AXA Logistics Europe Fund

Credit update

Q3 2025

Financial Results

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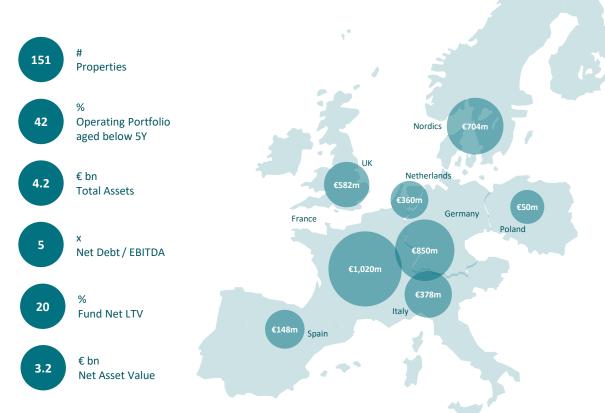
Overview



AXA Logistics Europe Fund overview

€4 billion+ well diversified portfolio of high-quality assets in core markets of Western Europe

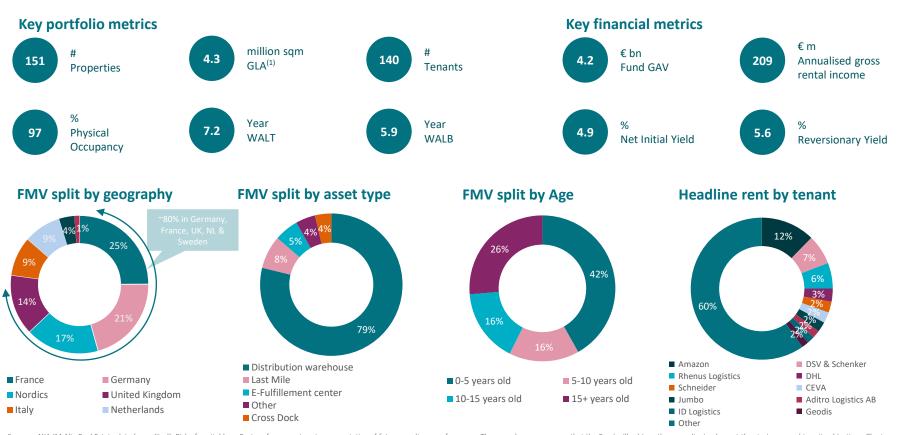
- Diversified, permanent, open-ended real estate Fund invested in logistics assets, targeting income producing assets and sustainable cash flows
- €4.2 billion portfolio of core / core+ assets located in the best logistics hubs & strongest markets in Western Europe
- Best-in-class ESG performance allowing optimal portfolio positioning
- High occupancy >95%, diversified tenant base & long cash flows with 7years+ lease duration
- Disciplined investment policy with limited exposure to development
- Robust balance sheet with solid credit metrics, factoring low leverage & strong institutional investors base
- An experienced team which benefits from local expertise & the strengths of the largest Alternative platform in Europe



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Well diversified logistics portfolio exposed to core markets of Western Europe

Large scale portfolio of high-quality assets in established logistics hubs



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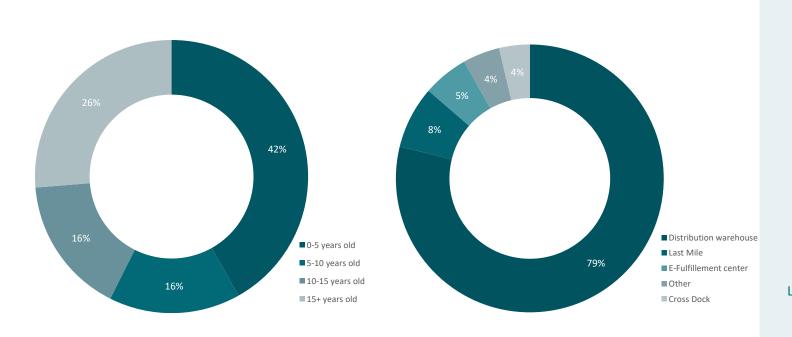


Credit Highlights



High quality logistics portfolio

The Fund continuously improved the quality of its portfolio thanks to its development program



42%Age < 5Y

c. **10**Y

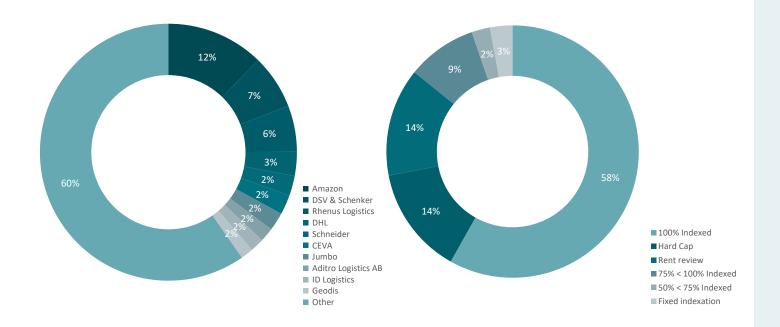
Average age

12%
Last Mile & Cross Dock

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Diversified tenants base & well indexed portfolio

Balanced allocation across tenants types



140

Tenants

58%Fully Indexed

Stabilisation of Capital values after a significant repricing

First property yield compressions across several market





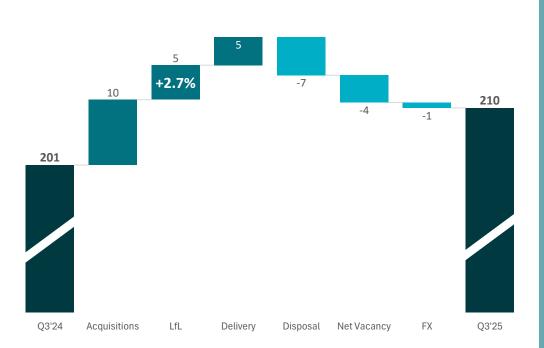
The real value of the logistics portfolio appreciated by c. +2.3% on a like-for-like basis in the last 12 months

It is supported by

- i. Letting successes & AM achievements
- ii. Slight yield compressions in few markets

Headline rent evolution over the last 12 months

+2.7% like-for-like growth, thanks to letting successes & well-indexed portfolio



Main Leasing achievements



Lyon region

Area: 118k sqm

Occupancy: 100% (multi let)

118k sqm released within 12 months to 4 tenants achieving c. 24% reversion vs. previous Headline Rent.



Bordeaux region

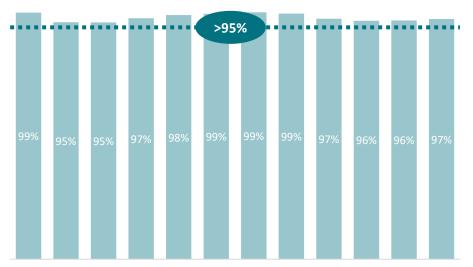
Area: 5k sqm

Occupancy: 100%

Last mile property operated for a major Ecommerce company serving the wider Bordeaux area. The rent achieved is largely above underwriting assumptions.

Occupancy level

The occupancy rate of the Operating Portfolio stands at 97% (1)



H1'20 H2'20 H1'21 H2'21 H1'22 H2'22 H1'23 H2'23 H1'24 H2'24 H1'25 O3'25

Main Asset Management challenges Operating Portfolio



San Pietro Mosezzo

Area: 55k sqm

Occupancy: 40%

Building A is now fully let (22k sqm).

Ongoing discussions with new tenant regarding the leasing of c. 18k sqm in Building B (33k sqm).



Fos Distriport

Area: 88k sqm

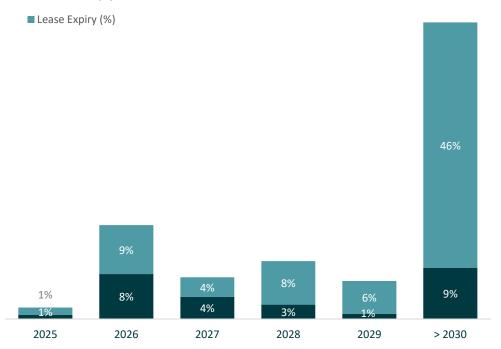
Occupancy: 42%

Refurbishment work progressing following tenant departure. Active negotiations with a 3PL company for the lease of part of the 51k sqm vacant space.

Lease expiry profile

Staggered maturity profile of lease contracts & stable WALT (7.2Y)

■ Lease Break (%)



Anticipated renewals



Lauwin-Planque

Area: 101k sqm

WALT: 0.7Y

On-going discussion with the tenant for a new 6Y firm lease contract.

Value-add Opportunities



Novara

Area: 127k sqm WALT: 1.5Y

On-going negotiation with the tenant to extend the contract for an additional 3Y. A feasibility study is being launched to assess the full redevelopment potential.

Contribution of the Development activity

A key pillar of Fund's ambition

c.30%

Of the Operating Portfolio developed by the Fund since inception

100-200bp

Development Yield Spread

100%

Targeting BREEAM "Excellent"

Or better







Development overview

Focus on development activity



Leeds 1 - UK 20k sqm

Stolberg - GER 18k sqm

Ennery - FR 7k sgm

Arles 2 - FR 16k sqm

Ayguemorte - FR 5k sqm

SQF3 - FR

18k sqm

Creil - FR 63k sgm



Undiscl. – GER 20k sgm

Ressons - FR 60k sgm

Leeds 2 - UK 13k sqm

93k sqm

150k

sqm Completed in 2024

69k

sqm Delivered in 2025

93k

sqm Development Pipeline

2023

2024

150k

sqm

2025

> 2026

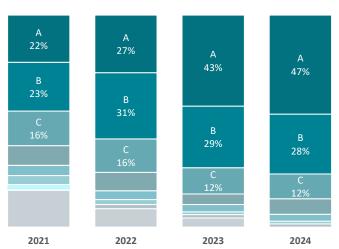
2022

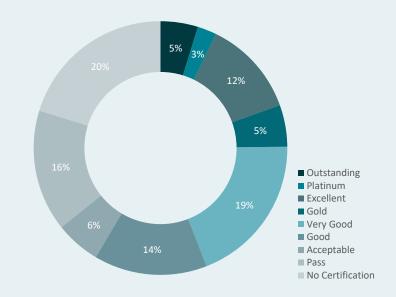


Targeting continuous improvement of portfolio's ESG performance

Evolution of ESG KPI

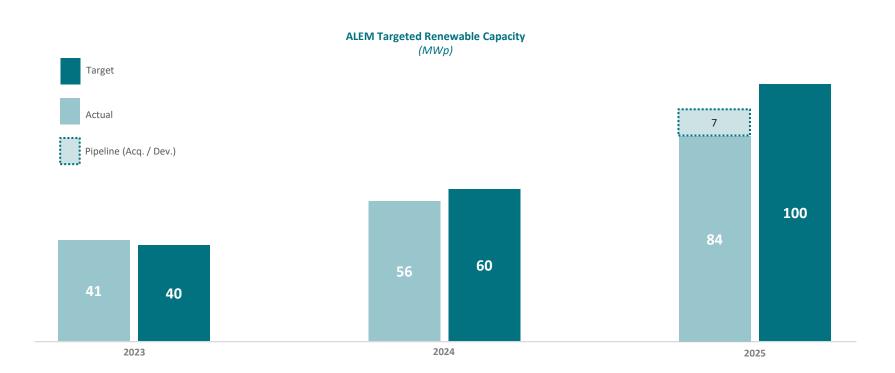
EPC Rating





Renewable Energy

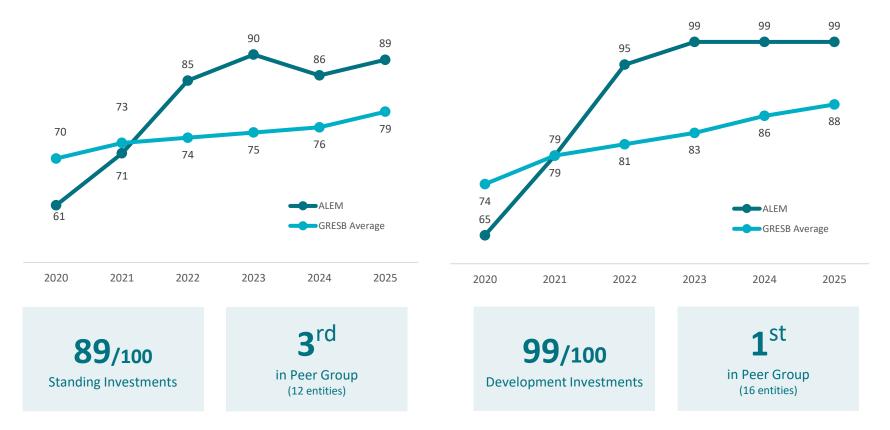
An important pillar of the Fund's strategy



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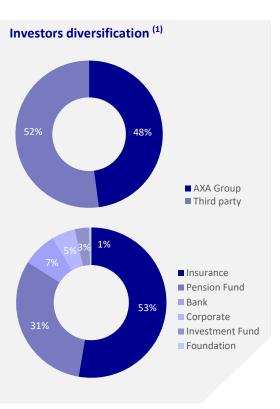
GRESB trajectory

2025 Results



Long-term Shareholding structure

Capital Raising activity



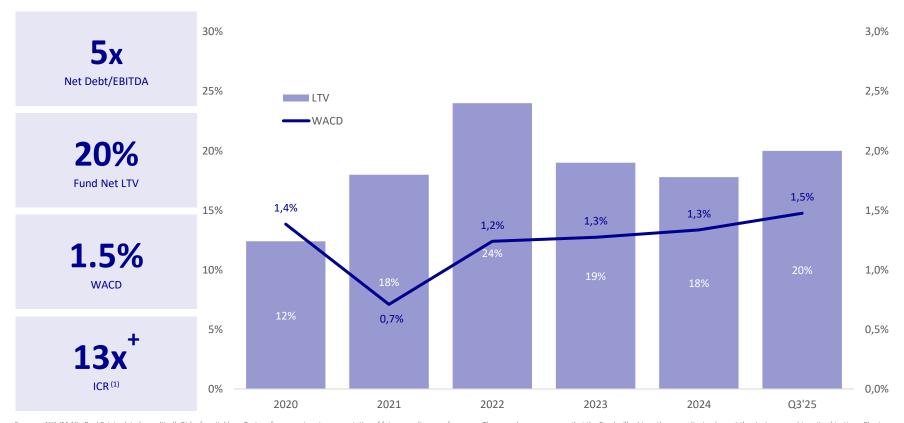


Capital raising activity - situation as at end of September 2025

- ► **€132m**⁽¹⁾ Redemptions in the gueue as of September 2025
 - ✓ 2 redemptions received in Q2'25 (€20m & €112m)
- > Active discussion for top-up investments & secondaries transaction

Combining prudent leverage & solid credit metrics

The issuer benefits from strong rating (BBB+/A- at instrument level by Fitch)

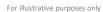


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Financial results



Financial statement

Solid Balance Sheet

FYE 31-Dec (€m)	Sept. 2025 (unaudited)	FY 2024 (audited)	%Change
Investment properties (1)	5,177	4,878	6%
Other assets	138	86	60%
Cash & cash equivalents	177	261	(32)%
Total Assets	5,492	5,225	5%
External borrowings (2)	1,008	917	10%
Loans from shareholders (3)	2,140	2,079	3%
Loans from non-controlling interests (3)	638	656	(3)%
Deferred taxes	143	124	16%
Other liabilities	125	108	16%
Total Liabilities	4,054	3,884	4%
Equity IFRS	1,438	1,341	7%
Non-controlling interests	418	399	5%
Net assets attributable to investors	1,020	942	8%
INREV adjustments	76	78	(2)%
INREV NAV attributable to investors	1,096	1,020	7%
Loans from shareholders (3)	2,140	2,079	3%
Adjusted INREV NAV	3,235	3,099	4%
Net LTV – Fund share basis ⁽⁴⁾	20%	19%	

Real Estate Value

- RE values +1.5% LfL YTD
- €45m capex & development costs (5)
- €189m new acquisition (5)

Liquidity position as of September 2025

- €151m cash in Fund share
- €440m undrawn on RCF

External Debt

- Prudent LTV <20%
- €1.0bn external debt

Adjusted income statement

Focus on NOI growth & distribution performance

FYE 31-Dec (€m)	3Q'25 (unaudited)	3Q'24 ⁽¹⁾ (audited)	%Change	FY'24 (audited)
Net rental income	187	112	12%	224
Corporate operating expenses	(27)	(19)	(12)%	(41)
Adjusted operating profit	160	93	17%	183
Interests on external borrowings	(10)	(5)	19%	(11)
Interests on loans from non-controlling interests	(12)	(8)	(4)%	(17)
Other finance (expense)/income	(1)	(1)	(3)%	(1)
Foreign currency translation	(10)	(4)	49%	(9)
Adjusted profit before tax	128	75	17%	145
Taxation	(14)	(3)	60%	(12)
Adjusted profit	114	72	14%	134
NCI	20	11	22%	22
Adjusted Profit attributable to Investors	94	61	12%	112
Adjusted earnings per unit (€)	3.8	3.5	7%	4.6

+12% adjusted Profit attributable to investors over the last 12 months

- Solid income generation profile
- NOI margin above 75%
- Healthy financing structure with c. 13x ICR





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(1/4)

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