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### **Clarion Partners Europe Acquires 125,000 sqm Logistics Facility near Leipzig, Germany**

Clarion Partners Europe, the real estate investment fund manager specialising in European logistics / industrial and sale-leaseback assets, has acquired, on behalf of one of its commingled funds, a newly-built, 125,000 sqm logistics asset near Leipzig, Germany, from Garbe Industrial.

The asset was completed in 2024, targets DGNB Platinum certification, and is equipped with LED lighting, photovoltaic panels and fossil-free heating. Tenants are companies from the automotive industry.

The asset benefits from good connectivity to both regional and national infrastructure. The A9 motorway, accessible within three-minutes' drive time, provides a direct route to Leipzig and its population of c. 600,000, and serves as a critical North-South corridor linking Berlin and Munich. Leipzig's international airport, Germany's second-largest air cargo hub, is accessible within a 25-minute drive time.

**Thorben Schaefer, Managing Director at Clarion Partners Europe, commented:** "This was a rare opportunity to acquire a best-in-class, newly delivered logistics facility, in a dynamic and fast-growing region of Germany at a defensive basis. With market dislocation continuing to provide compelling investment opportunities, we are well placed to further scale our portfolio of high-quality, mission critical logistics assets."

**Rory Buck, Managing Director, Clarion Partners Europe, added:** "We have continued conviction in the long-term fundamentals of the German logistics market, and are excited to add two blue-chip tenants to our pan-European occupier roster."

Clarion Partners Europe was advised by Goodwin Procter on legal matters and by CBRE on technical and environmental aspects. The vendor was advised by Logivest Stuttgart GmbH and Norton Rose Fulbright.

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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 \$73.1 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 ~1,000 industrial property portfolio in the U.S. and Europe consisting of more than 250 million square feet. More information about the firm is available at [www.clarioneurope.com](http://www.clarioneurope.com) and [www.clarionpartners.com](http://www.clarionpartners.com).