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Clarion Partners Europe Makes Investment in Czech Republic with c. €50 Million Warehouse Sale-leaseback

Clarion Partners Europe, the real estate investment fund manager specialising in European logistics / industrial assets and sale-leasebacks, has acquired a 47,000 sqm warehouse in Zatec, Czech Republic, for c. €50 million, on behalf of one of its commingled funds.

Completed in phases between 2012 and 2018, the property is fully let to Yanfeng, a leading global automotive interiors supplier, on a new 15-year triple-net lease.

Yanfeng has modernized its manufacturing operations through strategic automation investments since 2020, implementing advanced guided vehicle systems and upgraded production lines to enhance efficiency and support key programs with automotive leaders.

The property is located in the *Triangle Industrial Zone* in Žatec, c. 45 minutes from Prague Airport. The location benefits from excellent motorway access, with the directly adjacent D7 highway connecting Prague with Germany.

Thorben Schaefer, Managing Director at Clarion Partners Europe, commented: “This transaction is well aligned with our sale-leaseback / long-income strategy, which focusses on acquiring high-quality assets with long-term leases to strong tenants. It builds on our nearly 20-year track record of sourcing, structuring and executing sale-leaseback transactions across Europe.”

Max Rooney, Director at Clarion Partners Europe, added: “This was a rare opportunity to acquire a mission-critical asset at a defensive entry basis, secured by a 15-year triple-net lease to a strong covenant, and we are delighted to have Yanfeng join our tenant roster.”

Clarion Partners Europe was advised by Kinstellar, Grinity and Deloitte. Yanfeng was advised by CBRE.

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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 \$73.6 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to approximately 500 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.