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FOR IMMEDIATE RELEASE

Clarion Partners Europe Completes Major Supermarkets Acquisition

Portfolio of six newly developed supermarkets, secured on long-term, CPI-linked leases to a leading European food retailer



May 21, 2026 – Clarion Partners Europe, the real estate investment manager, has acquired a portfolio of six newly developed supermarkets across Portugal from Dutch-based developer Ten Brinke, on behalf of one of its commingled funds. The properties, totalling c. 13,000 sqm, are fully leased on new 20-year terms to one of Europe’s largest food retailers.

Each of the six assets has been recently delivered to modern technical standards and with rooftop photovoltaic panels.

Located within densely populated locations, with c. 60% of the portfolio’s annual base rent generated in the Greater Lisbon and Porto regions, the assets are ideally located to benefit from major population centres and key transport connections.

Max Rooney, Director at Clarion Partners Europe, commented: “The Portuguese food retail sector is highly attractive, underpinned by resilient consumer spending and strong tenant covenants. This portfolio aligns with our conviction in the sector’s long-term defensive characteristics, offering stable, predictable income streams while also benefitting from modern, strategically located assets around key population centres.”

Thorben Schaefer, Managing Director at Clarion Partners Europe, added: “This transaction represents a compelling long-income opportunity, allowing us to capitalise on ongoing investor interest in essential, convenience-driven retail formats.”

Clarion Partners Europe was advised by Linklaters, Arcadis, CBRE and Deloitte.

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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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Past performance is no guarantee of future results. All investments involve risk, including loss of principal. **Diversification** does not ensure against loss. An investment should be considered long-term within a multi-

asset portfolio and should not be viewed individually as a complete investment program. **The Fund is subject to a high degree of risk**; additional risk considerations are listed below:

Liquidity Risks:

The Fund should be viewed as a long-term investment, as it is inherently illiquid and suitable only for investors who can bear the risks associated with the limited liquidity of the Fund. Limited liquidity is provided to shareholders only through the Fund's quarterly repurchase offers for no more than 5% of the Fund's shares outstanding at net asset value. There is no guarantee these repurchases will occur as scheduled, or at all.

Shareholders may not be able to sell their shares in the Fund at all or at a favorable price.

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The Fund's investments are highly concentrated in real estate investments and therefore will be subject to the risks typically associated with real estate, including but not limited to fluctuations in lease occupancy rates and operating expenses, variations in rental schedules, which in turn may be adversely affected by local, state, national or international economic conditions. Such conditions may be impacted by the supply and demand for real estate properties, zoning laws, rent control laws, real property taxes, the availability and costs of financing, and environmental laws.

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