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Clarion Partners Europe extends German footprint with acquisition of 100,000 sqm warehouse near Frankfurt from Union Investment

Clarion Partners Europe, the real estate investment fund manager specialising in European logistics and industrial assets, has acquired, on behalf of one of its co-mingled funds, an institutional quality logistics facility in Dieburg, Germany, from Union Investment. The Hamburg-based investment manager held the property in the portfolio of one of its open-ended funds for ten years.

Completed in 2015, the fully generic property is leased to a subsidiary of Fiege Logistik Stiftung & Co. KG, the German 3PL provider. It serves as a key operations centre for tyre supplier Pirelli, with the capacity to store up to two million tyres at any given time. In line with Clarion Partners Europe's commitment to owning real estate with the highest environmental and social credentials, the property is DNGB Platinum certified¹, featuring LED lighting and solar PV across the entire roof.

Dieburg is strategically located less than 30 minutes' drive time south of Frankfurt, a major European logistics hub and primary focal point for the Rhine-Main metropolitan region, and Frankfurt Airport, the second largest freight terminal in the EU. It also benefits from excellent rail and arterial connectivity.

Thorben Schaefer, Senior Director at Clarion Partners Europe, commented: "This was a rare opportunity to acquire a highly sustainable, mission critical asset, in a prime European logistics location. Benefitting from excellent transport connectivity and access to over 10 people million within a 100-kilometre radius, it represents another excellent addition to our portfolio."

Rory Buck, Managing Director, Clarion Partners Europe, added: "As wider market fundamentals improve heading into 2025, our deal execution track record and deep local market relationships will be increasingly key to maintaining our deployment momentum. The investment case for select German markets remain highly compelling, with a lack of new development and increasing bifurcation between sustainable and technologically-enabled space and everything else."

Clarion Partners Europe was advised by Colliers (commercial), Goodwin Procter (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.