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Clarion Partners Europe Continues Deployment Momentum with Acquisition of German Logistics Facility

Clarion Partners Europe, the real estate investment manager specialising in European logistics/ industrial assets and sale-leasebacks, has acquired a 41,000 sqm modern logistics facility in Dürrholz, western Germany on behalf of one of its commingled funds.

Completed in phases between 2006 and 2019, the single-tenant property is occupied by Best4Tires, a leading European B2B tyre distributor, on a long-term lease. The facility serves as Best4Tires' primary German storage and distribution facility. Features include LED lighting throughout and a BREEAM "Very Good" rating.

The property is located in the wider Koblenz market, within a short drive from the A3 highway, which connects two of Europe's largest economic areas – Rhein-Ruhr and Rhine-Main. With a total population of 16.4 million people accessible within a 90-minute drive, the property is well-suited to large-scale regional and national distributors.

Clarion Partners Europe has deployed over €890 million into the German logistics market in the last 36 months on behalf of its commingled funds.

Neli Mihova, Vice President, Clarion Partners Europe, commented: "This was a rare opportunity to acquire a mission-critical asset in one of our key markets. The property is a functional logistics facility leased to a resilient occupier."

Thorben Schaefer, Managing Director, Clarion Partners Europe, added: "We have high conviction in our long income programme, which offers long-dated, inflation-linked cash flows and a strong defensive profile. We anticipate that ongoing macro uncertainty will present further acquisition opportunities across a number of sectors."

Clarion was advised by Eversheds and Gleeds. Vendor was advised by Loginvest.

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For further information

Clarion Partners Europe
Alistair Calvert
Tel: +44 20 7647 7500
alistair.calvert@clarionpartners.com

FTI Consulting
Richard Gotla, Josie Tyers

Tel: +44 20 3727 1000

cpeurope@fticonsulting.com

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 \$72 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 ~950 industrial property portfolio in the U.S. and Europe consisting of more than 245 million square feet. More information about the firm is available at www.clarioneurope.com and www.clarionpartners.com.