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FOR IMMEDIATE RELEASE

Clarion Partners raises €552 million for European sale-leaseback fund series

-Approximately 30% of the Fund's c. €1.1 billion of available firepower has been deployed or allocated to transactions-



A 47,000 sqm warehouse located in Zatec, Czech Republic acquired as a triple net lease deal by Clarion Partners in 2025.

November 3, 2026 – Clarion Partners, a leading real estate investment manager with €64.1 billion under management, is pleased to announce the final close of its Clarion Europe Sale-Leaseback Fund III (the "Fund"), having raised €552 million of equity. Capital was secured from global investors, including commitments from Europe, U.S., Middle East, and Asia along with sponsor co-investment.

"Underscoring Clarion's long-term commitment to delivering strong performance and innovative investment solutions to our clients, this successful fundraise represents another important achievement in the expansion of our European business," said Managing Director and Head of Investment Rory Buck. "The capital raised provides us with the scale and flexibility to continue executing on one of our highest conviction strategies in Europe's most established markets. It underscores the enduring appeal of the European commercial real estate sector and recognition of the performance that our expert team has delivered over time."

The Clarion Partners team in Europe has its roots as a specialist net lease investment platform with €2.7 billion transacted since inception. The Fund is the third in a series, and its capital raising success reflects sustained global demand from investors for exposure to high-quality, long-income real estate across established European markets.

The core-plus investment strategy will target institutional-grade, mission-critical assets leased to strong credit tenants, generating diversified, inflation-indexed long-term income. The Fund has the flexibility to invest across all property types. In addition to originating sale-leasebacks, the Fund will also acquire leased assets and pursue

build-to-suit transactions. In line with Clarion Partners' commitment to owning and managing real estate that supports the net zero transition and delivers a meaningful societal impact, the Fund will report under Article 8 of the EU's Sustainable Finance Disclosure Regulation.

"Recent dislocation in capital markets has resulted in the tightening of available liquidity for corporates, with sale-leasebacks providing an attractive and growing alternative to bank financing," said Managing Director Thorben Schaefer. "This is creating an opportunity for specialist net lease managers and investors such as Clarion who are seeking exposure to assets that are integral to the operations of high-quality businesses and generate predictable, long-term cash flows."

To date, the Fund has acquired 10 assets, the majority via off-market transactions, totaling c. 123,000 sqm across Germany, the Netherlands, Portugal, and the Czech Republic.

Threadmark acted as global placement agent.

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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 40 years. Headquartered in New York, the firm maintains strategically located offices across the United States and Europe. With $73.3 billion in total real estate equity and debt assets under management as of June 30, 2026, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 institutional investors across the globe. 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 is a majority-owned investment group of Franklin Templeton.

For more information visit www.clarionpartners.com or follow us on LinkedIn and YouTube.

About Franklin Templeton

Franklin Templeton is a trusted investment partner, delivering tailored solutions that align with clients' strategic goals. With deep portfolio management expertise across public and private markets, we combine investment excellence with cutting-edge technology. Since our founding in 1947, we have empowered clients through strategic partnership, forward-looking insights, and continuous innovation – providing the tools and resources to navigate change and capture opportunity. With over $1.79 trillion in assets under management as of September 30, 2026, Franklin Templeton operates globally in more than 30 countries.
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Franklin Templeton, Inc. [NYSE: BEN]

Forward-Looking Statements

Some statements may be forward-looking and reflect our current views about future events, financial performance and market conditions. These statements are provided under the safe harbor protection of the Private Securities Litigation Reform Act of 1995. Forward-looking statements include those not related solely to historical or current facts and can often be identified by words or phrases written in the future tense and/or preceded by words such as “anticipate,” “believe,” “could,” “depends,” “estimate,” “expect,” “intend,” “likely,” “may,” “plan,” “potential,” “preliminary,” “seek,” “should,” “will,” “would” or similar terms, though these are not the only ways such statements may appear.

Forward-looking statements involve known and unknown risks, uncertainties and other factors that are difficult to predict and may cause actual results to differ materially from outcomes expressed or implied by the statements. These factors include market and volatility risks, investment performance and reputational risks, global operational risks, competition and distribution risks, third-party risks, technology and security risks, human capital risks, cash management risks, and legal and regulatory risks. Although forward-looking statements reflect our expectations, at the time made, about our business, the economy and possible future conditions, you should not rely on them. They are not guarantees of performance, and new factors may arise that we cannot foresee.

These risks and other important factors are described in our recent filings with the U.S. Securities and Exchange Commission, including Risk Factors and Management’s Discussion and Analysis of Financial Condition and Results of Operations in our Annual Report on Form 10-K for the fiscal year ended September 30, 2025, and subsequent Quarterly Reports on Form 10-Q. We undertake no obligation to update any forward-looking statements to reflect new information, future developments or other changes unless required by law.

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