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Clarion Partners Europe Acquires 78,500 sqm Logistics Facility near Gdansk, Poland for c. €59 million

Clarion Partners Europe, the real estate investment fund manager, has acquired two Grade-A logistics properties, totalling 78,486 sqm, near Gdansk on behalf of one of its commingled funds, within the fast-growing Tricity urban area of Poland, for c. €59 million.

Constructed in 2021 and 2022, the adjacent properties are fully let to five tenants, with LPP, one of Central and Eastern Europe's largest publicly listed fashion retailers, as anchor tenant. Both properties are ideally positioned to meet the growing demand from a range of occupiers in the region.

Located in Pruszcz Gdąnski, the site is strategically located a short drive from Gdansk. Adjacent to the S6/S7 ring road, it provides fast access to approximately 2.9 million inhabitants within a 100-kilometre radius. Occupiers benefit from good pan-European connectivity via the nearby E75/A1 motorway, as well as the Port of Gdansk, the second largest port in the Baltic Sea and ninth in Europe by annual cargo tonnage (30 minutes' drive time).

Thorben Schaefer, Managing Director, Clarion Partners Europe, commented: "This is a best-in-class property in a highly sought-after distribution location, generating strong day one income. The Polish market is performing well, and we would look to add to our portfolio there going forward."

Rory Buck, Managing Director and Head of European Investments, Clarion Partners Europe, added: "Driven by both investor and occupier sentiment, the bifurcation between Grade-A, highly sustainable space and everything else is becoming more pronounced. Our portfolio remains firmly on the right side of the divide, and this latest purchase fully aligns with our highly targeted investment strategy."

Clarion Partners Europe was advised by Linklaters (legal), CBRE (technical, environmental and ESG) and Savills.

[The vendor was advised by Rymarz Zdort (legal) and Cushman & Wakefield (broker).]

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 \$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 an ~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 and www.clarionpartners.com.