding Notes or has been so directed by an Extraordinary Resolution; and
- (ii) it has been indemnified or provided with security to its satisfaction.

No Noteholder may proceed directly against the Issuer unless the Trustee, having become bound to do so, fails to do so within a reasonable time and such failure is continuing.

## 20 Further Issues

The Issuer may from time to time, without the consent of the Noteholders or the Couponholders and in accordance with the Trust Deed, create and issue further notes having the same terms and conditions as the Notes in all respects (or in all respects except for the first payment of interest) so as to form a single series with the Notes. The Issuer may from time to time with the consent of the Trustee, create and issue other Series having the benefit of the Trust Deed.

## 21 Notices

- (a) *Bearer Notes*: Notices required to be given to the Holders of Bearer Notes pursuant to these Conditions shall be valid if published in a leading English language daily newspaper published in London (which is expected to be the *Financial Times*) and, if the Bearer Notes are admitted to trading on Euronext Dublin and it is a requirement of applicable law or regulations, a leading newspaper having general circulation in Ireland or published on the website of Euronext Dublin (<https://live.euronext.com/>) or in either case, if such publication is not practicable, in a leading English language daily newspaper having general circulation in Europe. Any such notice shall be deemed to have been given on the date of first publication (or if required to be published in more than one newspaper, on the first date on which publication shall have been made in all the required newspapers). Couponholders shall be deemed for all purposes to have notice of the contents of any notice given to the Holders of Bearer Notes.
- (b) *Registered Notes*: Notices required to be given to the Holders of Registered Notes pursuant to these Conditions shall be sent to them by first class mail (or its equivalent) or (if posted to an overseas address) by airmail at their respective addresses on the Register and, if the Registered Notes are admitted to trading on Euronext Dublin and it is a requirement of applicable law or regulations, a leading newspaper having general circulation in Ireland or published on the website of Euronext Dublin (<https://live.euronext.com/>) or in either case if such publication is not practicable, in a leading English language daily newspaper having general circulation in Europe. Any such notice shall be deemed to have been given on the fourth day after the date of mailing.

## 22 Rounding

For the purposes of any calculations referred to in these Conditions (unless otherwise specified in these Conditions or the relevant Pricing Supplement), (a) all percentages resulting from such calculations will be rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with 0.000005 per cent. being rounded up to 0.00001 per cent.), (b) all United States dollar amounts used in or resulting from such

calculations will be rounded to the nearest cent (with one half cent being rounded up), (c) all Japanese Yen amounts used in or resulting from such calculations will be rounded downwards to the next lower whole Japanese Yen amount, and (d) all amounts denominated in any other currency used in or resulting from such calculations will be rounded to the nearest two decimal places in such currency, with 0.005 being rounded upwards.

## 23 Governing Law and Jurisdiction

- (a) *Governing law:* The Notes and the Trust Deed and all non-contractual obligations arising out of or in connection with the Notes and the Trust Deed are governed by English law. For the avoidance of doubt, the provisions of articles 470-1 to 470-19 of the Luxembourg law of 10 August 1915 on commercial companies, as amended are excluded in respect of the Notes.
- (b) *Jurisdiction:* The Issuer has in the Trust Deed (i) agreed that the courts of England shall have exclusive jurisdiction to settle any dispute (a "**Dispute**") arising out of or in connection with the Notes (including any non-contractual obligations arising out of or in connection with the Notes); (ii) agreed that those courts are the most appropriate and convenient courts to settle any Dispute and, accordingly, that it will not argue that any other courts are more appropriate or convenient; and (iii) designated a person in England to accept service of any process on its behalf. The Trust Deed also states that nothing contained in the Trust Deed prevents the Trustee or any of the Noteholders from taking proceedings relating to a Dispute ("**Proceedings**") in any other competent court of a member state of the European Union in accordance with the Brussels Ia Regulation or states that are parties to the Lugano II Convention. To the extent allowed by law, the Trustee or any of the Noteholders may take concurrent Proceedings in any number of the jurisdictions identified in this Condition 23 that are competent to hear those Proceedings. For the purposes of this paragraph, "**Brussels Ia Regulation**" means Regulation (EU) No 1215/2012 of the European Parliament and of the Council of 12 December 2012 on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters, as amended and "**Lugano II Convention**" means the Convention on jurisdiction and the recognition and enforcement of judgments in civil and commercial matters, signed on 30 October 2007.
- (c) *Agent for Service of Process:* Pursuant to the Trust Deed, the Issuer has appointed an agent in England to receive service of process in any Proceedings in England based on any of the Notes.

## FORM OF PRICING SUPPLEMENT

**Prohibition of Sales to EEA Retail Investors** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“**EEA**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**EU MiFID II**”); or (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended, the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the “**EU PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the EU PRIIPs Regulation.

**Prohibition of Sales to UK Retail Investors** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom (“**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018 (“**EUWA**”); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (as amended, the “**FSMA**”) and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA [(“**UK MiFIR**”). Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**[EU MiFID product governance/Professional investors and ECPs only target market** – Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in [Directive 2014/65/EU (as amended, “**EU MiFID II**”)] [EU MiFID II]; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market.*] Any person subsequently offering, selling or recommending the Notes (a “**distributor**”) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to EU MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

**[UK MiFIR product governance/Professional investors and ECPs only target market** – Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (“**COBS**”), and professional clients, as defined in [Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018/UK MiFIR]; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. [*Consider any negative target market.*] Any person subsequently offering, selling or recommending the Notes (a “**distributor**”)/[distributor] should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

[AIFMD – Potential investors should note that this Pricing Supplement has been prepared solely for use in connection with the issue of the Notes, and not for any other purpose. In particular, this Pricing Supplement is not being, and may not be, used in connection with any offer or marketing (as such term is defined under Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers and/or the Alternative Investment Fund Managers Regulations 2013 (SI 2013/1773) of any units or shares of any entity. The offer and marketing of the Notes to prospective investors established within the EEA will be conducted only in Belgium, Denmark, Finland, France, Germany, Italy, the Republic of Ireland, the Grand Duchy of Luxembourg, Netherlands, Norway, Portugal, Spain and Sweden (the “**Approved EEA Jurisdictions**”) and will not be conducted in any other Member State of the EEA. If a potential investor in the EEA is not in an Approved EEA Jurisdiction the Notes are not being offered or marketed to it and it should not participate in the offering.]

[**Notification under Section 309B(1)(c) of the Securities and Futures Act 2001 of Singapore (as amended, the “SFA”)** – In connection with Section 309B of the SFA and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the “**CMP Regulations 2018**”), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Notes are capital markets products other than prescribed capital markets products (as defined in the CMP Regulations 2018) and are Specified Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).]

**Pricing Supplement dated [date]**

**AXA Logistics Europe Master S.C.A.**

**Issue of [Aggregate Principal Amount of Tranche] [Title of Notes]**

**Legal entity Identifier (LEI): 213800IWFTNKN5BPH814**

**under the**

**€2,000,000,000 Euro Medium Term Note Programme**

#### **PART A – CONTRACTUAL TERMS**

[Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions (the “**Conditions**”) set forth in the base listing particulars dated [date] [and the supplemental base listing particulars dated [date]] which [together] constitute[s] a base listing particulars (the “**Base Listing Particulars**”). This document constitutes the Pricing Supplement relating to the Notes described herein and must be read in conjunction with the Base Listing Particulars in order to obtain all the relevant information.]

Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Base Listing Particulars. The Base Listing Particulars is available for viewing at [<https://live.euronext.com/>].

- |  |   |
|--|---|
| 1. Issuer:                                       | AXA Logistics Europe Master S.C.A.  |
| 2. [(i) Series Number:]                          | [•]   |
| [(ii) Tranche Number:]                           | [•]   |
| [(iii) Date on which the Notes become fungible:] | [Not Applicable/The Notes shall be consolidated, form a single series and be interchangeable for trading purposes with the [•] on [[•]/the Issue Date/exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 22 below [which is expected to occur on or about [•]].] |

3. Specified Currency or Currencies: [●]
4. Aggregate Principal Amount
- (i) Series: [●]
- (ii) Tranche: [●]
5. Issue Price: [●] per cent. of the Aggregate Principal Amount [plus accrued interest from [●]]
6. (i) Specified Denominations: [●]
- (ii) Calculation Amount: [●]
7. (i) Issue Date: [●]
- (ii) Interest Commencement Date: [[●]/Issue Date/Not Applicable]
8. Maturity Date: [●]  
*[Specify date or (for Floating Rate Notes) Interest Payment Date falling in or nearest to the relevant month and year]*
9. Interest Basis: [[●] per cent. Fixed Rate]  
 [●][●] [EURIBOR/SONIA/SOFR]+/- [●] per cent. Floating Rate]  
 [Zero Coupon]  
 (See paragraph [14/15/16] below)
10. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at [●]/[100] per cent. of their principal amount
11. Change of Interest or Redemption/Payment Basis: [[●]/Not Applicable]  
*[Specify the date when any Fixed to floating rate change occurs or refer to paragraphs 14 and 15 below]*
12. Put/Call Options: [Put Option]  
 [Change of Control Put Option]  
 [Asset Sale Put Option]  
 [Call Option]  
 [Issuer Residual Call]  
 [Special Redemption Call]  
 [(See paragraph [17/18/19/20/21/22] below)]
13. (i) Status of the Notes: Senior
- (ii) [Date of General Partner [Board] approval for issuance of Notes obtained: [●]

## PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. **Fixed Rate Note Provisions** [Applicable/Not Applicable]  
*(If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Rate of Interest: [●] per cent. per annum payable [annually/semi-annually] in arrear on each Interest Payment Date
  - (ii) Interest Payment Date(s): [●] in each year[, commencing on [●], up to, and including, [the Maturity Date]]
  - (iii) Fixed Coupon Amount: [●] per Calculation Amount [other than in respect of the Broken Amount(s)]
  - (iv) Fixed Coupon Amount for a short or long Interest Period (“Broken Amount(s)”): [●] per Calculation Amount, payable on the Interest Payment Date falling [in/on] [●]/[Not Applicable]
  - (v) Day Count Fraction: [Actual/Actual (ICMA)]/  
[Actual/Actual (ISDA)]/  
[Actual/365 (Fixed)]/  
[Actual/360]/  
[30/360]/  
[30E/360]/  
[Eurobond Basis]/  
[30E/360 (ISDA)]/  
[●]
  - (vi) Unmatured Coupons void: Condition 11(g) is [Applicable/Not Applicable]
15. **Floating Rate Note Provisions** [Applicable/Not Applicable]  
*(If not applicable, delete the remaining sub-paragraphs of this paragraph)*
- (i) Specified Period: [●][,subject to adjustment in accordance with the Business Day Convention set out in (iv) below]
  - (ii) Specified Interest Payment Dates: [●][,subject to adjustment in accordance with the Business Day Convention set out in (iv) below]
  - (iii) First Interest Payment Date: [●]
  - (iv) Business Day Convention: [Floating Rate Convention]/  
FRN Convention/  
Eurodollar Convention/  
Modified Business Day Convention/  
Following Business Day Convention/  
Modified Following Business Day Convention/  
Preceding Business Day Convention/  
No Adjustment]
  - (v) Additional Business Centre(s): [Not Applicable/[●]]
  - (vi) Manner in which the Rate(s) of Interest is/are to be determined: [Screen Rate Determination/ISDA Determination]

- (vii) Calculation Agent: [The Bank of New York Mellon, London Branch]/[•]
- (viii) Screen Rate Determination: [Applicable/Not Applicable]
- Reference Rate: [EURIBOR/SONIA/SOFR/SONIA Compounded Index/  
SOFR Compounded Index]
  - Observation Method: [Lag/Observation Shift]
  - Lag Period: [5/[•] U.S. Government Securities Business Days/London  
Banking Days/Not Applicable]
  - Observation Shift Period: [5/[•] U.S. Government Securities Business Days/London  
Banking Days/Not Applicable]
- (NB: A minimum of 5 should be specified for the Lag Period  
or Observation Shift Period, unless otherwise first agreed  
with the Calculation Agent)*
- Index Determination: [Applicable/Not Applicable]
  - SONIA Compounded  
Index: [Applicable/Not Applicable]
  - SOFR Compounded Index: [Applicable/Not Applicable]
  - Relevant Decimal Place: [•]/[4/5]  
*(unless otherwise specified in the Pricing Supplement, be the  
fourth decimal place in the case of the SONIA Compounded  
Index and the fifth decimal place in the case of the SOFR  
Compounded Index)*
  - Relevant Number of Index  
Days: [•]/[5]  
*(unless otherwise specified in the Pricing Supplement, the  
Relevant Number shall be 5)*
  - Interest Determination  
Date(s): [The first Business Day in the relevant Interest Period]/[•]  
[London Banking Days/U.S. Government Securities  
Business Days/TARGET Settlement Days] prior to each  
Interest Payment Date]
  - Relevant Screen Page: [•]
  - Relevant Time: [•]
  - Relevant Financial Centre: [•]
- (ix) ISDA Determination:
- Floating Rate Option: [•]
  - Designated Maturity: [•]
  - Reset Date: [•]/[the first day of the relevant Interest Period]
  - ISDA Benchmarks  
Supplements: [Applicable/Not Applicable]
- (x) Linear interpolation: [Not Applicable/Applicable – the Rate of Interest for the  
[long/short] [first/last] Interest Period shall be calculated



- using Linear Interpolation (*specify for each short or long interest period*)
- (xi) Margin(s): [+/-][●] per cent. per annum
- (xii) Minimum Rate of Interest: [The Minimum Rate of Interest shall not be less than zero]/The Minimum Rate of Interest shall not be less than [●] per cent. per annum]
- (xiii) Maximum Rate of Interest: [●] per cent. per annum
- (xiv) Day Count Fraction: [Actual/Actual (ICMA)]/  
[Actual/Actual (ISDA)]/  
[Actual/365 (Fixed)]/  
[Actual/360]/  
[30/360]/  
[30E/360]/  
[Eurobond Basis]/  
[30E/360 (ISDA)]/  
[●]

**16. Zero Coupon Note Provisions**

[Applicable/Not Applicable]  
*(If not applicable, delete the remaining sub-paragraphs of this paragraph)*

- (i) Accrual Yield: [●] per cent. per annum
- (ii) Reference Price: [●]
- (iii) Day Count Fraction in relation to Zero Coupon Early Redemption Amount: [Actual/Actual (ICMA)]/  
[Actual/Actual (ISDA)]/  
[Actual/365 (Fixed)]/  
[Actual/360]/  
[30/360]/  
[30E/360]/  
[Eurobond Basis]/  
[30E/360 (ISDA)]/  
[●]

**PROVISIONS RELATING TO REDEMPTION**

17. Call Option: [Applicable/Not Applicable]
- (i) Optional Redemption Date(s) (Call): [●]
- (ii) Optional Redemption Amount(s) of each Note and method, if any, of calculation of such amount(s): [[●] per Calculation Amount]/  
[Make Whole Redemption Price]/  
[(in the case of the Optional Redemption Dates falling on [●]/[in the period from and including[●]] [●])]  
[(i) [●]/[Make Whole Redemption Price], in the case of the Optional Redemption Date(s) falling in the period from and including the Issue Date to but excluding the Par Redemption Date, and (ii) [●]/[[●] per Calculation

	Amount], in the case of the Optional Redemption Date(s) falling in the period from and including the Par Redemption Date to but excluding the Maturity Date.]
	[Zero Coupon Early Redemption Amount]
[(iii) Make Whole Redemption Price:	[Non-Sterling Make Whole Redemption Amount]/ [Sterling Make Whole Redemption Amount]/ [Not Applicable]
[(a) Reference Bond:	[•]
[(b) Quotation Time:	[•]
[(c) Redemption Margin:	[•] per cent.
[(d) Par Redemption Date:	[[•]/[Not Applicable]]
(iv) Redemption in part:	[Applicable/Not Applicable]
(a) Minimum Redemption Amount:	[•] per Calculation Amount
(b) Maximum Redemption Amount	[•] per Calculation Amount
(v) Notice period:	[•]
18. Issuer Residual Call:	[Applicable/Not Applicable]
(i) Call Threshold:	[•]
(ii) Notice Period:	[•]
19. Special Redemption Call	[Applicable/Not Applicable]
(i) Acquisition Target:	[•]
(ii) Special Redemption Longstop Date:	[•]
(iii) Special Redemption Amount and method, if any, of calculation of such amount(s):	[•]
(iv) Special Redemption Period:	The period from [•]/ [the Issue Date]] to the Special Redemption Longstop Date]
(v) Notice period:	[[•]/As per Conditions]
20. Put Option:	[Applicable/Not Applicable]
(i) Optional Redemption Date(s) (Put):	[•]
(ii) Optional Redemption Amount(s) of each Note and method, if any, of calculation of such amount(s):	[•] per Calculation Amount
(iii) Notice period:	[[•]/As per Conditions]

21. Change of Control Put Option: [Applicable/Not Applicable]  
Optional Redemption Amount [●] / [●] per Calculation Amount  
(CoC Put) and method, if any, of  
calculation of such amount(s):
22. Asset Sale Put Option: [Applicable/Not Applicable]  
Optional Redemption Amount [●] / [●] per Calculation Amount  
(Asset Sale Put):
23. Early Redemption Amount (Tax): [[●] per Calculation Amount/Not Applicable]  
Notice period: [[●]/As per Conditions]
24. Final Redemption Amount: [●] per Calculation Amount
25. Early Termination Amount: [●] per Calculation Amount

**GENERAL PROVISIONS APPLICABLE TO THE NOTES**

26. Form of Notes: **Bearer Notes:**  
[[Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes on [●] days' notice/at any time/in the limited circumstances specified in the Permanent Global Note]]  
[[Temporary Global Note exchangeable for Definitive Notes on [●] days' notice]]  
[[Permanent Global Note exchangeable for Definitive Notes on [●] days' notice/at any time/in the limited circumstances specified in the Permanent Global Note]]
- Registered Notes:**  
Global Registered Note exchangeable for Individual Note Certificates on [●] days' notice/at any time/in the limited circumstances described in the Global Registered Note]  
[[and]]  
[Global Registered Note registered in the name of a nominee for [a common depositary for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg (that is, held under the New Safekeeping Structure).]]
27. New Global Note/held under New Safekeeping Structure: [Yes] [No]/[Not Applicable]]
28. Additional Financial Centre(s) or other special provisions relating to payment dates: [Not Applicable/[●]].  
*(Note that this paragraph relates to the date of payment, and not the end dates of interest periods for the purposes of calculating the amount of interest, to which sub-paragraph 15(v) relates)*
29. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): [Yes/No.]/[As the Notes have more than 27 coupon payments, talons may be required if, on exchange into definitive form, more than 27 coupon payments are left.]

Signed on behalf of

**AXA LOGISTICS EUROPE MASTER S.C.A.** *acting through its General Partner* **AXA LOGISTICS EUROPE GP S.À R.L.**

By: .....

Duly authorised

## PART B – OTHER INFORMATION

### 1. LISTING AND ADMISSION TO TRADING

- (i) Admission to Trading: [Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Global Exchange Market of Euronext Dublin with effect from [●].]  
[Application is expected to be made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Global Exchange Market of Euronext Dublin with effect from [●].]  
[Not Applicable.]  
*(When documenting a fungible issue need to indicate that original Notes are already admitted to trading.)*
- (ii) Estimate of total expenses related to admission to trading: [●]

2. RATINGS The Notes to be issued [have been/are expected to be] rated]:  
Ratings: [Fitch: [●]]

### 3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

*(Need to include a description of any interest, including a conflict of interest, that is material to the issue/offer, detailing the persons involved and the nature of the interest. May be satisfied by the inclusion of the statement below:)*

[Save for any fees payable to the [Managers/Dealers], so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer. The [Managers/Dealers] and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.]

### 4. [Fixed Rate Notes only – YIELD

- Indication of yield: [●] per cent. per annum  
[The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]

### 5. OPERATIONAL INFORMATION

- ISIN: [●]  
Common Code: [●]  
Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking, S.A. and the relevant identification number(s): [Not Applicable/give name(s) and number(s)]  
Delivery: Delivery [against/free of] payment  
Names and addresses of additional Paying Agent(s) (if any): [●]/[Not Applicable]  
Intended to be held in a manner which would allow Eurosystem eligibility: [Yes. Note that the designation “yes” simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper[, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper] [include this text for registered notes]] and does

not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/

[No. Whilst the designation is specified as “no” at the date of these Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper[[, and registered in the name of a nominee of one of the ICSDs acting as common safekeeper] *[include this text for registered notes]*]. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]

**6. DISTRIBUTION**

- (i) Method of Distribution: [Syndicated/Non-syndicated]
- (ii) If syndicated: [Not Applicable]
  - (A) Names of Managers: [•]
  - (B) Stabilising Manager(s), if any: [•]/[Not Applicable]
- (iii) If non-syndicated, name of Dealer: [•]
- (iv) U.S. Selling Restrictions: [Reg S Compliance Category 2; [TEFRA C/TEFRA D]/[TEFRA not applicable]]

**7. [[REASONS FOR THE OFFER AND] ESTIMATED NET AMOUNT OF PROCEEDS]**

- [Reasons for the offer: [The Notes are specified as being “Green Bonds” and an amount equal to the net proceeds of the issue of the Notes will be used as described in the section headed “*Use of Proceeds*” in the Base Listing Particulars.] [This is expected to include refinancing certain existing mortgage loans of the Group.]  
*[If reasons differ from what is disclosed in the Base Listing Particulars, give details here.]*
- [Estimated net proceeds: [•]]

## SUMMARY OF PROVISIONS RELATING TO THE NOTES WHILE IN GLOBAL FORM

### Clearing System Accountholders

In relation to any Tranche represented by a Global Note in bearer form, references in the Conditions to “Noteholder” are references to the bearer of the relevant Global Note which, for so long as the Global Note is held by a depositary or a common depositary, in the case of a CGN, or a common safekeeper, in the case of an NGN for Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system, will be that depositary or common depositary or, as the case may be, common safekeeper.

In relation to any Tranche represented by a Global Registered Note, references in the Conditions to “Noteholder” are references to the person in whose name such Global Registered Note is for the time being registered in the Register which, for so long as the Global Registered Note is held by or on behalf of a depositary or a common depositary or a common safekeeper for Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system, will be that depositary or common depositary or common safekeeper or a nominee for that depositary or common depositary or common safekeeper.

Each of the persons shown in the records of Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system as being entitled to an interest in a Global Note or a Global Registered Note (each an “**Accountholder**”) must look solely to Euroclear and/or Clearstream, Luxembourg and/or such other relevant clearing system (as the case may be) for such Accountholder’s share of each payment made by the Issuer to the holder of such Global Note or Global Registered Note and in relation to all other rights arising under such Global Note or Global Registered Note. The extent to which, and the manner in which, Accountholders may exercise any rights arising under a Global Note or Global Registered Note will be determined by the respective rules and procedures of Euroclear and Clearstream, Luxembourg and any other relevant clearing system from time to time. For so long as the relevant Notes are represented by a Global Note or Global Registered Note, Accountholders shall have no claim directly against the Issuer in respect of payments due under the Notes and such obligations of the Issuer will be discharged by payment to the holder of such Global Note or Global Registered Note.

### Conditions applicable to Global Notes

Each Global Note or Global Registered Note will contain provisions which modify the Conditions as they apply to the Global Note or Global Registered Note. The following is a summary of certain of those provisions:

*Payments:* All payments in respect of the Global Note or Global Registered Note which, according to the Conditions, require presentation and/or surrender of a Note, Note Certificate or Coupon will be made against presentation and (in the case of payment of principal in full with all interest accrued thereon) surrender of the Global Note or Global Registered Note to or to the order of any Paying Agent and will be effective to satisfy and discharge the corresponding liabilities of the Issuer in respect of the Notes. On each occasion on which a payment of principal or interest is made in respect of the Global Note, the Issuer shall procure that in respect of a CGN the payment is noted in a schedule thereto and in respect of an NGN the payment is entered pro rata in the records of Euroclear and Clearstream, Luxembourg and any other relevant clearing system from time to time.

*Calculation of interest:* The calculation of any interest amount in respect of any Note which is represented by a Global Note or Global Registered Note will be calculated on the aggregate outstanding principal amount of the Notes represented by such Global Note or Global Registered Note, as the case may be, and not by reference to the Calculation Amount.

*Payment Business Day:* In the case of a Global Note or Global Registered Note, shall be: if the currency of payment is euro, any day which is a TARGET Settlement Day and a day on which dealings in foreign currencies may be carried on in each (if any) Additional Financial Centre; or, if the currency of payment is not euro, any day which is a day on which dealings in foreign currencies may be carried on in the Principal Financial Centre of the currency of payment and in each (if any) Additional Financial Centre.

*Payment Record Date:* Each payment in respect of a Global Registered Note will be made to the person shown as the Holder in the Register at the close of business (in the relevant clearing system) on the Clearing System Business Day before the due date for such payment (the “**Record Date**”) where “**Clearing System Business Day**” means a day on which each clearing system for which the Global Registered Note is being held is open for business.

*Exercise of put option:* In order to exercise the option contained in Condition 10(e) the bearer of the Permanent Global Note or the holder of a Global Registered Note must, within the period specified in the Conditions for the deposit of the relevant Note and put notice, give written notice of such exercise to the Principal Paying Agent specifying the principal amount of Notes in respect of which such option is being exercised. Any such notice will be irrevocable and may not be withdrawn.

*Partial exercise of call option:* In connection with an exercise of the option contained in Condition 10(c) in relation to some only of the Notes, the Permanent Global Note or a Global Registered Note may be redeemed in part in the principal amount specified by the Issuer in accordance with the Conditions and the Notes to be redeemed will not be selected as provided in the Conditions but in accordance with the rules and procedures of Euroclear and Clearstream, Luxembourg and any other relevant clearing system from time to time (to be reflected in the records of Euroclear and Clearstream, Luxembourg and any other relevant clearing system from time to time as either a pool factor or a reduction in principal amount, at their discretion).

*Exercise of Change of Control Put Option or Asset Sale Put Option:* In order to exercise the option contained in Condition 10(g) or Condition 10(h) the bearer of a Permanent Global Note or the holder of a Global Registered Note must, within the period specified in the Conditions for the deposit of the relevant Note give notice of such exercise to the Principal Paying Agent, in accordance with the rules and procedures of Euroclear, Clearstream, Luxembourg and/or any other relevant clearing system, specifying the principal amount of Notes in respect of which such option is being exercised. Any such notice will be irrevocable and may not be withdrawn.

*Notices:* Notwithstanding Condition 21, while all the Notes are represented by a Permanent Global Note (or by a Permanent Global Note and/or a Temporary Global Note) or a Global Registered Note and the Permanent Global Note is (or the Permanent Global Note and/or the Temporary Global Note are), or Global Registered Note is deposited with a depository or a common depository for Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system or a common safekeeper, notices to Noteholders may be given by delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system and, in any case, such notices shall be deemed to have been given to the Noteholders in accordance with Condition 21 on the date of delivery to Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system.

*Electronic Consent and Written Resolution:* While any Global Note or Global Registered Note is held on behalf of a clearing system, then:

- (a) approval of a resolution proposed by the Issuer or the Trustee (as the case may be) given by way of electronic consents communicated through the electronic communications systems of the relevant clearing system(s) in accordance with their operating rules and procedures by or on behalf of the holders of not less than 75 per cent. in principal amount of the Notes outstanding (an “**Electronic Consent**” as defined in the Trust Deed) shall, for all purposes (including matters that would otherwise require an



Extraordinary Resolution to be passed at a meeting for which a special quorum was satisfied), take effect as an Extraordinary Resolution passed at a meeting of Noteholders duly convened and held, and shall be binding on all Noteholders and holders of Coupons and Talons whether or not they participated in such Electronic Consent; and

- (b) where Electronic Consent is not being sought, for the purpose of determining whether a Written Resolution (as defined in the Trust Deed) has been validly passed, the Issuer and the Trustee shall be entitled to rely on consent or instructions given in writing directly to the Issuer and/or the Trustee, as the case may be, by (a) accountholders in the clearing system with entitlements to such Global Note or Global Registered Note and/or, where (b) the accountholders hold any such entitlement on behalf of another person, on written consent from or written instruction by the person identified by that accountholder as the person for whom such entitlement is held. For the purpose of establishing the entitlement to give any such consent or instruction, the Issuer and the Trustee shall be entitled to rely on any certificate or other document issued by, in the case of (a) above, Euroclear, Clearstream, Luxembourg or any other relevant alternative clearing system (the “**relevant clearing system**”) and, in the case of (b) above, the relevant clearing system and the accountholder identified by the relevant clearing system for the purposes of (b) above. Any resolution passed in such manner shall be binding on all Noteholders and Couponholders, even if the relevant consent or instruction proves to be defective. Any such certificate or other document shall, in the absence of manifest error, be conclusive and binding for all purposes. Any such certificate or other document may comprise any form of statement or print out of electronic records provided by the relevant clearing system (including Euroclear’s EUCLID or Clearstream, Luxembourg’s CreationOnline system) in accordance with its usual procedures and in which the accountholder of a particular principal amount of the Notes is clearly identified together with the amount of such holding. None of the Issuer or the Trustee shall be liable to any person by reason of having accepted as valid or not having rejected any certificate or other document to such effect purporting to be issued by any such person and subsequently found to be forged or not authentic.

## USE OF PROCEEDS

Unless (i) otherwise specified in the relevant Pricing Supplement or (ii) the relevant Pricing Supplement specifies the relevant Series as being “Green Bonds”, the net proceeds of the issuance of each Series will be applied for general financing purposes.

If the relevant Pricing Supplement specifies the relevant Series as being “Green Bonds”, then an amount equal to the net proceeds of the issue of the Notes will be applied towards financing and/or refinancing green projects (“**Eligible Green Projects**”) as further described in the Issuer's green finance framework (the “**Green Finance Framework**”) as amended from time to time, which can be accessed at <https://realassets.axa-im.com/axa-logistics-europe-bond-investors>.

In connection with the Green Finance Framework, the Issuer has appointed Sustainalytics, a provider of environmental, social and governance research and analysis, to evaluate the Green Finance Framework and the alignment thereof with relevant market standards and to provide its views on the robustness and credibility of the Green Finance Framework (the “**Second Party Opinion**”), which can be accessed at <https://realassets.axa-im.com/axa-logistics-europe-bond-investors>.

Within the Green Finance Framework, the Issuer has set out its intentions in terms of post issuance allocation and impact reporting as well as independent external review.

For the avoidance of doubt, neither the Green Finance Framework, the Second Party Opinion nor any issuance allocation and impact report are incorporated into, and do not form part of, this Base Listing Particulars.

## BUSINESS DESCRIPTION

### Overview of the Issuer and AXA IM

#### The Issuer

AXA Logistics Europe Master S.C.A. (the “**Issuer**”) is a partnership limited by shares (*société en commandite par actions (S.C.A.)*) incorporated under the laws of the Grand Duchy of Luxembourg on 27 June 2019 with registered number B-235921. The Issuer qualifies as an alternative investment fund under the Luxembourg law of 12 July 2013 on alternative investment fund managers (the “**AIFM Law**”). The Issuer has its registered office and address at 2-4, rue Eugène Ruppert, L-2453 Luxembourg, Grand Duchy of Luxembourg.

As at 30 June 2025, the Issuer had an issued and fully paid-up share capital of €100.2 million. As at 30 June 2025, the net assets attributable to the partners of the Issuer was €1.0 billion.

The general partner of the Issuer is AXA Logistics Europe GP S.à r.l. (the “**General Partner**”), a Luxembourg private limited liability company (*société à responsabilité limitée*) with registered office at 2-4, rue Eugène Ruppert, L-2453 Luxembourg, Grand Duchy of Luxembourg and with registered number B-235839. The General Partner has appointed AXA Real Estate Investment Managers SGP (the “**AIFM**”) as alternative investment fund manager of the Issuer. The General Partner has appointed certain entities within the real assets division of AXA Investment Managers S.A. (“**AXA IM**”) and its subsidiary undertakings from time to time, including AXA Real Estate Investment Managers S.A. (“**AXA REIM**”) and all other constituent entities to perform certain functions, subject to overall supervision and direction of the General Partner. The roles of the General Partner, the AIFM and AXA IM-Alts (as defined below) are further described under the sections headed “*Management of the Issuer*” and “*Management*”. Effective from 1 July 2025, AXA IM and its direct and indirect subsidiary undertakings, including the General Partner, the AIFM and AXA REIM were acquired by BNP Paribas S.A. (the “**Acquisition**”). Following the Acquisition, it is anticipated that by 31 December 2025 the AIFM will be merged into BNP Paribas REIM France, which will consequently become the alternative investment fund manager of the Issuer (the “**Merger**”).

The investment objective of the Issuer is to seek current income combined with long-term capital appreciation through investment directly or indirectly through its subsidiaries in a diversified portfolio of European and UK real estate assets exposed to logistics with a limited exposure to investments in cash in accordance with its investment objective and investment guidelines.

The Issuer offers diversification at property, geographical and asset level investing in select logistics assets, with an income growth-oriented investment strategy focused on established and transparent markets in Europe. The Issuer has built a diversified portfolio in terms of geographies and its focus on assets in well-established locations, with good building specifications and let to tenants with leases that contain a strong covenant package. In addition, there is a strong emphasis on pro-actively managing the assets in the portfolio *via* asset management initiatives such as re-leasing, implementing capex (including ESG capex) or monitoring a development program which aims at regularly enhancing the quality and the sustainable profile of the portfolio.

At the date of this Base Listing Particulars, the Issuer has 49 institutional equity investors, with the AXA Group (as defined herein) having an effective indirect ownership of approximately 49.0 per cent. of the Issuer’s share capital.

The Issuer has a perpetual life, subject to (i) the ability of a majority of the shareholders of the Issuer to vote to liquidate the Issuer at any time; (ii) the ability of a majority of the shareholders of the Issuer to vote to liquidate the Issuer at any time upon the proposal of the General Partner when the General Partner reasonably determines that as a result of a substantial modification in the political, economic or monetary situation it is illegal, impracticable, inadvisable or uneconomic to continue the Issuer; (iii) the ability of a majority of the shareholders

of the Issuer to vote to liquidate the Issuer if a suspension of redemptions has not been lifted after 18 months; (iv) the ability of a majority of the shareholders of the Issuer to vote to liquidate the Issuer at any time upon the proposal of the General Partner in certain circumstances, including in circumstances where the General Partner determines that the total net asset value of the Issuer has decreased to, or has not reached, an amount determined by the General Partner to be the minimum level for the Issuer to operate in an economically efficient manner (v) a replacement General Partner of the Issuer is not appointed within 9 months of the retirement or removal of the General Partner; or (vi) the General Partner is required under Luxembourg law to liquidate the Issuer.

Shareholders of the Issuer are entitled to request the redemption of their shares and the corresponding proportion of any shareholder loans by delivering to the General Partner a redemption notice not later than 10 business days in advance of the last business day in March, June, September and December (each, a “**Quarter End**”) in each calendar year or such shorter period before the Quarter End as may be determined by the General Partner in its sole discretion, subject to a redemption queue. The General Partner would aim to meet any redemption requests within 12 months of the Quarter End in which the relevant redemption notice is accepted by the General Partner. However, the General Partner may elect to temporarily suspend redemptions for a period not exceeding 18 months if the outstanding redemption requests in the redemption queue represent more than 15 per cent. of the then current NAV of the Issuer or if, following consultation with the investor advisory committee, the AIFM considers that there are unusual or adverse market conditions. If, after any such 18 month period has elapsed, the suspension mechanism has not been lifted, the General Partner may convene a meeting of its equity investors which can decide to prolong the suspension mechanism by a further 18 months or else to liquidate the Issuer.

## **AXA IM**

AXA IM was created by AXA S.A. (together with its subsidiaries, the “**AXA Group**”) in 1994. Since then, AXA IM has experienced strong growth and has extended its global reach to become one of the largest asset managers in Europe and one of the largest worldwide.

The acquisition of AXA IM and its direct and indirect subsidiary undertakings by BNP Paribas S.A., effective from 1 July 2025, is expected to provide additional opportunities for growth. The Acquisition forms part of a broader strategy within the BNP Paribas Group to create a leading European asset management platform, with over €1.5 trillion in assets under management.

The planned merger of AXA IM Alts entities with BNPP REIM and BNPP AM’s Private Assets, which is subject to the ongoing information-consultation process with the Issuer’s employee representatives, would bring together over €300 billion in alternative assets under management<sup>1</sup> across real estate, infrastructure, private debt and alternative credit and private equity.

The Issuer expects that the newly created BNPP Alternatives platform will hold a leading position in the real estate market and, combined with an existing strong local network, may provide competitive advantages in sourcing transactions and executing real estate strategies.

Set out below are certain developments that occurred prior to the Acquisition.

In March 2020, AXA IM announced the creation of a new alternative investments business unit, AXA IM-Alts, as part of a wider restructuring of the business into two key divisions and creating a simplified and more focused organisation. The other new business unit is now known as AXA IM Core.

As at 30 June 2025, AXA IM-Alts had approximately €188 billion in AUM, employed over 990 people, including approximately 550 investment professionals in 17 offices around the world serving over 600 clients across Europe, North America, Asia Pacific and the Middle East. With a successful track record spanning over

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<sup>1</sup> As at 30 June 2025.

30 years and multiple market cycles, AXA IM-Alts has extensive expertise in business development and new product launches.

In September 2022, AXA IM-Alts announced that it is evolving its internal organisation structure to reflect the business' growth more effectively since its formation and to prepare for its next stage of growth. This evolution organises AXA IM-Alts' existing platforms into four dedicated business lines:

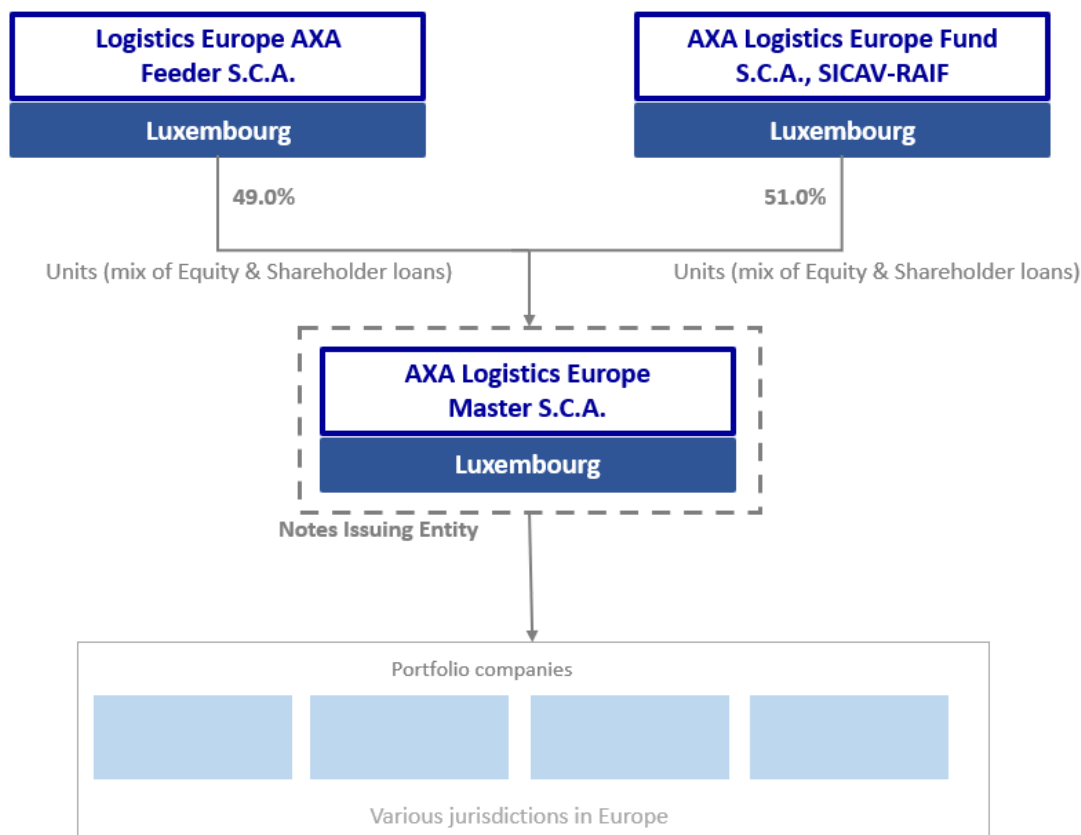
- **Real Estate:** AXA IM-Alts has been among the world's leading real estate investment management groups for over 30 years, offering a distinctive 360 degree approach and global investing capabilities. Combining rigorous methodology and deep experience, AXA IM-Alts remains agile, flexible and resilient. As at 30 June 2025, AXA IM Alts Real Estate ("AXA IM Alts Real Estate") has approximately €111 billion in AUM.
- **Alternative Credit:** Innovators in non-traditional credit and market disintermediation, AXA IM-Alts covers a wide range of alternative credit investment solutions, offering reduced volatility and increased diversification. As at 30 June 2025, AXA IM-Alts Alternative Credit has over €58 billion in AUM.
- **Infrastructure:** With a team that has in excess of 150 years of experience in European infrastructure investment and asset management, AXA IM-Alts' investments in essential infrastructure means long-term, resilient services for communities and competitive returns for investors. As at 30 June 2025, AXA IM Alts managed more than €16 billion of infrastructure AUM (debt and equity).
- **Natural Capital and Impact Investments:** Through their strategies AXA IM-Alts' targets key global issues such as climate change, biodiversity, access to healthcare and financial inclusion. Through unique solutions already aggregating approximately €2.5 billion of investor commitments as at 30 June 2025, AXA IM-Alts delivers social and environmental impact where it matters the most.

In 2024, AXA IM-Alts completed approximately €6 billion of real estate transactions across Europe on behalf of its clients. The established local asset management teams within AXA IM-Alts also provide active management on the ground of each asset via letting, refurbishment and repositioning. As at 30 June 2025, AXA IM-Alts European asset management teams comprise more than 186 professionals responsible for managing a total of approximately 35 million sqm in around 2,100 properties across Europe and across all key sectors (office, retail, logistics, residential, hotels, student housing, senior housing, healthcare and data centres). Since 2000, AXA IM-Alts has successfully developed over 340 projects in nine countries for a total value of €23 billion across Europe and has a further €12 billion in projects currently under development, as at 30 June 2025.

For the avoidance of doubt, none of AXA IM, AXA REIM, AXA IM Alts Real Estate, the BNP Paribas Group or AXA IM-Alts provide a guarantee or any other commitment in respect of the Notes nor assume any responsibility for the Notes or this Base Listing Particulars. All figures within this section "AXA IM" are unaudited.

## Overview of the Corporate Structure

The simplified diagram below illustrates the Issuer’s group structure as at 30 June 2025:



Both Logistics Europe AXA Feeder S.C.A and AXA Logistics Europe Fund S.C.A, SICAV-RAIF hold units in the Issuer. A unit corresponds to a portion of equity and a portion of shareholder loans stapled to each other. Such shareholder loans form part of the commitment drawdowns from the ultimate investors and are a means to provide funding to the Issuer. The portions of equity and shareholder loans in a unit cannot be sold independently. Units held by each of Logistics Europe AXA Feeder S.C.A and AXA Logistics Europe Fund S.C.A, SICAV-RAIF have exactly the same characteristics. The shareholder loans stipulate under their terms that they are junior debts (i.e. being “subordinated to all other present and future obligations of the Issuer whether secured or unsecured.”).

When capital commitment is called from investors in a fiscal quarter, the commitment drawdown initially takes the form of an “interest free loan”. At the end of the fiscal quarter, following the determination of the unit value, the number of new units to be issued in relation to the capital call can be determined. Each investor receives new units in proportion to its drawdown and the Interest Free Loan is cancelled in full. Units are only issued as at fiscal quarter end regardless of whether the payment date for the drawdown was prior to the quarter end. The split between the subscription for shares and the making of shareholder loans upon each drawdown shall correspond to the split between (i) the aggregate NAV per share of all the issued shares as of the quarter end date and (ii) the aggregate advances (plus accrued interest) under the shareholder loans as of the same date.

## The Issuer Portfolio on a consolidated basis

### Key Financial Metrics

The Issuer's financial year ends on 31 December in each year and its consolidated financial statements, the most recent of which are incorporated by reference into this Base Listing Particulars (see the section headed "Documents Incorporated by Reference"), are prepared in accordance with IFRS. The Issuer's reporting currency as well as functional currency is the euro.

As of 31 December 2024, the Issuer had IFRS GAV of €5.2 billion (31 December 2023: €5.2 billion), IFRS NAV of €0.9 billion (31 December 2023: €0.9 billion), Leverage Ratio Test of 12.7 per cent. (31 December 2023: 13.8 per cent), Fixed Charge Coverage Ratio of 16.0 times (31 December 2023: 13.8 times), Encumbered Assets Test of 602.2 per cent. (31 December 2023: 593.1 per cent.) and Secured Debt Test of 1.6 per cent. (31 December 2023: 1.7 per cent.).

	31 December 2023	31 December 2024	30 June 2025 <sup>(1)</sup>
IFRS NAV .....	€0.9 billion	€0.9 billion	€1.0 billion
Fixed Charge Coverage Ratio .....	13.8x	16.0x	16.0x
Leverage Ratio Test .....	13.8%	12.7%	16.9%
Encumbered Assets Test .....	593.1%	602.2%	603.3%
Secured Debt Test .....	1.7%	1.6%	1.6%

Notes:

(1) Note that the 30 June 2025 figures are unaudited

The Issuer also separately prepares an adjusted INREV NAV computed in accordance with the principles of the INREV NAV Guidelines, except that for these purposes the real estate acquisition costs and Issuer formation expenses are amortised over ten years instead of the five years recommended in the INREV NAV Guidelines. As of 31 December 2024, the Issuer had INREV GAV of €4.0 billion (31 December 2023: €4.0 billion) and an adjusted INREV NAV of €3.1 billion (31 December 2023: €3.1 billion). As of 30 June 2025, the Issuer had INREV GAV of €4.1 billion and an adjusted INREV NAV of €3.1 billion.

### Key Portfolio Metrics as of 31 December 2024

As of 31 December 2024, the Issuer's portfolio consisted of 149 properties (31 December 2023: 153) across 11 European countries with a fair market value of €4.9 billion (31 December 2023: €4.9 billion) and a GLA of 4.6 million sqm out of which 0.5 million sqm for lands and developments (31 December 2023: 4.8 million sqm out of which 0.6 million sqm for lands and developments).

As of 31 December 2024, the Issuer had a well-diversified real estate portfolio and a robust income profile with (i) a WALT (excluding land and development) of 7.2 years (31 December 2023: 7.5 years), (ii) a WALB (excluding land and development) of 6.1 years (31 December 2023: 6.6 years), (iii) an average NIY (excluding land and development) of 4.9 per cent. (31 December 2023: 4.7 per cent.) and (iv) a Physical Occupancy (excluding land and development) of 96.0 per cent (31 December 2023: 98.9 per cent.).

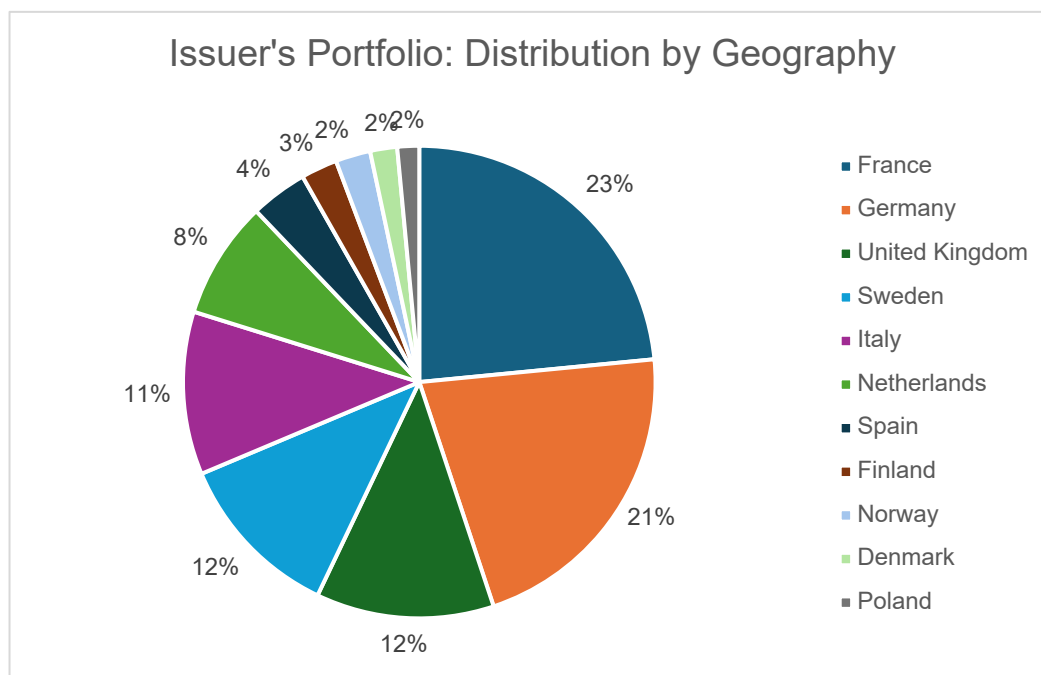
The following table presents some of the key business information for the assets in the Issuer's portfolio by country as of 31 December 2024:

Country	GAV (in € million)	Headline Rent (in € million)	Physical Occupancy
France.....	1 141	56	92%

Country	GAV (in € million)	Headline Rent (in € million)	Physical Occupancy
Germany.....	1 043	50	100%
United Kingdom.....	592	27	97%
Sweden .....	563	29	98%
Italy .....	543	32	92%
Netherlands .....	392	24	100%
Spain.....	190	10	100%
Finland .....	121	6	91%
Norway.....	116	6	100%
Denmark.....	90	4	100%
Poland.....	73	5	100%

As of 31 December 2024, the Issuer’s portfolio split by geography (based on the fair market value of the portfolio) was 23 per cent. France (31 December 2023: 23 per cent.), 21 per cent. Germany (31 December 2023: 21 per cent.), 12 per cent. United Kingdom (31 December 2023: 10 per cent.), 12 per cent. Sweden (31 December 2023: 12 per cent.), 11 per cent. Italy (31 December 2023: 13 per cent.), 8 per cent. the Netherlands (31 December 2023: 8 per cent.), 4 per cent. Spain (31 December 2023: 4 per cent.), 2 per cent. Finland (31 December 2023: 2 per cent.), 2 per cent. Norway (31 December 2023: 2 per cent.), 2 per cent. Denmark (31 December 2023: 2 per cent.), and 2 per cent. Poland (31 December 2023: 2 per cent.).

The following chart illustrates the distribution of the Issuer’s portfolio by geography as of 31 December 2024:

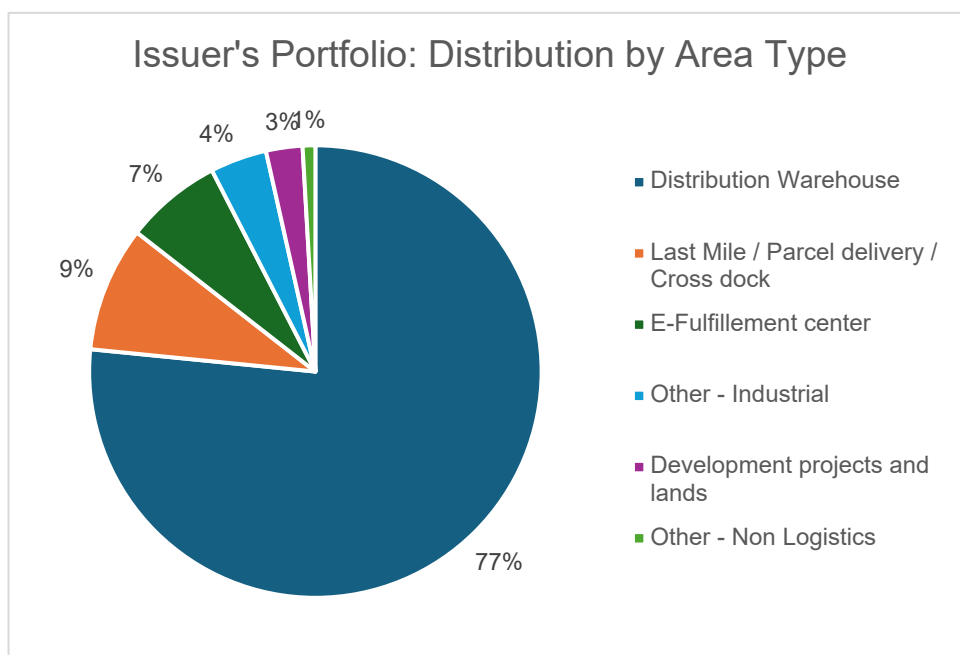


As of 31 December 2024, the Issuer’s portfolio split by asset type (based on fair market value of the portfolio) was 77 per cent. distribution warehouse (31 December 2023: 75 per cent.), 9 per cent. last mile, parcel delivery and cross dock (31 December 2023: 9 per cent.), 7 per cent. e-fulfilment centre (31 December 2023: 7 per cent.),



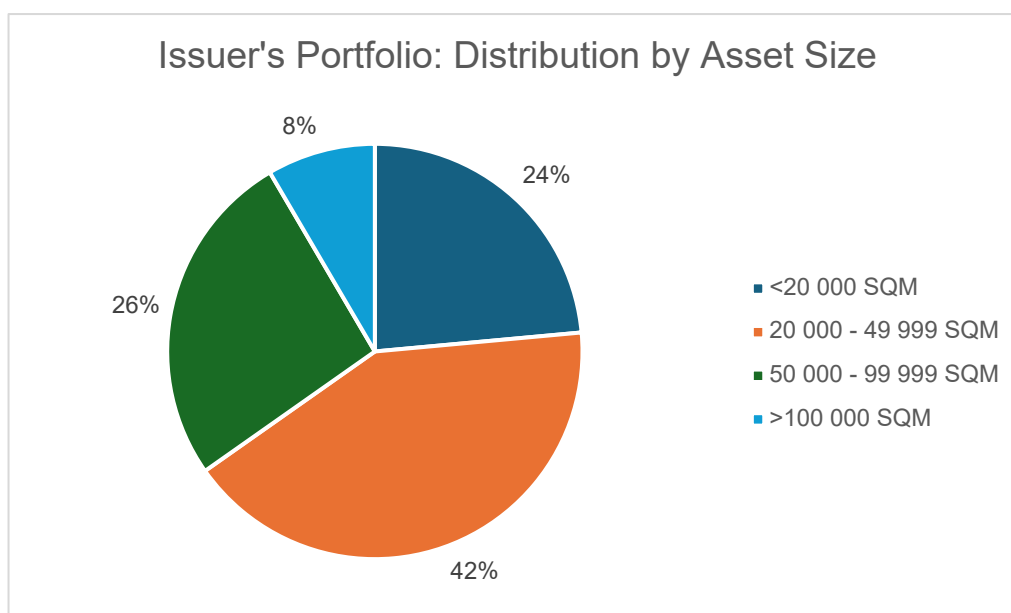
4 per cent. other industrial (31 December 2023: 4 per cent.), 1 per cent. other non-logistics (31 December 2023: 1 per cent.) and 3 per cent. development projects and lands (31 December 2023: 4 per cent.).

The following chart illustrates the distribution of the Issuer’s portfolio by asset type as of 31 December 2024:



As of 31 December 2024, the Issuer’s portfolio split by asset size (based on fair market value of the portfolio) was 24 per cent. for assets of < 20,000 sqm (31 December 2023: 22 per cent.), 42 per cent. for assets of 20,000-49,999 sqm (31 December 2023: 43 per cent.), 26 per cent. for assets of 50,000-99,999 sqm (31 December 2023: 23 per cent.) and 8 per cent. for assets of ≥ 100,000 sqm (31 December 2023: 11 per cent.).

The following chart illustrates the distribution of the Issuer's portfolio by asset size as of 31 December 2024:



#### ***Key Portfolio Metrics as of 30 June 2025***

As of 30 June 2025, the Issuer's portfolio consisted of 150 properties across 11 European countries with a fair market value of €5.1 billion and a GLA of 4.7 million sqm out of which 0.5 million sqm for lands and developments.

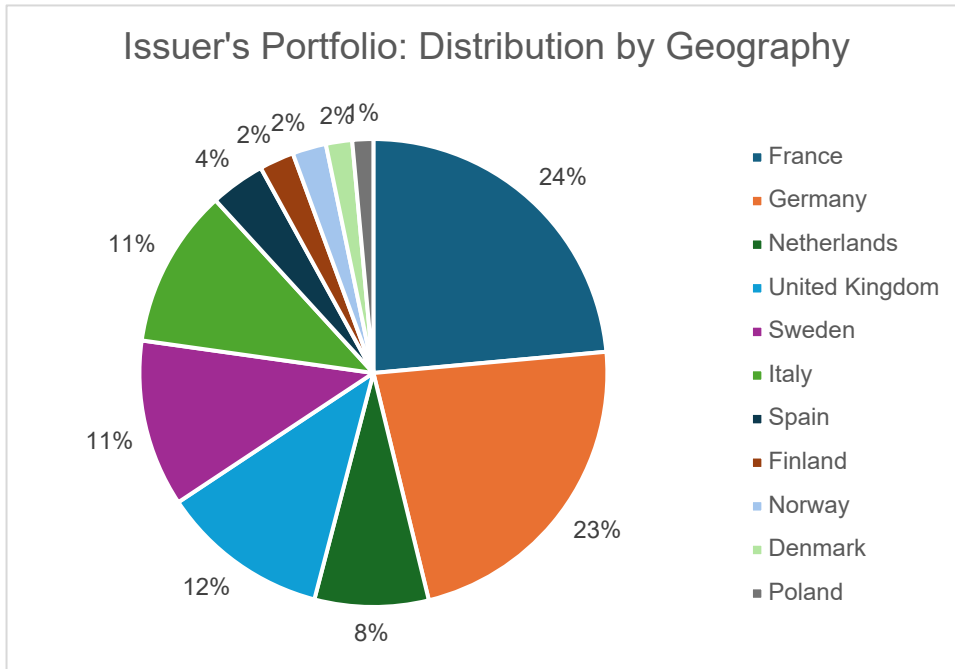
As of 30 June 2025, the Issuer had a well-diversified real estate portfolio and a robust income profile with (i) a WALT (excluding land and development) of 7.1 years, (ii) a WALB (excluding land and development) of 6.1 years, (iii) an average NIY (excluding land and development) of 4.9 per cent. and (iv) a Physical Occupancy of 96.0 per cent.

The following table presents some of the key business information for the assets in the Issuer's portfolio by country as of 30 June 2025:

<b>Country</b>	<b>GAV (in € million)</b>	<b>Headline Rent (in € million)</b>	<b>Physical Occupancy</b>
France	1,190	57	90%
Germany	1,144	54	100%
United Kingdom	588	28	100%
Sweden	583	29	98%
Italy	555	33	94%
Netherlands	398	24	100%
Spain	192	10	100%
Finland	121	6	91%
Norway	118	6	100%
Denmark	92	5	100%
Poland	73	6	100%

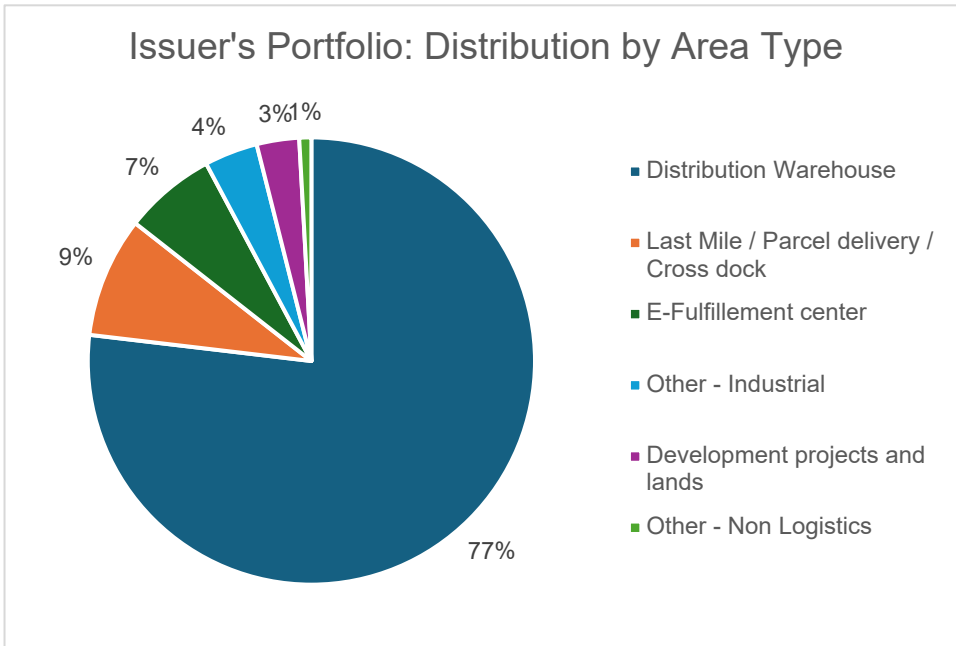
As of 30 June 2025, the Issuer's portfolio split by geography (based on the fair market value of the portfolio) was 24 per cent. France, 23 per cent. Germany, 12 per cent. United Kingdom, 12 per cent. Sweden, 11 per cent. Italy, 8 per cent. the Netherlands, 4 per cent. Spain, 2 per cent. Finland, 2 per cent. Norway, 2 per cent. Denmark, and 1 per cent. Poland.

The following chart illustrates the distribution of the Issuer's portfolio by geography as of 30 June 2025:



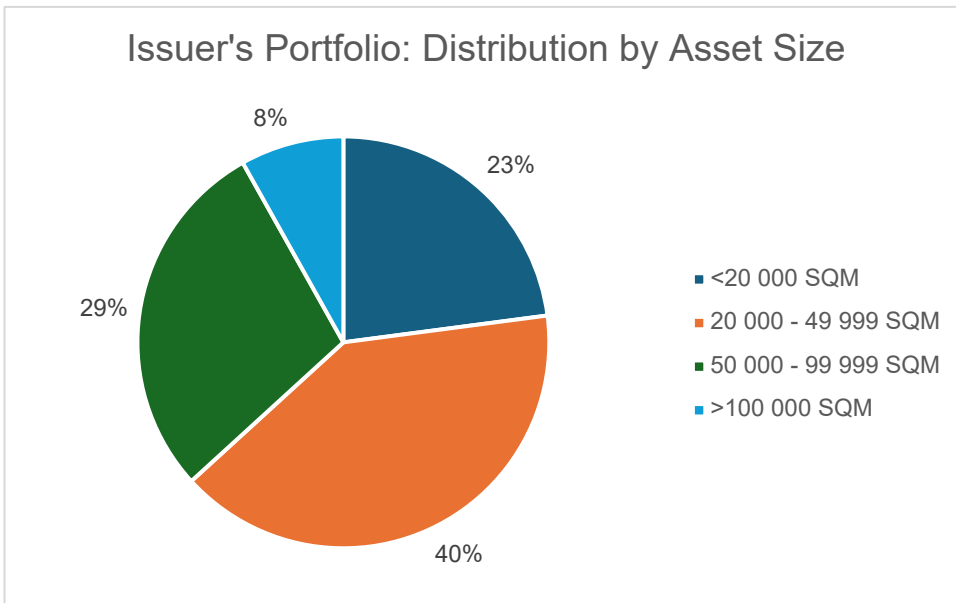
As of 30 June 2025, the Issuer's portfolio split by asset type (based on fair market value of the portfolio) was 77 per cent. distribution warehouse, 9 per cent. last mile, parcel delivery and cross dock, 7 per cent. e-fulfilment centre, 4 per cent. other industrial, 1 per cent. other non-logistics and development projects and lands, 3 per cent.

The following chart illustrates the distribution of the Issuer's portfolio by asset type as of 30 June 2025:



As of 30 June 2025, the Issuer's portfolio split by asset size (based on fair market value of the portfolio) was 23 per cent. for assets of < 20,000 sqm, 40 per cent. for assets of 20,000-49,999 sqm, 29 per cent. for assets of 50,000-99,999 sqm and 8 per cent. for assets of ≥ 100,000 sqm.

The following chart illustrates the distribution of the Issuer's portfolio by asset size as of 30 June 2025:

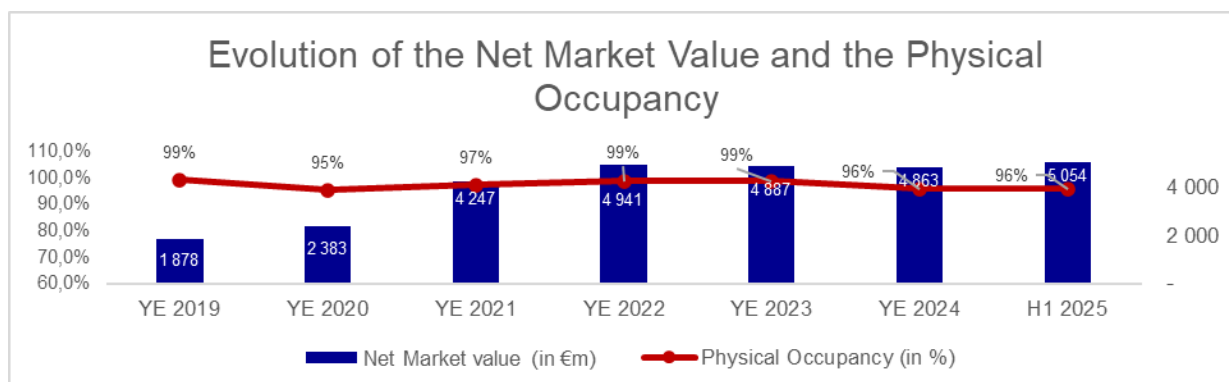


***Sustainable indicators***

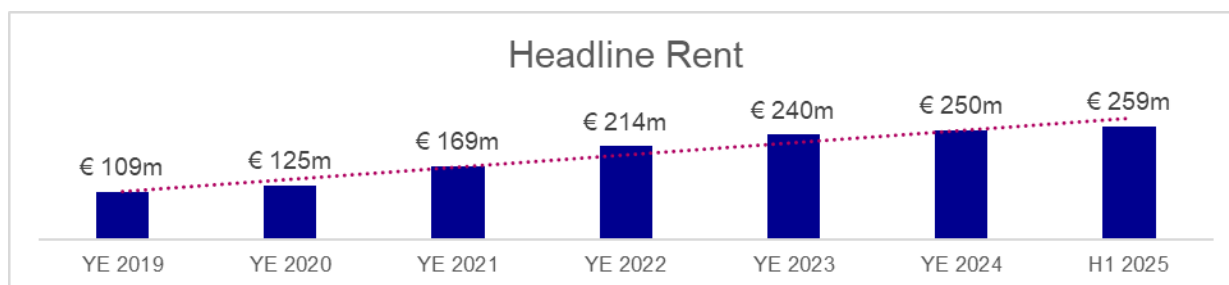
As of 30 June 2025, based on the fair market value of real estate assets, approximately 80 per cent. of the operating portfolio benefits from a third-party sustainable certification (BREEAM, DGNB, LEED), and approximately 44 per cent. of the operating portfolio has a certification equivalent to a BREEAM rating of "Very Good" or better.

### **Operational Performance Since Inception**

The following chart presents the Physical Occupancy of the Issuer’s portfolio which consistently stood above 95 per cent. since inception:



The following chart presents the evolution of the Issuer’s Headline Rent since inception:



### **Main real estate transactions since 30 June 2025**

On 28 August 2025, the Issuer has acquired a 61,000 sqm logistics property in the Netherlands for a total investment cost of €98.0 million (including real estate transfer tax and acquisition costs). The property located close to Rotterdam is fully let to a reputable retailer on a 15 year lease (as of 30 September 2025).

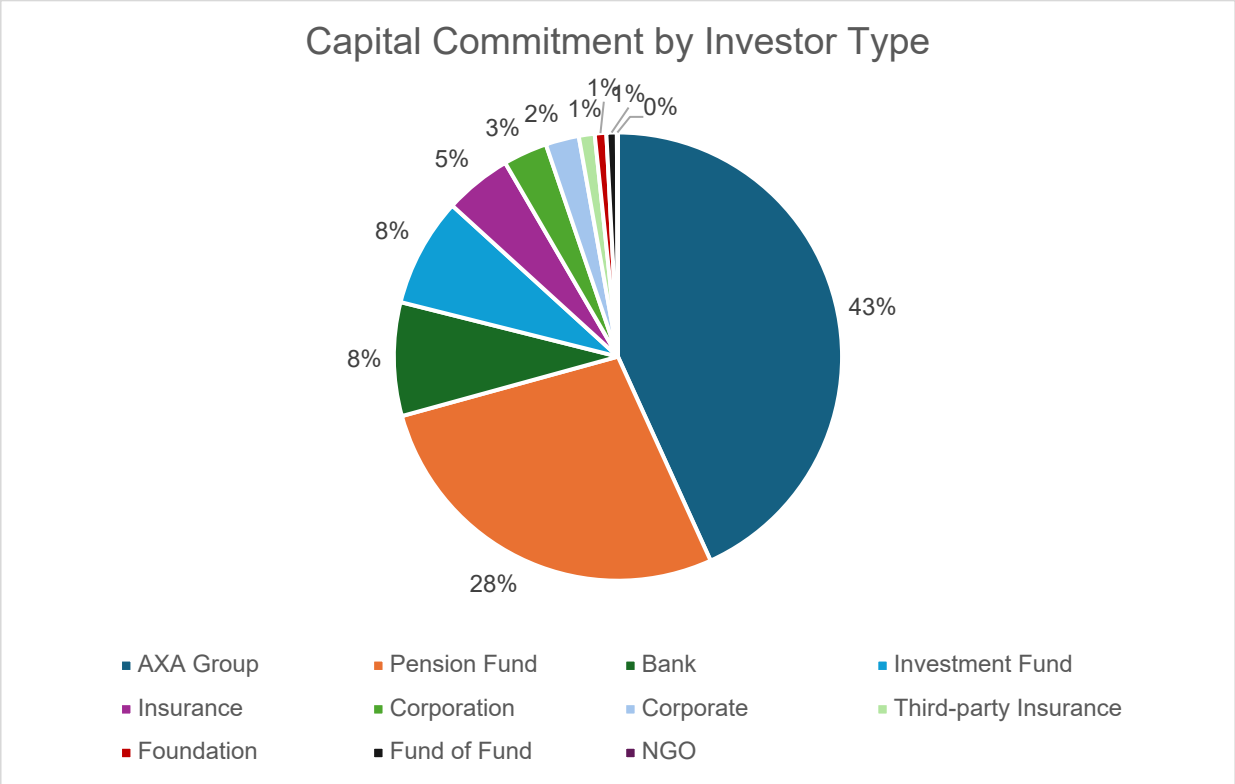
On 8 October 2025, the Issuer has acquired a 18,000 sqm logistics property in Germany for a total investment cost of €34.5 million (including real estate transfer tax and acquisition costs). The property located in the Stuttgart region is fully let a reputable car manufacturer on a 10 year lease.

The Issuer has financed those acquisitions using a mix of cash (€22.5 million), capital call (€80 million), and drawdown on the revolving credit facilities (€30 million).

On 30 July 2025, the Issuer has also entered into a forward purchase agreement to acquire a 9,000 sqm parcel-hub property in the North of the Paris region (France), which is expected to be completed in 2026. The property is expected to be acquired shortly after practical completion for a total price of €21 million, and it is fully pre let on a 9 year basis.

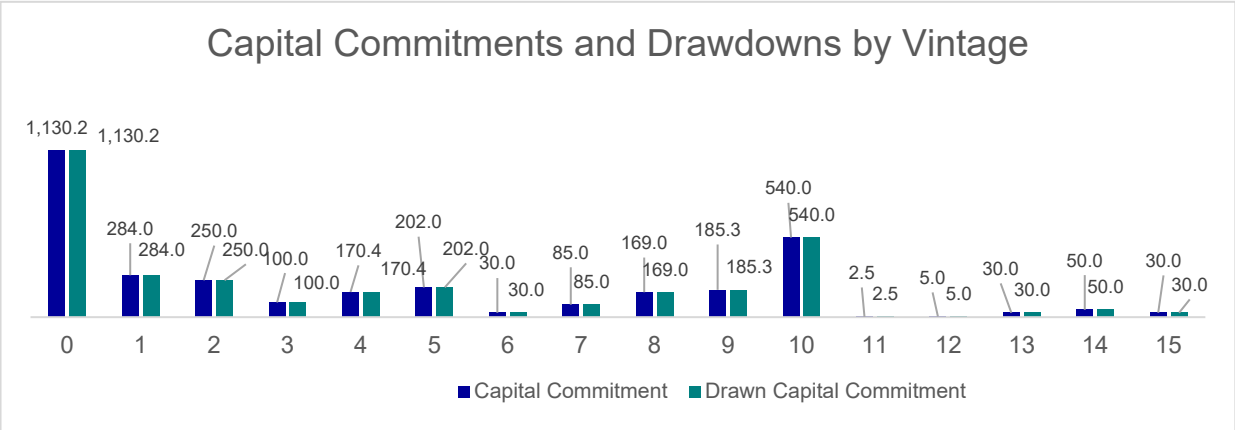
### **Capital Commitments of the Issuer**

Since its inception to 30 June 2025, the Issuer has received €3,263 million of capital commitments from its equity investors. The chart below presents the breakdown of capital commitments by investor type as of 30 June 2025:



The Issuer receives additional equity commitments from existing and new investors from time to time. During the first six-months of 2025, the Issuer received new commitments amounting to €30 million (€80 million during the course of 2024). The Issuer expects to continue to receive equity commitments from investors to support its acquisition strategy.

The chart below illustrates the evolution of capital commitments since the Issuer’s date of incorporation to and as of the date of this Base Listing Particulars:



As of 30 June 2025, the total amount of undrawn equity commitments which can be called by the Issuer amounted to €30 million. As of the date of this Base Listing Particulars, there are no outstanding undrawn equity commitments.

As of the date of this Base Listing Particulars, the redemption queue stands at approximately €132 million.

### ***Financial Policy Framework as at 30 June 2025***

The following table presents certain credit metrics of the Issuer as at the periods specified:

	<b>31 December 2023</b>	<b>31 December 2024</b>	<b>30 June 2025<sup>(1)</sup></b>
Gross Loan-to-Value.....	18.9%	18.7%	18.6%
Net Loan-to-Value <sup>(3)</sup> .....	14.3%	13.3%	15.3%
Interest Coverage Ratio <sup>(2)</sup> .....	13.0x	13.0x	13.1x
Net Debt / EBITDA <sup>(2), (4)</sup> .....	5.1x	4.5x	4.8x

Notes:

- (1) Note that 30 June 2025 figures are unaudited.
- (2) Based on the EBITDA and the Debt Service Charge over the last 12 months and on a pro-forma basis.
- (3) As of 30 June 2025, based on a fund share basis, the estimated Fund Net Loan-to-Value stands at approximately 19.6%. This metric is calculated as the ratio of Net Debt to the Gross Asset Value, taking into account the Issuer's proportional ownership of each definition.
- (4) As of 30 June 2025, based on a fund share basis, the estimated Net Debt / EBITDA stands at approximately 5.0x. This metric is calculated as the ratio of Net Debt to EBITDA, taking into account the Issuer's proportional ownership of each definition.

For the avoidance of doubt, ratios presented in the table above differ from the ratios defined in the relevant Conditions.

### ***Joint Ventures/Co-Investments in the Issuer Portfolio***

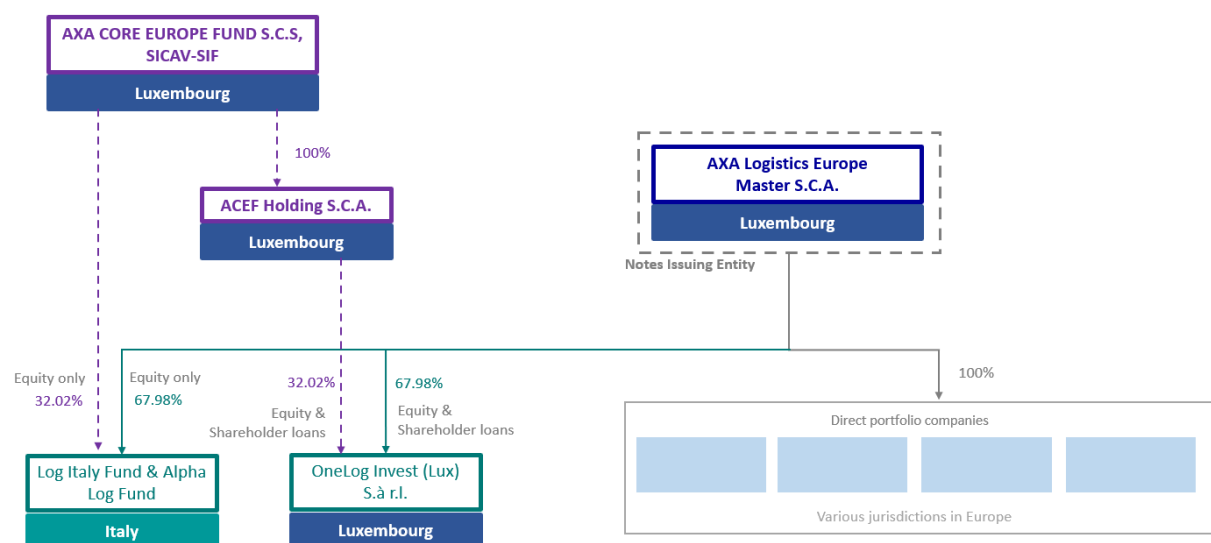
#### ***Principles***

The Issuer does not invest in other third party managed real estate funds (other than as part of the tax structuring of its investments or as part of its cash portfolio). However, the Issuer may invest in co-investments and/or joint ventures in which the Issuer or the AIFM has control, where control is shared *pro rata* to interests by the joint venture partners or where the Issuer or the AIFM has decision making control (positive or negative) in relation to major decisions (with investor advisory committee approval required if that is not the case).

#### ***Overview***

To maximise the Issuer's investment strategy to acquire high quality properties in dynamic locations and ensure stable income generation, the Issuer has entered into a number of joint ventures ("**Joint Ventures**"), as more fully described below.

As at 30 June 2025, the situation is as follows:



On an unaudited consolidated financial basis as at 30 June 2025, through its Joint Ventures, the Issuer is exposed to a €5.1 billion real estate portfolio (based on the fair market value of real estate assets and taking into account 100 per cent. of the real estate value of the Joint Ventures), which is comprised of a €1.8 billion wholly owned real estate portfolio (based on the fair market value of real estate assets) representing 36 per cent. of the Issuer’s total real estate portfolio and a €3.3 billion Joint Venture real estate portfolio (based on the fair market value of real estate assets and taking into account 100 per cent. of the real estate value of the Joint Ventures) representing 64 per cent. of the Issuer’s total real estate portfolio.

These Joint Ventures are organised with Joint Venture partners who are deemed by the Issuer to have common objectives in terms of (i) duration, (ii) investment objectives and (iii) financing and distribution policies. Joint Ventures are structured through joint ventures agreement or co-investment agreement. The legal documentation constituting the Joint Ventures is designed to ensure the common objectives of the parties, particularly in terms of shared business plan, distribution policy, financing policy and exit strategy.

## Investment Strategy and Processes

### *Investment Objective*

The investment objective of the Issuer is to seek current income combined with long-term capital appreciation through investment directly or indirectly through 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 investment guidelines.

### *Investment Process*

The Issuer has access to AXA IM-Alts’ expertise to identify and execute investment strategies.

AXA IM-Alts has a robust investment process in place which spans from research through transaction sourcing and underwriting to due diligence and closing.





### ***Research***

The Issuer mainly seeks to invest in real estate properties used for logistics. Investment decisions are supported by sound economic and real estate market analysis performed by AXA IM-Alts’ research team. AXA IM-Alts’ research output enables the Issuer to establish views on real estate yields, GDP growth, job growth, inflation, interest rates, as well as major secular and cyclical themes in the targeted investment markets. The Issuer also supplements this research with external research provided by brokerage/real estate research firms and industry experts when required.

### ***Sourcing and Investment Allocation Process***

AXA IM-Alts uses a dedicated tool (known as, the “**Gatekeeper Tool**”) to record all potential deals and share information between local asset management and transaction professionals located in the relevant investment country (the “**Gatekeepers**”) and fund managers.

The Gatekeeper Tool is designed to provide a fair treatment and equitable allocation of deals between all AXA IM-Alts’ clients. The system ensures a time stamped audit trail by storing the information relating to the deal flow.

This tool is used to circulate all investment opportunities to all fund managers within AXA IM-Alts and to monitor for each investment opportunity (i) the matching process between the potential deal and the clients’ investment characteristics and objectives and (ii) any conflict of interest between competing clients.

### ***Investment Committee***

Once an opportunity is shared in the Gatekeeper Tool, each fund manager can express his or her interest in the deal. Further due diligence is carried out on the asset and if the relevant fund management team deems that it warrants a potential investment, it will be presented to the investment committee.

AXA IM-Alts’ investment committee is a key component of the investment process providing guidance and recommendations for acquisitions and related due diligence expenses, disposals and capital expenditures for real estate transactions; this review is a critical part of the governance procedures of AXA IM-Alts. Any investment under consideration must be supported by an investment committee which involves a rigorous system of checks and balances while allowing fund managers to speedily respond to opportunities as they arise in the market.

The investment committee review process is designed to ensure the consistent application of the highest standards across AXA IM-Alts’ global business with regards to:

- the commercial terms of investment proposals;
- the adherence to the investment guidelines; and
- the risk/return objectives of the relevant fund/mandate.

The purpose of the investment committee is to review and make recommendations for acquisitions, capex programs and disposals for real estate transactions.

The investment committee consists of senior management, sector and regional heads, risk officers and fund and corporate structuring professionals. The purpose of the investment committee is to make recommendations for acquisitions and disposals for real estate transactions.

### ***Manager Approval***

The recommendation of the investment committee is then submitted to the fund manager for consideration and, if accepted, approval by the AIFM of the Issuer is required. Further due diligence on the deal will then be conducted.

### ***Due Diligence***

When an opportunity has been subject to a positive recommendation by the investment committee and approved by the AIFM, the transaction undergoes further due diligence. The Issuer may engage third party consultants and service firms where specific expertise is required (such as appraisals, engineering and environmental, legal, financial and accounting). It is the overall responsibility of the Issuer's management team to review, analyse and make recommendations based on their own due diligence and evaluation of third-party information.

Due diligence typically includes a review of items falling within the following categories: (i) property condition, (ii) legal and notary, (iii) financial and tax, (iv) market reviews and (v) environmental, social and governance ("ESG") considerations. The AIFM obtains property condition reports, including engineering and environmental reports from one of several national or regional firms in most instances. These reports, together with the AIFM or its affiliates own inspection of the properties and information gathered from other sources, form the basis for recommendations relating to purchase price and ongoing capital reserves.

Legal due diligence focuses on the specific risks inherent in the transaction towards minimising or eliminating those risks. Legal due diligence is provided by recognised national or regional law firms. Financial due diligence is generally performed in-house by the investment professionals with support from recognised accounting or legal firms, as needed. The objective of financial due diligence is to verify the accuracy of historical financial information and to evaluate assumptions relating to future projections.

In addition, every investment opportunity includes due diligence on the market and the supply and demand characteristics that may impact a prospective investment's returns, provided by AXA IM-Alts and third-party providers.

Finally, an environmental audit may be performed during the due diligence process, with an assessment of the ESG profile of the asset conducted, including on the risks, opportunities, and requirements from an ESG standpoint. The project team can also rely on advice from AXA IM Alts' in-house ESG team.

### ***Asset Management and Investment Monitoring***

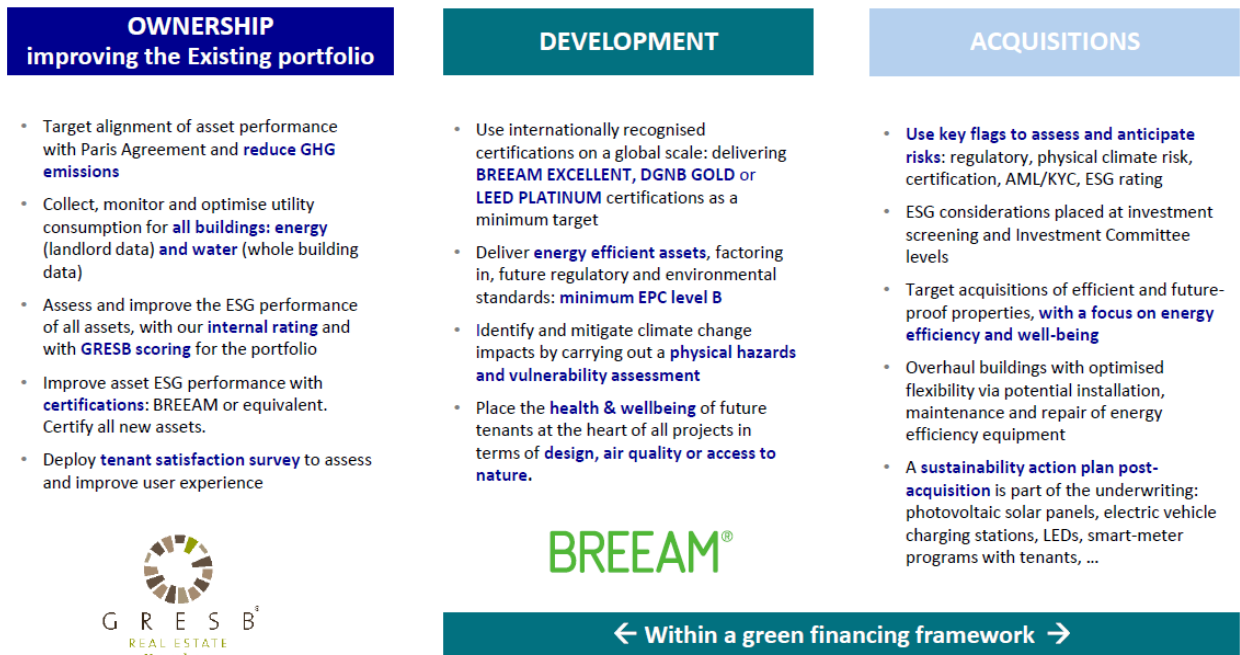
The Issuer's asset management team is responsible for the day-to-day administration and management of the Issuer's investments. The asset managers provide pro-active investment management and report all key aspects of the Issuer's performance back to the AIFM. Budgeting is carried out by the AIFM at both Issuer and property level.

The asset managers oversee the Issuer's investments with a focus towards both value enhancement and risk mitigation. Participation by the asset management team generally occurs early in the lifecycle of an investment, typically at the underwriting/due diligence stage and continues through to the disposal stage.

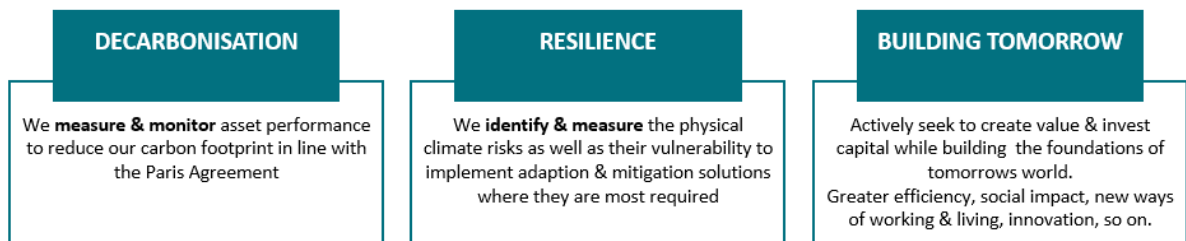
### ***Responsible Investing***

The Issuer maintains a consistent and integrated approach to responsible investing from acquisition to active management of the assets. The integration of ESG criteria alongside financial metrics and risk factors ensures

a holistic approach to generate more sustainable results and enhance the quality of asset portfolios over the long term:



AXA IM-Alts is also transposing its ESG strategy on the Issuer. The implementation of this approach could be summarised as follows:



Internal & external tools & benchmarks to contribute to our three key pillars:



The Issuer has published a Green Finance Framework setting out the Group's intentions with regard to ESG financing (as further described in the section of this Base Listing Particulars headed "*Use of Proceeds*" and available for viewing at <https://realassets.axa-im.com/axa-logistics-europe-bond-investors>).

## **Management of the Issuer**

### ***The General Partner***

The General Partner is indirectly wholly owned by BNP Paribas S.A. and directly owned by Colisee Gerance, a French *société par actions simplifiée*, with registered office at 6, Place de la Pyramide, 92908 Paris la Défense, France ("**Colisee Gerance**").

The General Partner's duties, acting on behalf of the Issuer, include among others the appointment of the AIFM and the supervision of its activity, the convening and organisation of investors' meetings, the supervision of the appraising of the assets and units of the Issuer and the appointment of all fund service providers. The General Partner, acting through its board of managers, will have, subject to the assignment of certain tasks to the AIFM, responsibility for managing the Issuer. The General Partner is ultimately responsible for any decisions concerning the Issuer. The General Partner will appoint entities within the AXA IM-Alts division to perform certain of its functions, subject to overall supervision and direction of the General Partner. As of the date of this Base Listing Particulars, the General Partner is managed by the following managers: Nadine Pereira, Michael Kidd and Thierry Drinka.

### ***The AIFM***

The AIFM is a French public limited company (*société anonyme*) indirectly majority owned and controlled by BNP Paribas S.A. and directly majority owned by AXA Real Estate Investment Managers S.A.

The AIFM was incorporated on with registration number 500 838 214 and has its registered office at Tour Majunga – 6, place de la Pyramide, 92908 Paris – La Défense cedex – France. The AIFM has been authorised to act as AIFM by the French *Autorité des Marchés Financiers* ("**AMF**"). Following the Merger, the AIFM will be BNP Paribas REIM France, which is a French public limited company (*société anonyme*) indirectly owned and controlled by BNP Paribas S.A. The AIFM was incorporated with registration number 300 794 278 and has its registered office at 50 Cours de l'Île Seguin 92100 Boulogne-Billancourt and will be authorised to act as AIFM by the AMF.

The AIFM, in its capacity as alternative investment fund manager of the Issuer, manages the portfolios of the Issuer and is responsible for the risk management of the Issuer in accordance with the operating conditions applicable to alternative investment fund managers under the AIFM Law as well as distribution, marketing and capital raising. The AIFM is paid a fee by the Issuer for performing its services to the Issuer. As at the date of this Base Listing Particulars, the following managers in the AIFM are responsible for the portfolio management functions of the Issuer: Timothé Raully, Arnaud de Jong and Odran Macrez.

### ***The Investment Committee***

At the date of this Base Listing Particulars, the Issuer's investment committee is comprised of Isabelle Scemama, Laurent Lavergne, Timothé Raully, John O'Driscoll, Philippe Grasser and Germain Aunidas (for development projects only) as voting members. Its function is to make formal recommendations to the fund manager with respect to proposed acquisitions and dispositions by the Issuer and, if accepted, approval by the AIFM. The AIFM will decide whether to approve the same, subject to compliance with the investment objectives, policy and investment guidelines of the Issuer and the consideration and approval by the board of directors or managers of the relevant operating company that will be proposed to make the relevant acquisitions or dispositions.

## **Legal and Compliance**

The Issuer has delegated various risk management functions to the AIFM and others. The AIFM has various risk management functions in respect of the Issuer that monitor a host of policies, procedures, and best practices. Risks are assessed at both transaction level and Issuer level as part of any new investment or divestment and at Issuer level on a quarterly basis as part of the Issuer risk profile monitoring. The AIFM's risk management in respect of the Issuer is structured along a three lines of defence model via the business units, who are responsible for the day-to-day management of the business, the operational and regulatory compliance, legal, treasury and control and finance departments, who formulate and implement policies to limit and monitor risk exposure and the internal audit team, who oversees all elements of the Issuer's risk management cycle.

## **Certain Relationships and Related Party Transactions**

The General Partner, the AIFM and their affiliates receive from the Issuer an annual management fee and advisory fee shared in such proportion among them as they may determine by mutual agreement.

The Issuer has appointed Baytree Logistics Properties LLP ("**Baytree**") as a development manager to work on certain of the Issuer's development projects. Baytree is an indirect subsidiary of AXA IM-Alts.

The Issuer also has a banking relationship with BNP Paribas S.A. Please refer to the section headed "*Capital Structure and Material Indebtedness - Material Indebtedness*" for further information.

In addition, the Issuer currently engages and may in the future engage with members of the BNP Paribas Group to provide property management services, real estate advisory and transaction services, leasing, investment management, research, depositary and fund administration services.

## MANAGEMENT

### The Board of Managers of the General Partner

As at the date of this Base Listing Particulars, the Board of Managers of the General Partner, as further described in the section headed “*Business Description – Management of the Issuer – The General Partner*”, comprises three members, the details of whom are set out below.

Name	Position	Location	Beginning of mandate as Managers of the GP
Nadine Pereira	Manager	Luxembourg	July 2019
Michael Kidd	Manager	Luxembourg	July 2019
Thierry Drinka	Manager	Luxembourg	July 2019

The business address of the General Partner is at 2-4, rue Eugène Ruppert, L-2453 Luxembourg, Grand Duchy of Luxembourg.

The biographical details of members of the management team are as follows:

**Nadine Pereira** has 23 years of experience in finance, accounting and consolidation, in Luxembourg and France as well as overseas.

Prior to joining the AXA REIM organisation in Luxembourg in 2008, Ms Pereira was accounting and consolidation Manager at Transcom WorldWide S.A.

Ms Pereira previously managed the accounting team of the AXA REIM Luxembourg GIE and was in charge of administrative management.

Since 2018, has co-led AXA REIM Luxembourg SA (a regulated entity) as conducting officer in addition to her role of local head of accounting in Luxembourg.

**Michael Kidd** is a Luxembourg based professional corporate manager and non-executive director.

Educated in England, Mr Kidd graduated in 1984 from the University of Reading and joined Price Waterhouse, an International firm of accountants, where he qualified as a member of the English Institute of Chartered Accountants.

Following a 15-year period based in London and spent predominantly in the financial and investment sectors with Schroder Investment Management Ltd, Mr Kidd was appointed Finance Director of Scottish Equitable International S.A, a Luxembourg based Life Insurance Company in 1998. He subsequently became an independent corporate manager and non-executive director based in Luxembourg in 2003.

Mr Kidd currently sits on the boards of a number of Luxembourg Companies predominantly in the Real Estate and Private Equity sectors in a Non-Executive Capacity.

**Thierry Drinka** is an economist and a Luxembourg based professional corporate manager and non-executive director.

Since 2017, Mr Drinka has served on the boards of a number of alternative investment funds, predominantly real estate and debt vehicles in a non-executive capacity.

Between January 2010 and September 2017, Mr Drinka managed the structuring and execution of European real estate projects and managed resources related to operational activity of the Starwood Capital Group Funds platform for Europe located in Luxembourg.

Between 1998 and 2009, Mr Drinka held a senior position in the corporate finance division of JPMorgan Asset Management in Luxembourg and acted as an executive director for the Luxembourg based Highbridge Capital Management hedge funds.

Mr Drinka holds a Master of Business Administration (“MBA”) from the Royal Holloway College and an Independent Director Program degree from INSEAD. He also holds a licence as “*conseil économique*” delivered by the Luxembourg Ministry in 2011.

There are currently no conflicts of interest between the duties owed by the General Partner to the Issuer and their private interests and other duties.

### **The AIFM’s Members of Management**

As at the date of this Base Listing Particulars, the AIFM’s management team, as further described in the section headed “*Business Description – Management of the Issuer – The AIFM*”, comprises three members, the details of whom are set out below.

<b>Name</b>	<b>Position</b>	<b>Location</b>	<b>Number of years with AXA</b>
Timothé Raully	Global Co-Head of Real Estate	Paris	19
Arnaud de Jong	Lead Fund Manager	Paris	26
Odran Macrez	Fund Manager	Paris	5

The business address of the AIFM is at Tour Majunga – 6, place de la Pyramide, 92908 Paris – La Défense cedex – France.

The biographical details of members of the management team are as follows:

***Timothé Raully*** is Global Co-Head Real Estate for AXA IM-Alts and also a member of its Management Board.

Prior to this, Timothé was Co-Head of Fund Management and joined AXA IM-Alts in 2006 to take the responsibility of investment into Commercial Real Estate Mortgage Loans. After that, Timothé was Head of CRE Finance, where he oversaw investments of over €10 billion into private and public commercial real estate debt (mortgage loans, bonds, hybrid capital, securitization) as well as real estate funds with a variety of instruments (direct real estate, property bonds and stocks). He most recently held the position of Head of Funds Group.

Previously, Timothé was deputy group treasurer of Unibail (a major European property company) in charge of approximately €3.5 billion debt portfolio management, rating agencies relationships, and financial markets operations.

He has over 19 years of industry experience. Timothé graduated from HEC Paris in 2003 with a degree in Economics.

***Arnaud de Jong*** is currently the Lead Fund Manager for AXA Logistics Europe Master S.C.A. and the Logistics product line at AXA IM-Alts. He is responsible for managing performance, strategy and investor relationships for the Logistics funds.

Arnaud joined the Fund Management department of AXA IM Alts Real Estate in 2007, after 8 years with AXA Investment Managers, where he led reengineering projects in corporate finance and business consultant positions.

Since then, he has gained significant experience as Fund Manager for the Development Ventures, being involved in major office and residential projects in Paris and London.

He launched the Logistics Development Club in 2016, capitalizing on market dynamics to invest in Logistics projects in France, Germany and the UK, and subsequently launched the core open-ended logistics fund in 2019. Arnaud contributed to the growth trajectory of the logistics funds, with circa €3bn of acquisitions and more than €0.6bn of development projects completed in the last decade.

Arnaud has over 20 years of experience in the fund management industry.

He holds a Master's in finance from the University of Paris Nanterre in France.

**Odran Macrez** is currently the Fund Manager for AXA Logistics Europe Master S.C.A. Together with Arnaud de Jong, he is responsible for managing performance, strategy and investor relationships.

Odran joined AXA IM Alts Real Estate operations in 2019, as Finance Manager of AXA CoRE Europe Fund. At the end of 2022 he was promoted Fund Manager for AXA Logistics Europe Fund. He began his career at La Française in Vineyard Investments before moving to the Fund Administration in AEW.

Odran has 11 years of experience in the Funds and Real Estate industry and is a graduate of ISA Lille engineering school and of Lille University Master in Finance and Banking.

## Investment Committee

As at the date of this Base Listing Particulars, the investment committee, as further described in the section headed “*Business Description – Management of the Issuer – The Investment Committee*”, consists of the members set out below.

<b>Name</b>	<b>Position</b>	<b>Location</b>	<b>Number of years with AXA</b>
Isabelle Scemama	Global Head, AXA IM Alts	Paris	22
Laurent Lavergne	Global Head of Sustainability	Paris	31
Timothé Raully	Global Co-Head Real Estate	Paris	19
John O’Driscoll	Global Co-Head Real Estate	London	8
Philippe Grasser	European Transactions	Frankfurt	3
Germain Aunidas	Global Head of Development	Paris	11

**Isabelle Scemama** is Global Head of AXA IM-Alts. Isabelle oversees AXA IM’s over €185 billion alternative business unit, AXA IM-Alts. Additionally, Isabelle will lead the combined alternatives capabilities across AXA IM Alts, AXA IM Prime, BNPP REIM and BNPP AM’s Private Assets, following the planned legal merger of



BNPP AM, AXA IM and BNP Paribas Real Estate Investment Management (BNPP REIM) expected by the end of 2025.

In her role, she leads the definition and execution of AXA IM-Alts' global strategy as well as in the supervision of its day-to-day management. Isabelle also sits on AXA IM – Real Estate and Infrastructure Investment Committees and chairs the AXA IM-Alts Management Board.

Isabelle joined AXA IM-Alts in 2001 to develop the third-party business. Notably, she launched the CRE and infrastructure debt lending platforms in 2005 and 2013 respectively, before taking responsibility of the full fund management activity of AXA IM-Alts. She was later appointed CEO of AXA IM-Alts in 2017, a role to which was added the responsibility of the overall alternatives' asset management activity of AXA IM, as Global Head of AXA IM Alts in 2020.

Isabelle has more than 32 years of experience in the alternatives asset management industry, out of which 21 years has been spent within AXA IM. Before joining AXA IM, Isabelle held various positions in corporate and real estate financing at BNP Paribas S.A.

Isabelle graduated from IEP Paris (Sciences Po) with a degree in Political Science in 1989.

**Laurent Lavergne** is Global Head of Sustainability at AXA IM-Alts, a member of the Management Board of AXA IM-Alts.

In his role, Laurent is responsible for the development and deployment of AXA IM-Alts' sustainability strategy across all AXA IM-Alts business lines comprising Real Estate, Infrastructure, Alternative Credit and Natural Capital and Impact Investments. Laurent has also been a member of the AXA IM Alts Real Estate Investment Committee since 2013.

Prior to his current role, Laurent was Global Head of Asset Management and Development, leading on the strategy for a global and highly diversified real estate portfolio. Before that, Laurent held the roles of Co-Head of Fund Management and Head of Separate Accounts and International Development (2013-2016) for AXA IM-Alts. Additionally, he was also Head of Fund Management for AXA Group's clients for AXA IM-Alts Real Estate from 2007.

From 1999 to 2007, Laurent was Global Head of Corporate Finance at AXA IM-Alts, working on the structuring and execution of numerous real estate transactions on a global basis, as well as the structuring of funds, club deals and joint ventures, debt financing negotiations and currency/rate hedging.

Laurent has more than 28 years of experience in real estate investment and management and has been at AXA IM-Alts since 1994.

Laurent holds an MBA from Ecole de Management de Normandie, with his chosen field of study Accounting and Finance.

**Timothé Raully** see the section headed "*The AIFM's Members of Management*".

**John O'Driscoll** is Global Co-Head of Real Estate at AXA IM-Alts. As Global Co-Head of Real Estate, he oversees the sourcing, selection and execution of transactions undertaken each year on behalf of clients. As part of his role, John chairs the Strategic Investment Committee, a key forum for setting investment strategy and sectorial convictions. Additionally, he is also chairman of the Real Estate Investment committee.

John is also a member of the Management Board of AXA IM-Alts.

John joined AXA IM-Alts in 2018, from global real estate advisory services firm JLL, where he was CEO of Corporate Finance and Head of Mergers and Acquisitions for the EMEA region since 2014. Prior to JLL, John spent eight years at Deutsche Bank where, having joined as an Associate in 2006, he was promoted through to

EMEA Head of Real Estate, Gaming and Lodging M&A. John joined Deutsche Bank after four years in the EMEA Real Estate Investment Banking team at J.P. Morgan Chase & Co.

John has over 20 years of experience in the international real estate investment banking and advisory industry.

**Philippe Grasser** is Head of European Transactions at AXA IM-Alts and oversees all European transactions activity, with a team of local Heads of Transactions and Special Situations reporting to him.

Philippe has over 31 years' experience working in real estate and corporate finance sectors, having worked for some leading financial institutions in investments and transactions as well as fund management.

Philippe spent nearly 7 years at Abu Dhabi Investment Authority where he was nominated Head of Europe Real Estate Investments. Prior to that he had experience operating in the real estate sector, such as successively Managing Director and European Co-Head of the Real Estate Investment Banking Division at Morgan Stanley, and as Managing Director of the Real Estate Investment Banking Division at Deutsche Bank AG.

Philippe holds an MBA from INSEAD and a Master's degree in Business/Managerial Economics from ESCP Europe.

**Germain Aunidas** is currently Global Head of Development at AXA IM-Alts. He is responsible for supervising the pan-European development activities of AXA IM-Alts.

Germain joined AXA IM-Alts in 2014 as Deputy Head of Development. Prior to this, he was a Development Director at Unibail-Rodamco, where he was responsible for major development projects across the retail and leisure sectors. From 2004 to 2011, Germain was a Project Director at Sodearif, a real estate developer, where he managed a range of large-scale projects in the Paris area. He started his career at Bouygues as a financial auditor.

Germain has over 19 years of experience in the real estate industry. He sits on the AXA IM Alts Real Estate Management Board. Germain holds a Master's degree from Ecole Centrale de Paris.

## CAPITAL STRUCTURE AND MATERIAL INDEBTEDNESS

### Capital Structure

The following table illustrates the capital structure of the Issuer:

	Capital Structure		
	31 December 2023	31 December 2024	30 June 2025 <sup>(1)</sup>
	<i>(€ millions)</i>		
Unsecured notes.....	796.7	797.6	798.0
Shareholder loans and interest free loans <sup>(2)</sup> .....	2,048.2	2,079.1	2,123.6
Loans from non-controlling interests <sup>(2)</sup> .....	669.9	655.8	641.9
Lease liability <sup>(2)</sup> .....	43.7	34.7	33.6
Debt issue costs (net of amortisation).....	-7.5	-5.8	-4.7
Other borrowings <sup>(3)</sup> .....	1.1	1.1	3.4
Revolving credit facilities (drawn) <sup>(4)</sup> .....	5.0	—	25.0
Mortgage loans.....	86.2	83.9	86.4
<b>Gross Debt (IFRS)<sup>(2)</sup></b> .....	<b>3,643.4</b>	<b>3,646.4</b>	<b>3,707.1</b>
Less: Cash and cash equivalents.....	(223.0)	(260.6)	(167.8)
<b>Net Debt (IFRS)</b> .....	<b>3,420.5</b>	<b>3,385.8</b>	<b>3,539.3</b>
<b>Total Assets (IFRS)</b> .....	<b>5,232.7</b>	<b>5,221.9</b>	<b>5,394.0</b>

Notes:

- (1) The 30 June 2025 figures are unaudited.
- (2) The amortised cost of borrowings approximates its fair value as at 31 December 2023, 31 December 2024 and as at 30 June 2025, and includes the associated accrued interest thereon.
- (3) Other borrowings represent the accrued interest on unsecured notes and bank loans (mortgage loans and revolving credit facilities).
- (4) As at the date of this Base Listing Particulars, the drawn amount on the Revolving Credit Facilities (as defined below) is €54.574 million against a total committed capacity of €525 million (see the section headed “*Capital Structure and material Indebtedness - Material Indebtedness – Revolving Credit Facility*” for further detail).

As at 31 December 2024, the balance of gross debt (IFRS) was €3,646.4 million (31 December 2023: €3,643.4 million) which comprised of bank loans amounting to €83.9 million (31 December 2023: €91.2 million), shareholder loans amounting to €2,022.0 million (31 December 2023: €1,994.2 million), less debt issue costs amounting to €5.9 million (31 December 2023: €7.6 million) of which already amortised amounting to €0.2 million (31 December 2023: €0.1 million), loans from non-controlling interest amounting to €654.9 million (31 December 2023: €667.9 million), lease liability amounting to €34.7 million (31 December 2023: €43.7 million), unsecured notes amounting to €797.6 million (31 December 2023: €796.7 million), accrued interest on bank loans amounting to €0.5 million (31 December 2023: €0.5 million), accrued interest on shareholder loans amounting to €16.9 million (31 December 2023: €14.9 million), accrued interest on loans from non-controlling

interest amounting to €0.9 million (31 December 2023: €2.1 million), accrued interest on unsecured notes amounting to €0.6 million (31 December 2023: €0.6 million), and interest free loans amounting to €40.2 million (31 December 2023: €39.1 million). As at 30 June 2025, the gross debt (IFRS) was €3,707.1 million which comprised of bank loans amounting to €111.4 million, shareholder loans amounting to €2,047.8 million, less debt issue costs amounting to €4.8 million of which already amortised amounting to €0.1 million, loans from non-controlling interest amounting to €641.3 million, lease liability amounting to €33.6 million, unsecured notes amounting to €798.0 million, accrued interest on bank loans amounting to €0.5 million, accrued interest on shareholder loans amounting to €16.8 million, accrued interest on loans from non-controlling interest amounting to €0.7 million, accrued interest on unsecured notes amounting to €2.8 million, and interest free loans amounting to €58.9 million.

The shareholder loans referred to in the preceding paragraph comprise of (i) the shareholder loan agreement entered into on 6 August 2019 between Logistics Europe AXA Feeder S.C.A. (formerly known as OneLog S.A.) (as lender) and the Issuer (as borrower) maturing and becoming repayable on 6 August 2049; and (ii) the shareholder loan agreement entered into on 16 December 2019 between ALEF Holding S.C.A. (as lender) and the Issuer (as borrower) maturing and becoming repayable on 16 December 2049. Pursuant to their terms, the rights and obligations of the lenders under such shareholder loans rank prior to all shares issued by the Issuer but are subordinated to all other present and future obligations of the Issuer, whether secured or unsecured, including the Notes. Furthermore, pursuant to the relevant Conditions, the Issuer has agreed to restrict the circumstances in which it is permitted to make payments under or in respect of any shareholder loans (see the section headed “*Terms and Conditions of the Notes – Covenants – Financial Covenants - Payment Restrictions in respect of Subordinated Obligations*”).

As at 31 December 2024, the WACD is 1.3 per cent. (31 December 2023: 1.2 per cent.) and the WAM is 3.1 years (31 December 2023: 4.0 years). As at 30 June 2025, the WACD is 1.3 per cent. and the WAM is 2.5 years.

## **Material Indebtedness**

### ***Revolving Credit Facility***

As at the date of this Base Listing Particulars, the Issuer has a total committed capacity of €525 million through the revolving credit facilities described below.

On 2 November 2021, the Issuer entered into a €100 million senior unsecured revolving credit facility (as amended, restated, supplemented, acceded to or otherwise modified from time to time, the “**First Revolving Credit Facility**”) with NATIXIS as agent. On 8 April 2022, the Issuer entered into a €75 million senior unsecured revolving credit facility (as amended, restated, supplemented, acceded to or otherwise modified from time to time, the “**Second Revolving Credit Facility**”) with CACIB as agent. On 8 April 2022, the Issuer entered into a €100 million senior unsecured revolving credit facility (as amended, restated, supplemented, acceded to or otherwise modified from time to time, the “**Third Revolving Credit Facility**”) with HSBC as agent.

On 4 October 2023, the Issuer entered into a new €150 million senior unsecured revolving credit facility (amended, restated, supplemented, acceded to or otherwise modified from time to time, the “**Fourth Revolving Credit Facility**”) with BNP Paribas S.A. and Banque Européenne du Crédit Mutuel as Lenders.

On 1 August 2025, the Issuer entered into a new €100 million senior unsecured revolving credit facility (the “**Fifth Revolving Credit Facility**”) with the First Revolving Credit Facility, the Second Revolving Credit Facility and the Third Revolving Credit Facility and the Fourth Revolving Credit Facility, the “**Revolving Credit Facilities**”) with BNP Paribas S.A. and Banque Européenne du Crédit Mutuel as Lenders.

In July 2025, HSBC granted a one-year extension of the Third Revolving Credit Facility, and in August 2025 BNP Paribas S.A. and Banque Européenne du Crédit Mutuel granted a two-year extension of the Fourth Revolving Credit Facility to the Issuer.

Borrowings under the Revolving Credit Facilities are expected to be used for general corporate purposes and working capital requirements of the Group; as of the date of this Base Listing Particulars, the Issuer has €54,574,000 outstanding drawdowns on any of the Revolving Credit Facilities. The remaining available undrawn capacity amounts to €470,426,000.

#### ***Mortgage Loan***

On 11 May 2023, the Issuer entered into a SEK 960.0 million (€86.4 million as at 30 June 2025) mortgage loan (the “**Mortgage Loan**”) with Deutsche Pfandbriefbank AG to refinance part of its exposure in Sweden. This secured loan has a fixed interest rate of 4.7 per cent and matures in 2028.

#### ***Loans from non-controlling interests***

As at 30 June 2025, the Group had €641.9 million of loans from its non-controlling interests (including associated accrued interest thereon) (31 December 2024: €655.8 million).

Please refer to the diagram which illustrates the Issuer’s group structure as at 30 June 2025, under the section headed “*Overview of the Corporate Structure*” for further clarity.

On 5 September 2019, the Group, through its 68 per cent. subsidiary, Onelog Invest (Lux) S.à r.l., entered into a shareholder loan with ACEF Holding S.C.A., for a principal amount of €148.9 million to refinance the loan receivables (principal and accrued interests) held by ACEF Holding S.C.A. against Onelog Invest (Lux) S.à r.l. and to finance the latter. Additional drawdowns on this shareholder loan are held on a regular basis. The loan bears a quarterly interest rate corresponding to the average interest rate applicable on the subordinated loans calculated as at the preceding quarter end minus a margin as determined by an appropriate TP analysis. The final maturity of this loan is 2049.

## TAXATION

**The tax laws of the investor's jurisdiction and of the Issuer's jurisdiction might have an impact on the income received from the Notes. The following is a general description of certain tax considerations relating to the Notes. It does not purport to be a complete analysis of all tax considerations relating to the Notes whether in those countries or elsewhere. Prospective purchasers of Notes should consult their own tax advisers as to the consequences under the tax laws of the country which they are resident for tax purposes and the tax laws of the Grand Duchy of Luxembourg of acquiring, holding and disposing of Notes and receiving payments of interest, principal and/or other amounts under the Notes. This summary is based upon the law as in effect on the date of this Base Listing Particulars and is subject to any change in law that may take effect after such date.**

*Also investors should note that the appointment by an investor in Notes, or any person through which an investor holds Notes, of a custodian, collection agent or similar person in relation to such Notes in any jurisdiction may have tax implications. Investors should consult their own tax advisers in relation to the tax consequences for them of any such appointment.*

### **The Grand Duchy of Luxembourg**

The comments below are intended as a basic overview of certain tax consequences in relation to the purchase, ownership and disposition of the Notes under Luxembourg law. Persons who are in any doubt as to their tax position should consult a professional tax adviser.

#### **Withholding Tax**

Under Luxembourg tax law currently in effect and subject to the exception below, no Luxembourg withholding tax is due on payments of arm's length interest (including accrued but unpaid interest) or repayments of principal.

#### **Income Taxation on Principal, Interest, Gains on Sales or Redemption**

##### ***Luxembourg tax residence of the Noteholders***

Noteholders will not be deemed to be resident, domiciled or carrying on business in Luxembourg solely by reason of holding, execution, performance, delivery, exchange and/or enforcement of the Notes.

##### ***Taxation of Luxembourg non-residents***

Noteholders who are non-residents of Luxembourg and who do not have a permanent establishment, a permanent representative, or a fixed place of business in Luxembourg with which the holding of the Notes is connected, are not liable to any Luxembourg income tax, whether they receive payments of principal, payments of interest (including accrued but unpaid interest), payments received upon redemption or repurchase of the Notes, or realise capital gains on the sale of any Notes.

##### ***Taxation of Luxembourg residents***

Noteholders who are residents of Luxembourg, or non-resident Noteholders who have a permanent establishment, a permanent representative or a fixed base of business in Luxembourg with which the holding of the Notes is connected, will not be liable to any Luxembourg income tax on repayment of principal.

Luxembourg resident individual Noteholders are not subject to taxation on capital gains upon the disposal of the Notes, unless the disposal of the Notes precedes the acquisition of the Notes or the Notes are disposed of within six months of the date of acquisition of these Notes. For the avoidance of doubt, the premium paid upon the repayment or redemption of Zero Coupon Notes should qualify as an interest for Luxembourg tax purposes rather than as a capital gain.

Noteholders who are Luxembourg resident companies (*société de capitaux*) or foreign entities which have a permanent establishment or a permanent representative in Luxembourg with which the holding of the Notes is connected, must include in their taxable income any interest (including accrued but unpaid interest) and the difference between the sale or redemption price (including accrued but unpaid interest) and the lower of the cost or book value of the Notes sold or redeemed.

Luxembourg resident corporate Noteholders who are family wealth management companies subject to the law of 11 May 2007, undertakings for collective investment subject to the law of 17 December 2010, to the law of 13 February 2007, or to the law of 23 July 2016 on reserved alternative investment funds (provided it is not foreseen in the incorporation documents that (i) the exclusive object is the investment in risk capital and that (ii) article 48 of the aforementioned law of 23 July 2016 applies) are tax exempt entities in Luxembourg, and are thus not subject to any Luxembourg tax (i.e. corporate income tax, municipal business tax and net wealth tax), other than the annual subscription tax calculated on their (paid up) share capital (and share premium) or net asset value.

### **Net Wealth Tax**

Luxembourg net wealth tax will not be levied on the Notes held by a corporate Holder, unless: (a) such Noteholder is a Luxembourg resident other than a Noteholder governed by: (i) the laws of 17 December 2010 and 13 February 2007 on undertakings for collective investment; (ii) the law of 22 March 2004 on securitisation; (iii) the law of 15 June 2004 on the investment company in risk capital; (iv) the law of 11 May 2007 on family estate management companies; or (v) the law of 23 July 2016 on reserved alternative investment funds or (b) such Notes are attributable to an enterprise or part thereof which is carried on by a non-resident company in Luxembourg through a permanent establishment.

Luxembourg net wealth tax is levied at a 0.5 per cent. rate up to €500 million taxable base and at a 0.05 per cent. rate on the taxable base in excess of €500 million. Securitisation vehicles, investment companies in risk capital (*Société d'investissement en capital à risque* (SICAR)), a regulated structure designed for private equity and venture capital investments (organised as tax opaque companies), and reserved alternative investment funds subject to the law of 23 July 2016 (provided it is foreseen in the incorporation documents that (i) the exclusive object is the investment in risk capital and that (ii) article 48 of the aforementioned law of 23 July 2016 applies), are subject to net wealth tax up to the amount of the minimum net wealth tax.

The minimum net wealth tax is levied on companies having their statutory seat or central administration in Luxembourg. The minimum net wealth tax ranges from €535 to €4,815, depending on the company's total gross assets.

### **Other Taxes**

No stamp, value, issue, registration, transfer or similar taxes or duties will be payable in Luxembourg by Noteholders in connection with the issue of the Notes, nor will any of these taxes be payable as a consequence of a subsequent transfer, exchange or redemption of the Notes, unless the documents relating to the Notes are (i) voluntarily registered in Luxembourg, (ii) appended to a document that requires obligatory registration in Luxembourg (*annexés à un acte*), or (iii) if the Notes are deposited in the minutes of a notary (*déposés au rang des minutes d'un notaire*). There is no Luxembourg value added tax payable in respect of payments in consideration for the issuance of the Notes or in respect of the payment of interest or principal under the Notes or the transfer of the Notes. Luxembourg value added tax may, however, be payable in respect of fees charged for certain services rendered to the Issuer if, for Luxembourg value added tax purposes, such services are rendered or are deemed to be rendered in Luxembourg and an exemption from Luxembourg value added tax does not apply with respect to such services.

No Luxembourg inheritance tax is levied on the transfer of the Notes upon the death of a Noteholder in cases where the deceased was not a resident of Luxembourg for inheritance tax purposes. Where a Noteholder is a resident of Luxembourg for tax purposes at the time of his death, the Notes are included in his taxable estate for inheritance tax assessment purposes. No Luxembourg gift tax will be levied on the transfer of the Notes by way of gift unless the gift is registered in Luxembourg.



## SUBSCRIPTION AND SALE

Notes may be sold from time to time by the Issuer to Morgan Stanley Europe SE and any other entity appointed as a dealer (together with Morgan Stanley Europe SE, the “**Dealers**”). The arrangements under which Notes may from time to time be agreed to be sold by the Issuer to, and subscribed by, the Dealers are set out in a Dealer Agreement dated 3 November 2025 (such dealer agreement as modified and/or supplemented and/or restated from time to time, the “**Dealer Agreement**”) and made between the Issuer and the Dealers. If in the case of any Tranche the method of distribution is an agreement between the Issuer and a single Dealer for that Tranche to be issued by the Issuer and subscribed by that Dealer, the method of distribution will be described in the relevant Pricing Supplement as “Non-Syndicated” and the name of that Dealer and any other interest of that Dealer which is material to the issue of that Tranche beyond the fact of the appointment of that Dealer will be set out in the relevant Pricing Supplement. If in the case of any Tranche the method of distribution is an agreement between the Issuer and more than one Dealer for that Tranche to be issued by the Issuer and subscribed by those Dealers, the method of distribution will be described in the relevant Pricing Supplement as “Syndicated”, the obligations of those Dealers to subscribe the relevant Notes will be joint and several and the names and addresses of those Dealers and any other interests of any of those Dealers which is material to the issue of that Tranche beyond the fact of the appointment of those Dealers (including whether any of those Dealers has also been appointed to act as Stabilising Manager in relation to that Tranche) will be set out in the relevant Pricing Supplement.

Any such agreement will, *inter alia*, make provision for the form and terms and conditions of the relevant Notes, the price at which such Notes will be subscribed by the Dealer(s) and the commissions or other agreed deductibles (if any) payable or allowable by the Issuer in respect of such subscription. The Dealer Agreement makes provision for the resignation or termination of appointment of existing Dealers and for the appointment of additional or other Dealers either generally in respect of the Programme or in relation to a particular Tranche. Each new Dealer so appointed will be required to represent, warrant and undertake to the following selling restrictions as part of its appointment.

The relevant Dealers will be entitled in certain circumstances to be released and discharged from their obligations in respect of a proposed issue of Notes under or pursuant to the Dealer Agreement prior to the closing of the issue of such Notes, including in the event that certain conditions precedent are not delivered or met to their satisfaction on or before the issue date of such Notes. In this situation, the issuance of such Notes may not be completed. Investors will have no rights against the Issuer or the relevant Dealers in respect of any expense incurred or loss suffered in these circumstances.

### AIFMD

Potential investors should note that this Base Listing Particulars has been prepared solely for use in connection with the issue of the Notes, and not for any other purpose. In particular, this Base Listing Particulars is not being, and may not be, used in connection with any offer or marketing (as such term is defined under the AIFMD and/or the UK AIFMD) of any units or shares of any entity. The offer and marketing of the Notes to prospective investors established within the EEA will be conducted only in Belgium, Denmark, Finland, France, Germany, Italy, the Republic of Ireland, the Grand Duchy of Luxembourg, Netherlands, Norway, Portugal, Spain and Sweden (the “**Approved EEA Jurisdictions**”) and will not be conducted in any other Member State of the EEA. If a potential investor in the EEA is not in an Approved EEA Jurisdiction the Notes are not being offered or marketed to it and it should not participate in the offering.

## **United States of America**

The Notes have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S.

The Bearer Notes are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. tax regulations. Terms used in this paragraph have the meanings given to them by the United States Internal Revenue Code and regulations thereunder.

Each Dealer has agreed that, except as permitted by the Dealer Agreement, it will not offer, sell or deliver Notes (i) as part of their distribution at any time or (ii) otherwise until 40 days after the completion of the distribution of the Notes comprising the relevant Tranche within the United States or to, or for the account or benefit of, U.S. persons, and such Dealer will have sent to each dealer to which it sells Notes during the distribution compliance period relating thereto a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons.

In addition, until 40 days after commencement of the offering, an offer or sale of Notes within the United States by a dealer that is not participating in the offering may violate the registration requirements of the Securities Act. The Notes are subject to restrictions on transferability and resale and may not be transferred or resold in the United States, or to U.S. persons outside the United States, except to persons who are Qualified Purchasers as defined in Section 2(a)(51)(A) of the Investment Company Act and the rules and regulations thereunder.

## **Prohibition of Sales to EEA Retail Investors**

Each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by this Base Listing Particulars as completed by the Pricing Supplement in relation thereto to any retail investor in the EEA. For the purposes of this provision the expression “**retail investor**” means a person who is one (or more) of the following:

- (a) a retail client as defined in point (11) of Article 4(1) of EU MiFID II; or
- (b) a customer within the meaning of the Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of EU MiFID II.

## **Prohibition of Sales to UK Retail Investors**

Each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by this Base Listing Particulars as completed by the Pricing Supplement thereto in relation thereto to any retail investor in the UK. For the purposes of this provision the expression “**retail investor**” means a person who is one (or more) of the following:

- (a) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of UK domestic law by virtue of the EUWA; or

- (b) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement the Insurance Distribution Directive, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of UK MiFIR.

### **Other UK regulatory restrictions**

Each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that:

- (a) **No deposit-taking:** in relation to any Notes having a maturity of less than one year:
  - (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business; and
  - (ii) it has not offered or sold and will not offer or sell any Notes other than to persons:
    - (A) whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses; or
    - (B) who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses,where the issue of the Notes would otherwise constitute a contravention of Section 19 of the FSMA by the Issuer;
- (b) **Financial promotion:** it has only communicated or caused to be communicated and will only communicate or cause to be communicated any invitation or inducement to engage in investment activity (within the meaning of section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which section 21(1) of the FSMA does not apply to the Issuer; and
- (c) **General compliance:** it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the United Kingdom.

### **Hong Kong**

Each Dealer has represented, warranted and agreed that:

- (i) it has not offered or sold and will not offer or sell in Hong Kong, by means of any document, any Notes other than (a) to “professional investors” as defined in the SFO and any rules made under the SFO; or (b) in other circumstances which do not result in the document being a “Prospectus” as defined in the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) of Hong Kong (the “**Companies Ordinance**”) or which do not constitute an offer to the public within the meaning of the Companies Ordinance; and
- (ii) it has not issued or had in its possession for the purposes of issue, and will not issue or have in its possession for the purposes of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the Notes, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to Notes which are or are intended to be disposed of only to persons outside Hong Kong or only to “professional investors” as defined in the SFO and any rules made under the SFO.

## **Singapore**

Each Dealer has acknowledged, and each further Dealer appointed under the Programme will be required to acknowledge, that this Base Listing Particulars has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent, warrant and agree, that it has not offered or sold any Notes or caused the Notes to be made the subject of an invitation for subscription or purchase and will not offer or sell any Notes or cause the Notes to be made the subject of an invitation for subscription or purchase, and has not circulated or distributed, nor will it circulate or distribute, this Base Listing Particulars or any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of the Notes, whether directly or indirectly, to any person in Singapore other than (i) to an institutional investor (as defined in Section 4A of the SFA) pursuant to Section 274 of the SFA or (ii) to an accredited investor (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA.

## **Switzerland**

The Notes may not be publicly offered, directly or indirectly, in Switzerland within the meaning of the Swiss Financial Services Act (“**FinSA**”) and no application has or will be made to admit the Notes to trading on any trading venue (exchange or multilateral trading facility) in Switzerland. Neither this Base Listing Particulars nor any other offering or marketing material relating to the Notes constitutes a prospectus pursuant to the FinSA and neither these Base Listing Particulars nor any other offering or marketing material relating to the Notes may be publicly distributed or otherwise made publicly available in Switzerland.

## **Canada**

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that the Notes may be sold only to purchasers purchasing, or deemed to be purchasing, as principal that are accredited investors, as defined in National Instrument 45-106 Prospectus Exemptions or subsection 73.3(1) of the Securities Act (Ontario), and are permitted clients, as defined in National Instrument 31-103 Registration Requirements, Exemptions and Ongoing Registrant Obligations. Any resale of the Notes must be made in accordance with an exemption from, or in a transaction not subject to, the prospectus requirements of applicable securities laws. Securities legislation in certain provinces or territories of Canada may provide a purchaser with remedies for rescission or damages if this Base Listing Particulars (including any amendment thereto) contains a misrepresentation, provided that the remedies for rescission or damages are exercised by the purchaser within the time limit prescribed by the securities legislation of the purchaser's province or territory. The purchaser should refer to any applicable provisions of the securities legislation of the purchaser's province or territory for particulars of these rights or consult with a legal advisor.

## GENERAL INFORMATION

### Authorisation

1. The update of the Programme was authorised by a resolution of the board of managers of AXA Logistics Europe GP S.à r.l., acting as general partner of the Issuer dated 23 October 2025. The Issuer has obtained or will obtain from time to time all necessary consents, approvals and authorisations in connection with the issue and performance of the Notes.

### Legal and Arbitration Proceedings

2. There are no governmental, legal or arbitration proceedings, (including any such proceedings which are pending or threatened, of which the Issuer is aware), which may have, or have had during the 12 months prior to the date of this Base Listing Particulars, a significant effect on the financial position or profitability of the Issuer.

### Significant/Material Change

3. Since 31 December 2024, there has been no material adverse change in the prospects of the Issuer. Since 30 June 2025, there has been no significant change in the financial or trading position of the Issuer and its Subsidiaries.

### Independent Auditors

4. The consolidated financial statements of the Issuer as at and for the years ended 31 December 2023 and 31 December 2024 incorporated by reference into this Base Listing Particulars have been audited by PricewaterhouseCoopers Assurance, *Société coopérative*, independent auditors (*réviseur d'entreprises agréé*), as stated in their audit reports (without qualification) thereon. Their registered address is 2 rue Gerhard Mercator, L-2182 Luxembourg, Grand Duchy of Luxembourg. PricewaterhouseCoopers Assurance, *Société coopérative* are members of the Luxembourg *Institut Des Réviseurs d'Entreprises*.

### Documents on Display

5. Copies of the following documents may be inspected during normal business hours at the offices of the Principal Paying Agent or at <https://realassets.axa-im.com/axa-logistics-europe-bond-investors> as long as the Notes issued under the Programme are listed on the Official List of Euronext Dublin and admitted to trading on the Global Exchange Market:
  - (a) the constitutive documents of the Issuer;
  - (b) the Documents Incorporated by Reference;
  - (c) the Agency Agreement;
  - (d) the Trust Deed;
  - (e) any Pricing Supplement relating to Notes listed on the Official List and to trading on the GEM; and
  - (f) the Issuer-ICSDs Agreement (which is entered into between the Issuer and Euroclear and/or Clearstream, Luxembourg with respect to the settlement in Euroclear and/or Clearstream,

Luxembourg of Notes in New Global Note form or Registered Notes held under the New Safekeeping Structure).

This Base Listing Particulars will be available, in electronic format, on the website of Euronext Dublin (<https://live.euronext.com/>) and <https://realassets.axa-im.com/axa-logistics-europe-bond-investors>.

For the avoidance of doubt, unless specifically incorporated by reference into this Base Listing Particulars, information contained on any website referred to herein does not form part of this Base Listing Particulars.

### **Material Contracts**

6. There are no material contracts entered into other than in the ordinary course of the Issuer's business, which could result in the Issuer and/or the Issuer and its Subsidiaries being under an obligation or entitlement that is material to the Issuer's ability to meet its obligations to Holders in respect of the Notes.

### **Clearing of the Notes**

7. The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg. The appropriate common code and the International Securities Identification Number (ISIN) in relation to the Notes of each Tranche will be specified in the relevant Pricing Supplement. The relevant Pricing Supplement shall specify any other clearing system as shall have accepted the relevant Notes for clearance together with any further appropriate information.

### **Notes Having a Maturity of Less than One Year**

8. Where Notes have a maturity of less than one year and either (a) the issue proceeds are received by the Issuer in the United Kingdom or (b) the activity of issuing the Notes is carried on from an establishment maintained by the Issuer in the United Kingdom, such Notes must: (i) have a minimum redemption value of £100,000 (or its equivalent in other currencies) and be issued only to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses; or (ii) be issued in other circumstances which do not constitute a contravention of section 19 of the FSMA by the Issuer.

### **Issue Price and Yield**

9. Notes may be issued at any price. The issue price of each Tranche to be issued under the Programme will be determined by the Issuer and the relevant Dealer(s) at the time of issue in accordance with prevailing market conditions and the issue price of the relevant Notes or the method of determining the price and the process for its disclosure will be set out in the applicable Pricing Supplement. In the case of different Tranches of a Series, the issue price may include accrued interest in respect of the period from the interest commencement date of the relevant Tranche (which may be the issue date of the first Tranche of the Series or, if interest payment dates have already passed, the most recent interest payment date in respect of the Series) to the issue date of the relevant Tranche.

The yield of each Tranche of Fixed Rate Notes set out in the applicable Pricing Supplement will be calculated as of the relevant issue date on an annual or semi-annual basis using the relevant issue price. It is not an indication of future yield.

## **Conflicts of Interest**

10. Certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services for, the Issuer and its affiliates in the ordinary course of business. Certain of the Dealers and their affiliates may have positions, deal or make markets in the Notes issued under the Programme, related derivatives and reference obligations, including (but not limited to) entering into hedging strategies on behalf of the Issuer and its affiliates, investor clients, or as principal in order to manage their exposure, their general market risk, or other trading activities.

In addition, in the ordinary course of their business activities, the Dealers and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of the Issuer and its affiliates. Certain of the Dealers and their affiliates that have a lending relationship with the Issuer and routinely hedge their credit exposure to the Issuer and its affiliates consistent with their customary risk management policies. Typically, such Dealers and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities, including potentially the Notes issued under the Programme. Any such positions could adversely affect future trading prices of Notes issued under the Programme. The Dealers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

## **Listing Agent**

11. The Issuer has appointed Arthur Cox Listing Services Limited as Irish listing agent (the “**Listing Agent**”). The Issuer reserves the right to change this appointment. The Listing Agent is acting solely in its capacity as listing agent for the Issuer in relation to the Programme and is not itself seeking admission of Notes issued under the Programme to the Official List of Euronext Dublin or to trading on the GEM.

## **Legal Entity Identifier (LEI)**

12. The Legal Entity Identifier (LEI) of the Issuer is 213800IWFTNKN5BPH814.

**REGISTERED OFFICE OF THE ISSUER**

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**ARRANGER AND DEALER**

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Grosse Gallusstrasse 18  
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Germany

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London  
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**PRINCIPAL PAYING AGENT**

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London  
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**REGISTRAR AND TRANSFER AGENT**

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**LISTING AGENT**

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