

M&G Real Estate secures strategic EUR73 million asset in Germany's prime Rhine-Main logistics hub

London, 21. May 2025 – M&G Real Estate, part of M&G Investments' EUR90 billion private markets business¹, today announces the acquisition of a EUR73.2 million logistics hub. The asset is in Groß-Gerau, close to Frankfurt airport and within the Rhine-Main area – one of Germany's most important logistics hubs and a gateway to global commerce – was acquired from global real estate private equity firm Taurus Investment Holdings, LLC.

The acquisition, made on behalf of the M&G European Property Fund, underpins the increasing interest in core logistics assets among institutional investors and is in line with the Fund's ongoing sector rebalancing in favour of logistics, as well as living segments. With a track record spanning almost 20 years, the Fund is one of the largest, most diversified open-ended Europe ex-UK funds.

The asset is fully let to Metro Group – a multinational cash and carry retailer – and to DeSter Gategroup – a global leader in airline catering, retail onboard and hospitality products. The 32,690 sqm property – the equivalent to 4.5 football pitches – is made of three logistics sheds with 185 parking spaces. In terms of environmental certifications, the asset is targeting a BREEAM² in use "Very good" certification.

Thomas Kächele, Head of Germany and Central Eastern Europe at M&G Real Estate, commented: "With yield stability combined with expectations of further rate cuts, the outlook for real estate is positive. Structural occupier demand is expected to generate rental growth for favoured sectors, including logistics. We also expect the sector in Germany to receive a boost from the recently passed EUR500 billion infrastructure and climate package.

"The Groß-Gerau acquisition is in line with M&G European Property Fund's strategic objective to enhance its portfolio through selective acquisitions, particularly in the logistics and living sectors. Set in a crucial logistic area as the Rhine-Main one, the Groß-Gerau asset is well-positioned to benefit of the positive momentum for the sector and to contribute to further diversify our Fund's portfolio and to drive performance in the longer-term".

-ENDS-

¹ As of 31 December 2024.

² BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's first sustainability rating scheme for the built environment. Through its application and use BREEAM helps clients measure and reduce the environmental impacts of their buildings and in doing so create higher value, lower risk assets. Find out more about BREEAM label here <https://breeam.com/about/how-breeam-works/>

Notes to Editors

About Groß-Gerau logistics hub

- The Rhine-Main logistics region is the 5th largest in Germany, with 7.5-8m sqm of logistics floorspace. It has strong locational qualities for different types of industrial and logistics functions / use cases. Germany is the 4th largest European cold storage market.
- Shed 1 and 2 achieved the “DGNB Silver” certificate, while shed 3 received the “DGNB Gold” - both released by DGNB, the German Sustainable Building Council. The asset is also targeting a BREEAM in use “Very good” certification.

If you require any further information, please contact:

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About M&G Investments

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For nearly nine decades M&G Investments has been helping its customers to prosper by putting investments to work, which in turn creates jobs, homes and vital infrastructure in the real economy. Its investment solutions span equities, fixed income, multi asset, cash, private debt, infrastructure and real estate. M&G plc recognises the importance of responsible investing, is a signatory (both as an asset manager and owner) to the UN-supported Principles for Responsible Investment (PRI), and is targeting net zero emissions by 2050, across our investment portfolios and operations.

M&G Investments is a signatory to the Net Zero Asset Manager's Initiative and has committed to work with clients to align investments with the goals of the Paris Agreement.

For more information, please visit: www.mandg.com

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