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Clarion Partners Europe Acquires Mountpark Chartres 2 Logistics Facility

- BREEAM Excellent, Grade A distribution hub on a nine-year lease to a leading toy manufacturer, operated by FM Logistic -

Clarion Partners Europe, the real estate investment manager specialising in logistics and industrial and assets across Europe, on behalf of one of its commingled funds, has acquired from Affinius Capital, in partnership with its wholly-owned development subsidiary Mountpark, Mountpark Chartres 2 in Illiers-Combray, in the Centre-Val de Loire region of France.

The property comprises 35,583 sqm of modern warehouse and office accommodation and was developed by Mountpark, a leading pan European logistics developer. Completed in 2023, Mountpark Chartres 2 is certified BREEAM Excellent, rated EPC A, and has BiodiverCity status. A photovoltaic plant on the property's roof delivers onsite green energy production.

The acquisition reflects Clarion Partners Europe's continued focus on high-quality, sustainable logistics assets let to strong occupiers, in locations that benefit from long-term structural demand drivers and resilient fundamentals.

Rory Buck, Managing Director & Head of Investment, Clarion Partners Europe, commented: "This acquisition exemplifies our strategy of investing in modern, highly sustainable logistics facilities that are critical to our occupiers' supply chains. The asset combines strong technical specifications, excellent ESG credentials and a strategic location within one of France's established distribution corridors. We continue to see compelling opportunities to deploy capital into logistics and industrial assets across Europe where quality, sustainability and occupier demand intersect."

Paul Segreto, Managing Director at Affinius Capital, added: "We entered 2025 with the successful launch of Chartres 2 and closed the year with the sale. By delivering best-in-class logistics facilities tailored to the needs of expanding international occupiers, Mountpark Chartres has attracted leading global industry players. With only one asset remaining in this prime location, we are well positioned to capture ongoing demand and drive continued growth into 2026."

Situated in Illiers-Combray & Blandainville, Mountpark Chartres is ideally located fronting the A11 motorway, providing excellent distribution capabilities across France. The site sits strategically 100km from Paris at the gates of both the Atlantic Corridor and the principal north/south logistics corridor, known locally as the '*Dorsale*'. Approximately 7.9 million people are located within a one-hour drive time, underlining the site's suitability for large-scale regional and national distribution.

Construction is underway on Mountpark Chartres 1, a 118,500 sqm Fulfilment Centre set to be completed for occupier Amazon later this year. The final plot, Mountpark Chartres 3 offers flexible design and build options for occupiers from 24,000 sqm up to 113,835 sqm with a 12-15 month construction window.

Clarion Partners Europe was advised by LeBreton, GowlingWLG, IREO, and CARBON. Mountpark was advised by Oudot, BG2V, JLL, and Cushman & Wakefield.

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For further information

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About Clarion Partners Europe

Clarion Partners Europe Ltd. is focused on investing in logistics, industrial and long-income sale and leaseback 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 \$73.7 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 an ~1,000 industrial property portfolio in the U.S. and Europe consisting of more than 250 million square feet. More information about the firm is available at www.clarioneurope.com and www.clarionpartners.com.

About Mountpark

With more than 10 years' experience as a logistics development company with locations in the UK and across Europe, Mountpark offers the independence, flexibility and expertise to deliver buildings that are tailored to meet customers' requirements. Mountpark Logistics EU Sarl is wholly owned by Affinius Capital®, an integrated institutional real estate investment firm focused on value-creation and income generation.

About Affinius

Affinius Capital® is an integrated institutional real estate investment firm focused on value-creation and income generation. With a 40-year track record and \$62 billion in gross assets under management, Affinius has a diversified portfolio across North America and Europe providing both equity and credit to its trusted partners and on behalf of its institutional clients globally.