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Clarion Partners Europe completes record letting at A5 Actilogis, Seine-et-Marne as part of 350,000 sqm development drive

Clarion Partners Europe (“Clarion”), the real estate investment fund manager specialising in logistics and industrial assets, has completed a 69,106 sqm letting to GXO Logistics at the newly completed A5 Actilogis development in Réau, Seine-et-Marne. The transaction sets a new rental benchmark for the south Ile-de-France market. A5 Actilogis is located on the Parc A5-Sénart business park, 35km from Paris and adjacent to the A5a and A5b motorways.

The facility, designed by Franc Architectures Group and delivered by Nexity, has achieved high wellbeing standards, providing outdoor relaxation areas, green spaces and biodiversity. It will have a BREAAAM ‘Very Good’ rating, incorporating photovoltaic solar panels as well as electric vehicle infrastructure and the BiodiverCity label.

The property was constructed speculatively with practical completion on 21 December 2021, with the long-term lease with GXO Logistics signed shortly afterwards.

Reflecting its conviction in the strength of the logistics market, Clarion is one of the largest investors into speculative logistics development in France. It currently has in progress or has recently completed the development of c. 350,000 sqm of modern space across the country.

Simon Allenby, Head of Asset Management of Clarion Partners Europe, commented:

“This long-term commitment from a blue-chip occupier underlines the strength of demand for high-specification logistics space in strategic locations close to Paris, Europe’s most densely populated major city. This letting sets a new benchmark for the south Ile-de-France market, underlining the premium that can be achieved for Grade A, sustainable space that is well-located for regional and national distribution and supports companies in attracting and retaining the people they need.”

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For further information

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About Clarion Partners Europe

Clarion Partners Europe is Clarion Partners’ European arm, focused on investing in logistics and light industrial properties located across Germany, the Netherlands, France, Spain, Italy and other European countries. Clarion Partners LLC, 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 39 years. Headquartered in New York, the firm maintains strategically located offices across the United States

and Europe. With \$71 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 500 domestic and international institutional investors. More information about the firm is available at www.clarioneurope.com and www.clarionpartners.com