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FOR IMMEDIATE RELEASE

Clarion Partners Europe Extends Dutch Footprint with Two Warehouse Acquisitions Totalling €50 Million

-Extends footprint in two of the Netherlands' most critically undersupplied distribution regions-

August 3, 2026 – Clarion Partners Europe, the real estate investment manager specialising in logistics and industrial assets across Europe, has maintained its deployment momentum in the Netherlands with two warehouse acquisitions, on behalf of one of its co-mingled funds, for a total consideration of €50 million. Both properties are located in prime distribution hubs in North Brabant, one of the Netherlands' top industrial and logistics regions.

In Eindhoven, Clarion Partners Europe has acquired a warehouse on the Business Park Nieuw Acht / GDC Eindhoven Acht business park. Completed in 2020, the BREEAM In-Use Very Good certified property totals c. 17,000 sqm of warehouse and office accommodation and is fully let to a leading Dutch fresh-produce wholesaler.

The asset benefits from excellent transport connectivity, with direct access to the A2, A50 and N2 ring roads and proximity to Eindhoven Airport.

In Tilburg, the Company has acquired a Grade A warehouse constructed in 2019. Totalling 16,226 sqm, the fully institutional, BREEAM Very Good certified warehouse features LED lighting and rooftop photovoltaic panels, and is fully leased.

Tilburg, where Clarion Partners Europe already owns several properties, is a well-established logistics hub in the southern Netherlands, forming part of the core Brabant logistics corridor, with immediate access to the A58, A65, A67 and A2 motorways.

The Netherlands remains a core market for Clarion Partners Europe. It currently manages a portfolio of mission critical, ESG-compliant assets, leased to a mix of national and international occupiers.

Neli Mihova, Vice President, Clarion Partners Europe, commented: "These transactions strongly align with our strategy of acquiring generic assets in core logistics markets with strong ESG specifications, which generate robust day-one income whilst offering reversionary downside protection."

Rory Buck, Managing Director, Clarion Partners Europe, added: "The Netherlands remains one of our high conviction markets. With higher financing and construction costs weighing on new development, vacancy rates for prime assets in many of Europe's leading distribution hubs are at or close to historic lows. With market dislocation, we see a compelling window to deploy capital in a disciplined manner."

For Eindhoven, Clarion Partners Europe was advised by LOYENS & LOEFF N.V., Grant Thornton and Arcadis. NL Real Estate | Knight Frank advised the Seller.

For Tilburg, Clarion Partners Europe was advised Houthoff, Arcadis and Cushman and Wakefield.

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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 $72.6 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 institutional investors across the globe. For more information, visit www.clarioneurope.com or LinkedIn.

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