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Clarion Partners Europe extends Netherlands footprint with €47 million Grade-A warehouse acquisition in Venlo

Clarion Partners Europe, the real estate investment fund manager specialising in logistics and industrial assets, has completed the acquisition, on behalf of one of its co-mingled funds, of a 41,304 sqm Grade-A logistics property in Venlo, The Netherlands, for €47.4 million, from Patrizia SE.

It takes Clarion Partners Europe's total deployment in The Netherlands to €222 million in 2024, in what continues to be one of the top performing European regions from a rental growth perspective.

The grade-A single tenant property, constructed in 2016, is leased to a subsidiary of 3PL logistics and supply chain management business Arvato Group, with four years remaining. In line with Clarion Partners Europe's commitment to responsible investing, the property has a BREEAM¹ Very Good environmental certification.

It is located in Trade Port Noord industrial park, an established hub for both manufacturing companies as well as logistic service providers, northwest of Venlo city centre. Venlo is a major pan-European distribution hub due to its location within the corridor of the Rotterdam port and proximity to western Germany's dense population centres.

Rory Buck, Managing Director at Clarion Partners Europe, commented: *"The Netherlands logistics market continues to see strong rental growth, underpinned by healthy consumer spending and associated distribution activities. With a limited development pipeline and very low vacancy rates, the Netherlands will remain one of our key investment markets."*

Florina Capraru, Director at Clarion Partners Europe, added: *"This was a rare opportunity to acquire a highly reversionary asset, in a hugely undersupplied market, with over 19 million people living within 100km. Venlo is one of Europe's major pan-European transportation and distribution hubs, and with a vacancy rate close to zero, this investment is an ideal addition to our portfolio."*

Clarion Partners Europe was advised by Loyens & Loef. Patrizia SE was advised by TLF Real Estate and Loyens & Loef.

¹ Properties may pay registration and certification fees to pursue and maintain ESG rankings, ratings and certifications.

For further information

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About Clarion Partners Europe

Clarion Partners Europe Ltd. is focused on investing in logistics and industrial properties located across Germany, the Netherlands, France, Spain, Italy and other European countries. Clarion Partners LLC (Clarion Partners), an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for over 40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe, and owns a majority stake of Clarion Partners Europe. With \$76.6 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 domestic and international institutional investors. Clarion Partners and Clarion Partners Europe collectively manage a 1,000+ industrial property portfolio in the U.S. and Europe consisting of more than 249 million square feet. More information about the firm is available at www.clarioneurope.com and www.clarionpartners.com.