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Clarion Partners Europe and Panattoni Deliver Modern Warehouse in Bitburg, Germany, for €35 Million

Clarion Partners Europe, the real estate investment fund manager specialising in logistics and industrial assets, has completed the acquisition of a 31,000 sqm modern facility in Bitburg, Germany, via a forward funding agreement with Panattoni, for €35 million.

Since December 2023, Clarion Partners Europe has now acquired 15 assets in Germany, with a Gross Development Value of over €650 million.

The Grade A logistics development, which is targeting a DGNB Gold¹ certification, is fully let to a multinational tyre manufacturer on a 12-year term and will serve as a key component of the tenant's supply chain network.

The property benefits from strong arterial connectivity via the nearby A60 (less than 15 minutes' drive time) and A1 Autobahn (30 minutes' drive time).

Thorben Schaefer, Senior Director at Clarion Partners Europe, commented: *"This is a highly sustainable, mission critical asset, with strong road connectivity, providing a long-term inflation hedge via annual indexation. Furthermore, targeting a DGNB Gold-certification aligns with our commitment to the development of future proofed real estate."*

Rory Buck, Managing Director at Clarion Partners Europe, added: *"We remain highly disciplined in our deployment activity, utilising a variety of structures, including forward funding agreements with established operating partners such as Panattoni."*

Clarion Partners Europe was advised by Goodwin (legal) and CBRE (technical).

1: Properties may pay registration and certification fees to pursue and maintain ESG rankings, ratings and certifications.

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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 \$74.2 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 a 1,000+ industrial property portfolio in the U.S. and Europe consisting of more than 253 million square feet. More information about the firm is available at www.clarioneurope.com and www.clarionpartners.com.