

Press release



M&G acquires €100 million of prime Dutch logistics assets in one of Europe's top-performing markets

- **Three modern assets strengthen the M&G European Property Fund's logistics footprint and marks its 10th transaction in the Dutch market**

London, 18 December 2025 – M&G Real Estate, part of M&G's €90 billion¹ private markets business, has acquired the Liberty Logistics Portfolio for €100 million on behalf of the M&G European Property Fund. This strategic investment adds three modern, sustainable logistics assets in the Netherlands, reinforcing the Fund's confidence in one of Europe's most connected and resilient logistics markets.

The Netherlands is a pivotal hub for European supply chains as automation and reshoring reshape global logistics. Despite a slowdown in take-up in recent years in parts of Europe, Dutch logistics fundamentals remain strong with vacancy rates among Europe's lowest at around 5%, with development pipelines shrinking due to land scarcity, environmental regulation and grid capacity constraints.

The Liberty Logistics Portfolio comprises three recently built warehouses in Aalsmeer (Schiphol region), Almere (near Amsterdam) and Utrecht, all located in established logistics corridors within the Randstad. Almere and Utrecht benefit from excellent connectivity to major highways and multimodal transport links, while Aalsmeer sits within the Schiphol airport cluster, a critical gateway for international trade.

All assets meet high-quality specifications and are certified BREEAM² Very Good, with the Almere office component rated BREEAM Outstanding. Together, they represent over 74,000 sqm, the equivalent of more than 10 football pitches, of modern logistics space designed for efficiency and sustainability. Features include fossil fuel-free heating, efficient, intelligent heating and cooling systems and LED lighting. Current and future tenants benefit from state-of-the-art facilities, excellent transport links and ESG-compliant features that align with evolving supply chain strategies.

Laurien van Wieringen, Director of Investment and Asset Management for the Netherlands at M&G Real Estate, said: "The Dutch logistics market is Europe's densest logistics hub, thanks to its central location and strong infrastructure. With a solid outlook for prime rental growth of around 3% annually, this remains one of the most

attractive markets. This acquisition taps into that momentum and gives us high-quality, sustainable assets in strategic hubs ready for the future.”

Simon Ellis, Fund Manager of the M&G European Property Fund, added: “This acquisition underlines our confidence in the Dutch logistics market and is in line with our strategy for the Fund which is to enhance our portfolio through selective acquisitions, particularly in the logistics and living sectors. These assets combine prime locations, modern specifications and strong sustainability credentials, offering long-term income resilience and positioning the Fund to capture value as supply chains evolve – a clear reflection of how sustainability has become a decisive factor for capital allocation, with assets boasting strong ESG credentials commanding a premium.”

M&G’s logistics footprint continues to grow. With this latest acquisition, logistics now accounts for 27% of the Fund’s portfolio, a clear signal of its strong conviction in the sector. This transaction also marks the Fund’s 10th acquisition in the Netherlands, reinforcing M&G’s long-term commitment to one of Europe’s most strategic markets.

In this transaction, M&G has been advised by CBRE.

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