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Clarion Partners Europe Continues Acquisition Spree with €50 Million Dutch Warehouse Purchase

- Clarion Partners Europe increases its capital deployment in the Netherlands to c.€175 million in 2024 -

Clarion Partners Europe, the real estate investment fund manager specialising in logistics and industrial assets, has completed the acquisition of a 39,363 sqm, institutional quality logistics warehouse in Helmond, the Netherlands, for €49.7 million, from Dutch developer Next Level. This acquisition takes the total amount of capital deployed by Clarion Partners Europe – on behalf of its commingled funds – in the Netherlands so far in 2024 to c.€175 million.

The BREEAM Very Good¹ certified property, which was constructed in 2022 and is suitable for single or multi-tenant use, is fully let to a global wholesaler.

Located near the centre of Helmond, a fast-growing logistics and industrial hub 15 kilometres east of Eindhoven, the property benefits from an excellent arterial network, with the nearby N270 connecting Eindhoven and Venray and the easily accessible A67 connecting Belgium and Germany.

Clarion Partners Europe currently manages a 15-asset, 423,000 sqm portfolio of high-quality warehouses in the Netherlands, one of its high conviction logistics markets. This transaction follows the acquisition of two modern logistics assets in Eindhoven and Utrecht from Blackstone.

Rory Buck, Managing Director at Clarion Partners Europe, added: “The fundamentals underpinning the logistics rental growth story in the Netherlands remain compelling, with very low vacancy rates and a limited development pipeline. Our ability to provide deal execution certainty during uncertain times is enabling us to maintain our deployment momentum across our high conviction markets.”

Neli Mihova, Vice President at Clarion Partners Europe, commented: “This is a highly sustainable, institutional quality property, that benefits from its proximity to over 18 million people within a 100-kilometre radius. With significant day one reversion, this asset is perfectly aligned with our investment strategy for the Netherlands.”

Clarion Partners Europe was advised by Loyens & Loeff (legal). Next Level was advised by TLF Real Estate (commercial) and Houthoff (legal).

¹ Properties may pay registration and certification fees to pursue and maintain ESG rankings, ratings and certifications.

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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 and industrial 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 \$76.6 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 domestic and international institutional investors. Clarion Partners and Clarion Partners Europe collectively manage a 1000+ industrial property portfolio in the U.S. and Europe consisting of more than 249 million square feet. More information about the firm is available at www.clarioneurope.com and www.clarionpartners.com.