

July 12, 2022
PRESS RELEASE

Generali Real Estate enters The Netherlands logistics market with DC De Burght acquisition

Milan – Generali Real Estate has completed the acquisition of **DC De Burght**, a prime logistics asset in Waddinxveen in The Netherlands, on behalf of the pan-European “**Generali Real Estate Logistics Fund**” (**GRELF**) managed by Generali Real Estate S.p.A Società di gestione del risparmio. The seller of the asset is Wayland Real Estate BV.

DC De Burght is located in the Vredenburg Business Park in Waddinxveen, a strong logistics hotspot in the heart of the Randstad conurbation, which comprises the main cities in The Netherlands representing one of the largest metropolitan areas in Europe. The location has a direct access to the port of Rotterdam and to the Amsterdam and Rotterdam intercontinental airports, as well as to barge and rail terminals.

The asset, completed in December 2021, comprises 26,000 sqm, and is fully let to TFC Holland BV, a major distributor of fresh fruit and vegetables in The Netherlands, Belgium and Germany, as their main base of operations.

BREEAM In Use certification of the asset is ongoing, targeting level 'Very Good'. Generali Real Estate's in-house sustainability assessment tool confirmed the ESG features of the asset, with a focus on energy performance: it is equipped with photovoltaic panels, a cooling system using only renewable energy and LED lighting, with EPC 'A' rating for the portion dedicated to office. Great attention is also paid to the wellbeing of the occupants.

The acquisition of DC De Burght marks the entry of Generali Real Estate in the Dutch logistics market, and confirms the company's commitment to the European logistics segment. The GRELF fund, dedicated to this very specialized investment strategy, targets high-quality logistics assets in well-established areas with excellent accessibility, in major European logistics hubs, and has recently invested in assets in France and Poland with these characteristics.

Pierre-David Baylac, Head of Logistics Region at Generali Real Estate, commented: “We are continuing our steady expansion in the European logistics sector through our pan-European dedicated fund GRELF, whose assets under management are now surpassing €860 mln, comprising 32 properties (*). DC De Burght, the fund's first acquisition in the Dutch logistics market, is perfectly in line with the strategy of investing in high-quality assets in strategic locations with strong growth potential. With this acquisition, and more to come during this year, we are further strengthening a logistics portfolio comprising assets in France, Italy, Poland and now The Netherlands.”

Generali Real Estate was advised by CBRE, Loyens & Loeff and PWC, and Wayland Real Estate by JLL and Ploum.

(*) Figures as at June 30th, 2022

GENERALI REAL ESTATE

Generali Real Estate S.p.A. is one of the world's leading real estate asset managers with around €36.3 billion of assets under management as of year-end 2021. It leverages the expertise of more than 370 professionals, with operating units located in the main European cities.

The company's integrated business model covers the full scope of asset management activities and the entire real estate value chain. A series of cross-border investment vehicles, managed by the specialized asset manager GRE SGR, aims to create long-term value for investors with a core/core+ profile by investing in assets characterized by good locations, high liquidity and strong underlying leasing dynamics. The portfolio under management comprises a unique mix of historical and modern properties, ranging from landmark buildings to new architectural masterpieces, which has enabled the company to develop best-in-class skills in the fields of technological innovation, sustainability and urban development.

Generali Real Estate is part of the Generali Group. Generali is one of the largest global insurance and asset management providers. Established in 1831, it is present in 50 countries in the world, with a total premium income of € 75.8 billion in 2021.

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