

# AXA WF Europe Real Estate F EUR

Past performance is not a reliable indicator of future results.

## Key Figures (EUR)\*

Fund Cumulative Performance (%)					Current NAV	
YTD	1Y	3Y	10Y	Launch	Acc.	Inc.
-2.38	+15.92	-11.23	+48.60	+1069.36	239.24	175.79

Fund Annualized Performance (%)				Assets Under Management (M)
3 Y.	5 Y.	10 Y.	Launch	EUR
-3.90	-1.64	+4.04	+6.82	426.81

## Dividend Record

	Record Date	Ex-Date	Dividend per Share	12 month Yield (%)
Dec 2019	27/12/2019	30/12/2019	4.11	1.77
Dec 2020	29/12/2020	30/12/2020	3.16	1.49
Dec 2021	29/12/2021	30/12/2021	2.61	1.02
Dec 2022	29/12/2022	30/12/2022	3.67	2.30
Dec 2023	28/12/2023	29/12/2023	3.92	2.18

12 Month Yield = (Sum of Dividends) / (Ending NAV). The 12 Month yield is calculated based on the sum of the distributions over the previous 12 months and the latest NAV. The 12 month yield may be higher or lower than the actual annual dividend yield. A positive distribution yield does not imply positive return. Dividends are not guaranteed. Past dividends are not indicative of future dividends.

Investors should not make any investment decision solely based on information contained in the table above. You should read the relevant offering document (including the key facts statement) of the fund for further details including the risk factors.

## Performance & Risk

### Performance Evolution (EUR)



Data is rebased to 100 by AXA IM on the graph start date.

Performance calculations are net of fees, based on the reinvestment of dividends. The benchmark, when there is one could be calculated on the basis of net or gross dividend. Please refer to the prospectus for more information.

Fund AXA WF Framlington Europe Real Estate Securities benefits of the historical evolution of the performance of the French fund AXA Aedificandi, since its creation on the 17/08/05, because they have the same investment objectives.

\* 1st NAV date: 31/12/1986

Source(s): AXA Investment Managers - FTSE - GICS as at 28/03/2024

For more information about AXA IM, visit [axa-im.com](http://axa-im.com)

## Benchmark

Since: 01/01/2009

100% FTSE EPRA Nareit Developed Europe Capped 10% Total Return

The Fund is actively managed with deviation expected in term of constitution and performance compared to benchmark that is likely to be significant.

## Fund Key Metrics

	Port.	Bench.
Number of Holdings	44	104
Turnover: Rolling 1Y (%)	33	-
Active Share (%)	35	-

## Fund Profile

ESG Rating 

### ESG Relative Rating

Lower  Higher

### CO2 Relative rating

More CO<sub>2</sub>  Less CO<sub>2</sub>

% of AUM covered by ESG absolute rating: Portfolio = 99.3% Benchmark = 98.9% (not meaningful for coverage below 50%)

% of AUM covered by CO<sub>2</sub> intensity indicator: Portfolio = 97.8% Benchmark = 97.9% (not meaningful for coverage below 50%)

For more information about the methodology, please read the section 'ESG Metrics Definition' below

## Fund Manager

Frédéric TEMPEL

François-Xavier AUBRY - Co-Manager

## Performance & Risk (Continued)

### Risk Analysis

	1Y	3Y	5Y	Launch
Portfolio Volatility* (%)	21.98	25.66	22.75	15.47
Benchmark Volatility (%)	21.68	25.82	23.76	-
Relative Risk/Tracking Error (%)	2.32	2.27	3.10	-
Sharpe Ratio	0.60	-0.16	-0.06	0.50
Information Ratio	-0.66	1.01	0.76	-

All definitions of risks indicators are available in the section 'Glossary' below

### Rolling Performance (%)

	1M	3M	6M	YTD	3Y	5Y	31/03/23 31/03/24	31/03/22 31/03/23	31/03/21 31/03/22	31/03/20 31/03/21	31/03/19 31/03/20	Launch
Portfolio*	8.64	-2.38	18.14	-2.38	-11.23	-7.94	15.92	-34.07	16.16	17.20	-11.51	1069.36
Benchmark	8.47	-2.83	18.05	-2.83	-14.83	-14.11	18.61	-36.49	13.06	20.38	-16.22	-
Excess Return	0.16	0.44	0.09	0.44	3.60	6.17	-2.68	2.41	3.10	-3.18	4.72	-

### Annual Calendar Performance (%)

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Portfolio*	15.40	-36.23	21.64	-7.30	31.45	-7.59	15.12	-6.63	19.95	25.77
Benchmark	16.34	-36.57	18.49	-10.74	28.52	-8.40	12.55	-5.29	18.14	25.35
Excess Return	-0.94	0.34	3.15	3.43	2.93	0.81	2.57	-1.33	1.81	0.42

Past performance is not a reliable indicator of future results. Performance calculations are net of fees, based on the reinvestment of dividends. The benchmark, when there is one could be calculated on the basis of net or gross dividend. Please refer to the prospectus for more information.

\* 1st NAV date: 31/12/1986

# Portfolio Analysis

## Top 10 Holdings

Equity	Weighting (%)			Sector	Geography
	Portfolio	Benchmark	Relative		
Vonovia SE	8.16	9.72	-1.57	Real Estate	Germany
Segro PLC	7.32	7.30	0.02	Real Estate	United Kingdom
Catena AB	5.15	0.77	4.38	Real Estate	Sweden
British Land Co PLC	4.72	2.22	2.50	Real Estate	United Kingdom
Unibail-Rodamco-Westfield	4.66	3.96	0.70	Real Estate	France
Klepierre SA	4.34	2.53	1.81	Real Estate	France
LEG Immobilien SE	4.26	3.03	1.24	Real Estate	Germany
UNITE Group PLC	3.74	2.05	1.69	Real Estate	United Kingdom
Mercialys SA	3.57	0.52	3.05	Real Estate	France
Safestore Holdings Plc	3.38	0.99	2.39	Real Estate	United Kingdom
Total (%)	49.30	33.09			

Companies shown are for illustrative purposes only at the date of this report and may no longer be in the portfolio later. It should not be considered a recommendation to purchase or sell any security.

## Top 5 Overweight (%)

	Port.	Bench.	Relative
Catena AB	5.15	0.77	4.38
Mercialys SA	3.57	0.52	3.05
British Land Co PLC	4.72	2.22	2.50
Safestore Holdings Plc	3.38	0.99	2.39
Ctp NV	2.36	0.00	2.36

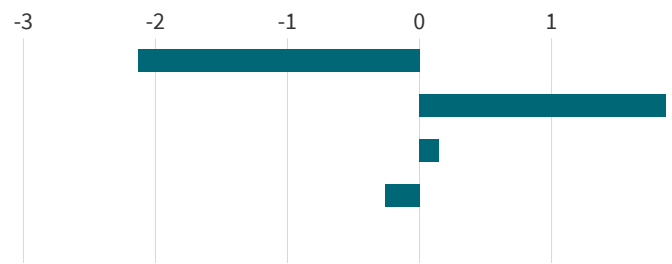
## Top 5 Underweight (%)

	Port.	Bench.	Relative
Swiss Prime Site AG	0.00	3.61	-3.61
Psp Swiss Property AG	0.97	2.85	-1.88
Vonovia SE	8.16	9.72	-1.57
Gecina SA	1.03	2.51	-1.48
Allreal Holding AG	0.00	1.22	-1.22

## Sector Breakdown (%)

	Portfolio	Benchmark
Real Estate	97.42	99.56
Communication Services	1.87	0.00
Consumer Discretionary	0.33	0.18
Financials	0.00	0.26
Cash	0.38	0.00

## Active Exposure by Sector (%)

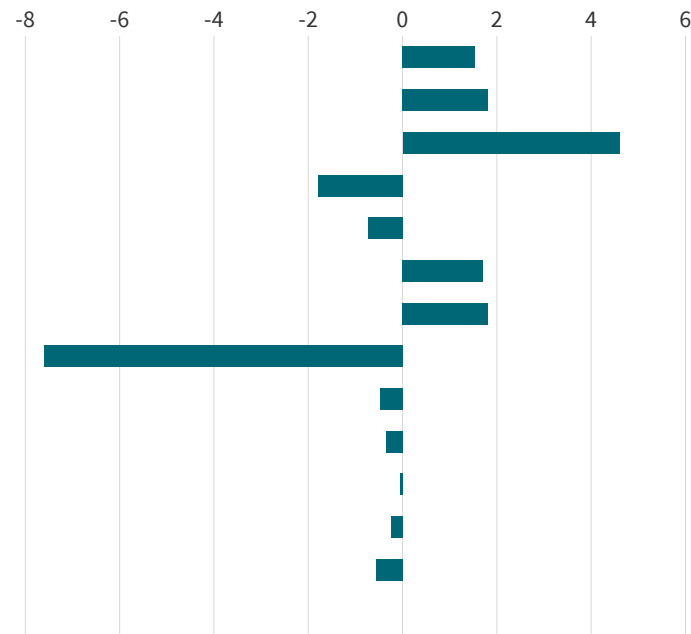


## Portfolio Analysis (Continued)

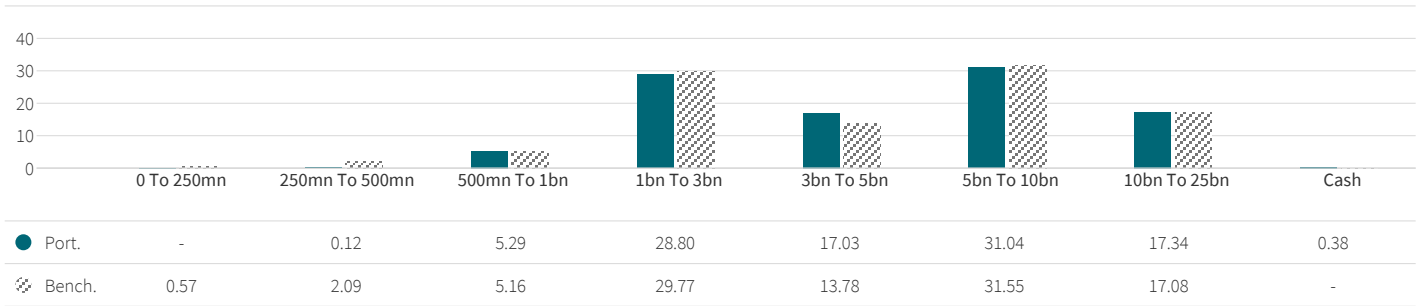
### Geographical Breakdown (%)

	Portfolio	Benchmark
United Kingdom	34.46	32.93
Germany	17.74	15.93
France	16.75	12.15
Sweden	14.15	15.94
Belgium	7.18	7.92
Spain	4.53	2.83
Netherlands	2.97	1.16
Switzerland	1.26	8.87
Finland	0.58	1.06
Norway	0.00	0.35
Italy	0.00	0.05
Ireland	0.00	0.24
Austria	0.00	0.57
Cash	0.38	0.00

### Active Exposure by Geography (%)



### MarketCap Breakdown (EUR - %)



## Additional Information

### Administration: F EUR

Legal form	SICAV
UCITS Compliant	Yes
AIF Compliant	No
Legal country	Luxembourg
1st NAV date	31/12/1986
Fund currency	EUR
Shareclass currency	EUR
Valuation	Daily
Share type	Accumulation / Income
ISIN code C / D	LU0216737063 / LU0216737576
Distribution Type	Net Income
Bloomberg Code C	AXAEDFC LX
Maximum initial fees	2%
Transaction costs	0.46%
Ongoing charges	1.02%
Financial management fees	0.75%
Management company	AXA INVESTMENT MANAGERS PARIS S.A.
(Sub) Financial delegation	AXA Real Estate Investment Managers SGP
Delegation of account administration	State Street Bank International GmbH (Luxembourg Branch)
Custodian	State Street Bank International GmbH (Luxembourg Branch)

*As disclosed in the most recent Annual Report, the ongoing charges calculation excludes performance fees, but includes management and applied services fees. The effective Applied Service Fee is accrued at each calculation of the Net Asset Value and included in the ongoing charges of each Share Class.*

*The investment will be reduced by the payment of the above mentioned fees.*

### Fund Objectives

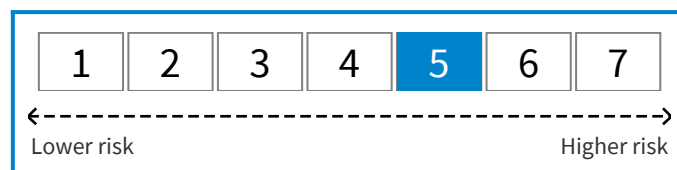
The Sub-Fund seeks to achieve long term capital growth measured in Euros by investing mainly in listed equity issued by companies engaged in the real estate sector, domiciled or exercising the main part of their activities in Europe.

### Investment Horizon

The risk and the reward of the product may vary depending on the expected holding period. We recommend holding this product at least for 5 years.

### Risk Indicator

The information shown below is from the KID PRIIPS.



The risk indicator assumes you keep the product for 5 years.

The actual risk can vary significantly if you cash in at an early stage and you may get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 5 out of 7 which is the a medium-high risk class. This rates the potential losses from future performance at a medium-high level. The risk category associated to this product was determined based on past observations, it is not guaranteed and can evolve in the future.

Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

Other risks not included in the Summary risk indicator can be materially relevant, such as counterparty risk, derivatives risk. For further information, please refer to the prospectus.

This product does not include any protection from future market performance so you could lose some or all of your investment.

### Subscription Redemption

The subscription, conversion or redemption orders must be received by the Registrar and Transfer Agent on any Valuation Day no later than 3 p.m. Luxembourg time. Orders will be processed at the Net Asset Value applicable to such Valuation Day. The investor's attention is drawn to the existence of potential additional processing time due to the possible involvement of intermediaries such as Financial Advisers or distributors. The Net Asset Value of this Sub-Fund is calculated on a daily basis.

## Additional Information (Continued)

### How to Invest

Before making an investment, investors should read the relevant Prospectus and the Key Investor Information Document (particularly for UK investors) / Key Information Document / scheme documents, which provide full product details including investment charges and risks. The information contained herein is not a substitute for those documents or for professional external advice.

#### Retail Investors

Retail investors should contact their Financial intermediary.

### ESG Metrics Definition

Our approach to ESG measurement seeks to combine qualitative and quantitative techniques. The tree rating shown in this report is a simple pictorial representation of the overall ESG rating of the fund's portfolio. A fund which has 1 tree has a poor ESG rating, whereas a fund with 5 trees has a high ESG rating. For more information on our ESG standards, approach and methodology please visit: Putting ESG to work | AXA IM Core ([axa-im.com](https://axa-im.com)).

ESG relative rating is calculated as the difference between the ESG absolute rating of the portfolio and the ESG absolute rating of benchmark. If ESG Relative rating is positive (negative), this means that the portfolio has a higher (lower) ESG absolute rating than the benchmark.

CO2 relative intensity is calculated as the difference between the intensity of the fund (expressed in tCO2/M€ Revenues) and the one of benchmark.

If CO2 Relative intensity is green, it means that the intensity of portfolio is lower than that of the benchmark. If CO2 Relative intensity orange, it means that the intensity of the portfolio is higher than that of the benchmark. If CO2 Relative intensity is yellow, it means that intensity of the portfolio is similar than that of the benchmark.

ESG indicators are for informational purposes only.

The portfolio has a contractual objective on one or more ESG indicators.

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The Fund's characteristics do not protect the investors from the potential effect of inflation over time. The investments and/or any potential income generated during the period will not be adjusted by the rate of inflation over the same period. Thus, the return on the fund adjusted from the rate of inflation could be negative. Consequently, the inflation might undermine the performance and/or the value of your investment.

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For the purposes of presenting the breakdown by country, sector, principal exposures and active strategies, equities and similar instruments relating to a single company (ADRs, GDRs, RSPs, rights, etc.) are grouped in order to form a single exposure for the said

## Additional Information (Continued)

company.

The geographical breakdown is based on the country classification as published by the index provider (or the main index provider in case of a composite benchmark). The second available source is the Country ISO from Bloomberg (or Ultimate Country of risk for Emerging fund).

Annual turnover rate : Sum the last 12 monthly results to obtain the turnover rate over 1 rolling year, calculated according to the following formula:  $(\text{abs}(\text{purchase}) + \text{abs}(\text{sale}) - \text{abs}(\text{subscription} - \text{redemption})) / (2 * \text{average AUM})$ .

Purchase and sale exclude derivatives, short term instruments and some corporate actions.

Subscription and redemption are netted on a monthly basis, impact of inflows and outflows can result in negative turnover which does not reflect portfolio turnover, therefore annual turnover has a floor of 0.

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<https://ec.europa.eu/consumers/odr/main/index.cfm?event=main.home.chooseLanguage>) and provides you with information on available means of redress (available at: <https://ec.europa.eu/consumers/odr/main/?event=main.adr.show2>). Summary of investor rights in English is available on AXA IM website <https://www.axa-im.com/important-information/summary-investor-rights>.

Translations into other languages are available on local AXA IM

## Additional Information (Continued)

entities' websites.

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### Glossary

Volatility (%): is an indicative measure of degree of variation of an asset's price changes over time.

Relative Risk/Tracking Error (%): measures, in standard deviation, the fluctuation of returns of a portfolio relative to the fluctuation of returns of a reference index. The tracking error can be viewed as an indicator of how actively a fund is managed. The lower the number the closer the fund's historic performance has followed its benchmark.

Sharpe ratio: is the measure of the risk-adjusted excess return over risk free rate of a financial portfolio and is used to compare the excess return of an investment to its risk. The higher the Sharpe ratio the better the return compared to the risk taken.

Information Ratio (IR): is a measurement of portfolio returns above the returns of a benchmark to the volatility of those excess returns. The IR is used to compare excess return over a benchmark to excess risk over a benchmark. E.g : A manager who outperforms a benchmark by 2% p.a. will have a higher IR than a manager with the same outperformance who has taken more risk.