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**Clarion Partners Europe secures €50 million of new finance against two French logistics assets**

Clarion Partners Europe, the real estate investment fund manager specialising in logistics and industrial assets, has agreed two new debt facilities, totalling €50 million, secured against its Brébières warehouse and Marolles sur Seine development, in France.

At its Brébières warehouse, which completed in Q2 2021, Clarion Partners Europe has refinanced a previous development loan with a €36.6 million investment facility with ING Bank, Paris Branch. Located within the main French logistics corridor, with 31.5 million people living within 200km, the asset is let to ID Logistics, the international contract logistics group.

At Marolles Sur Seine, in Northern France, Clarion Partners Europe has secured a c. €13 million facility with two funds managed by Zencap Asset Management, which will part fund the development of a 37,295 sqm, institutional quality warehouse. Targeting a BREEAM Very Good certification, the property is strategically located 80km southeast of Paris, which is accessible within one hour's drive via the adjacent A5 motorway with expected completion in Q3 2022.

**Rory Buck, Managing Director at Clarion Partners Europe, commented:** "Reflecting the strength of our banking and alternative lender relationships across Europe, compelling investment case for logistics real estate, and institutional quality of both assets, these new loan facilities further improve the portfolio's overall debt profile."

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**For further information**

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**About Clarion Partners**

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 more than 37 years. Headquartered in New York, the firm has offices in major markets throughout the U.S. and Europe. With \$53.6 billion in total assets under management, Clarion Partners offers a broad range of both debt and equity real estate strategies across the risk/return spectrum to its more than 350 domestic and international institutional investors.

### **About Zencap Asset Management**

Created in 2009, Zencap is the private debt platform of the OFI Group, whose main shareholders are MACIF and MATMUT, and is developing his expertise on the asset class across infrastructure, real estate, and corporate debt. The management team takes advantage of synergies in these different segments to offer balanced risk return financing solutions to a large panel of borrowers. As of 31<sup>st</sup> of December 2021, Zencap had more than €2.4 billion in assets under management, completed more than 200 transactions to finance the European economy, including more than 60 of non-senior, non-dilutive debt instruments (mezzanine, junior, subordinated, convertible bonds, etc.).