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FOR IMMEDIATE RELEASE

Clarion Partners Europe Expands Portugal Retail Footprint with a Supermarket Asset Acquisition in Greater Lisbon

- Grocery anchored retail asset is let on 20-year term to Portugal's largest food retailer -

August 17, 2026 – Clarion Partners Europe has acquired, on behalf of one of its commingled funds, a newly completed supermarket asset in Malveira, part of the Greater Lisbon Metropolitan area in Portugal, from Portuguese-based developer and construction company, Vertente Group.

The 4,385 sqm property was pre-let to Portugal's largest food retailer, on a 20-year lease term, and is subject to 100% Portuguese CPI indexation. Completed in March 2026, it was constructed to modern operational standards, with features including 139 car parking spaces, LED lighting, rooftop photovoltaic panels and an A+ EPC rating.

Malveira is approximately 20 minutes' drive from Lisbon city centre and has benefited significantly from its integration into Greater Lisbon, which has driven rapid residential growth and infrastructure investment. The asset's location provides direct access to the A21/A8 motorway corridor, which connects to Lisbon and the surrounding towns, as well as rail access via the Linha do Oeste. The property serves a local catchment of c. 319,000 residents within a 20-minute drive.

This transaction follows Clarion Partners Europe's acquisition of six supermarkets across Portugal in March 2026.

Max Rooney, Director at Clarion Partners Europe, commented: "The Malveira asset represents a compelling long-income opportunity. It is a modern, operationally efficient supermarket let to Portugal's largest food retailer on a long-term lease, in a location benefitting from several demographic tailwinds. This acquisition reflects our continued conviction in food anchored retail as a resilient and income-generating asset class."

Thorben Schaefer, Managing Director at Clarion Partners Europe, added: "Portugal continues to offer compelling fundamentals, including strong occupier demand and a growing suburban consumer base, and we see meaningful opportunity to expand our presence in the market."

Clarion Partners Europe was advised by Linklaters, Arcadis, CBRE and BDO. Vertente Group was advised by Morais Leitão and Savills.

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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 $73.3 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 institutional investors across the globe. For more information, visit www.clarioneurope.com or LinkedIn.

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