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Clarion Partners Europe Acquires Dutch Global HQ Office for Sale-Leaseback Strategy

Clarion Partners Europe, the real estate investment fund manager specialising in European sale-leasebacks, has acquired a 10,420 sqm office building in Nootdorp, near The Hague, on behalf of one of its commingled funds.

The recently developed property is fully let on a 20-year triple-net lease to Fugro, a global market-leader in the provision of geo-data and geoscience services, and will serve as its new global office headquarters and R&D facility. The highly sustainable property, which has achieved an A+++++ EPC rating and is targeting a BREEAM Outstanding certification, will be net energy positive, with features including thermal energy storage connections, heat pumps and PV installations on the façade and roof.

Nootdorp is strategically located 10 kilometres from The Hague's city centre (15-min by car or train), 25km from Rotterdam (20-min by car) and 60km from Amsterdam (45-min by car). The property benefits from train and metro/subway stations in front of the entrance, and direct access to the A12 motorway, connecting The Hague and Utrecht.

Max Rooney, Director at Clarion Partners Europe commented: "This is a best-in-class asset with excellent sustainability credentials leased to a strong covenant, in a market where office vacancy levels are at a 10-year low. We continue to see corporates exploring sale-leasebacks as a means of bolstering their balance sheets, which is presenting a compelling opportunity for investors seeking stable, inflation-resilient income in today's fragmented macroeconomic environment."

Thorben Schaefer, Managing Director at Clarion Partners Europe added: "Having been one of the first movers in the European sale-leaseback sector, we have the team, as well as available firepower, to execute on our significant near-term acquisition pipeline."

Clarion Partners Europe was advised by Savills, Loyens & Loeff, and Arcadis. Fugro was advised by JLL.

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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, 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 \$73.1 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 and www.clarionpartners.com.