

LeadCrest Capital Partners announce a €45 million investment in a logistics & light industrial portfolio developed by Panattoni in Poland

Off-market acquisition of a Portfolio developed by Panattoni of 4 Net Leased Assets on Long Leases

Luxembourg, 30th September 2021 – LeadCrest Capital Partners, the first European fund 100% dedicated to sale-leaseback and build-to-suit investments, today announced the acquisition of a €45 million portfolio of two logistics and two light industrial facilities totalling 51,900 square meters, with each facility single let to high quality tenants on a triple net basis.

Highlights

High Quality Tenants: The assets are leased to high calibre tenants with strong credit profiles and operating in attractive niches with favourable tailwinds:

- DSV (CPH:DSV), the third largest logistics company in the world, listed on the Copenhagen Stock Exchange
- Żabka, the largest Polish convenience retailer operating over 7,000 locations throughout Poland
- Kitron (NO:KIT), a leading Norwegian Electronics Manufacturing Services company listed on the Oslo Stock Exchange
- Hydroline, a family-owned Finnish manufacturer, pioneer in hydraulic cylinders

Diversified portfolio: The portfolio comprises four assets totalling approximately 51,900 square meters located throughout Poland in primary and growing markets. Two assets are in the South of the country, another in the Northwest with a further asset in Central Poland.

Strong ESG commitments: All the tenants are highly committed to responsible consumption and minimising their environmental footprint. All have rigorous ESG policies in place with three of the tenants adhering to the UN Global Compact Signatory framework.

Long term NNN leases: The portfolio is let on long term Euro-denominated triple net leases to the respective tenants that enjoy annual indexation to the European CPI.



Georges Asmar, Portfolio Manager at LeadCrest Capital Partners

“We are excited about the closing of our first transaction in Poland and plan to continue to build on our investments in the region. Panattoni has proven to be a strong partner and our transaction a great case study for LeadCrest to assess the potential of investing in multi-purpose warehouses in Poland.”

LeadCrest Capital Partners was advised by Linklaters on the legal matters, and by BNP Paribas Real Estate on the commercial aspects of this transaction.

About LeadCrest Capital Partners

Founded by a team of experts with a global track record, LeadCrest Capital Partners is the first European fund 100% dedicated to sale-leaseback and build-to-suit operations. With offices in Luxembourg, Paris, and London, LeadCrest focusses its operations on Europe providing highly bespoke non-bank capital solutions to its corporate partners by monetising their real estate assets. The company relies on disciplined portfolio formation throughout all asset classes, ranging from traditional commercial real estate to highly specific operational properties, across all sectors, and of all sizes.

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