

## **Clarion Partners Europe Completes Forward Purchase of a BREEAM ‘Outstanding’ Logistics Facility in France for €61 Million**

- Builds on €1 billion 2024 deployment figure, which cemented position as a leading European industrial & logistics fund manager -

**[20 February 2025]** — Clarion Partners Europe, the real estate investment fund manager specialising in European logistics and industrial assets, has agreed to forward purchase a 75,700 sqm, institutional-quality logistics development in Fontaine, France, for €61 million.

The property is developed by Vailog and completed in February 2025. Attaining a BREEAM<sup>1</sup> ‘Outstanding’ certification, the fully electrified property’s features will include photovoltaic (PV) panels, 40 electric vehicle charging points and smart metering technology.

The multi-tenant building is fully let to Compagnie Industrielle des Chauffe-Eau, a subsidiary of a leading HVAC specialist Group Atlantic, on a nine-year term, and Italian 3PL Zust Ambrosetti.

It is located on ZAC de l’Aeroparc, a logistics park in the established industrial region of Bourgogne-Franche Comté, which is occupied by a number of established 3PL and e-commerce businesses. The site benefits from good pan-European connectivity via the nearby A35 and A36 motorways.

Geoffroy de Guibert, Director at Clarion Partners Europe, commented: “This acquisition demonstrates our commitment to delivering highly sustainable real estate alongside established development partners, and our longer-term value creation strategy. The asset combines renewable energy with a strong day one income.”

Rory Buck, Managing Director at Clarion Partners Europe, added: “The start of 2025 has seen us continue where we left off in 2024, deploying capital at pace and scale into our high conviction asset class.”

Clarion Partners Europe was advised by Ireo, LeBreton Notaires, Prad Avocats and Allen&Overy.

<sup>1</sup> 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 \$72.5 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 248 million square feet. More information about the firm is available at [www.clarioneurope.com](http://www.clarioneurope.com) and [www.clarionpartners.com](http://www.clarionpartners.com).