



PRESS RELEASE

RLI Investors buy fully-let logistics development in southern Berlin for "RLI Logistics Fund – Germany II"

- Acquisition from Panattoni Europe via forward funding
- Logistics development property let on long leases from completion

Munich, 4 November 2019. RLI Investors, the independent asset and fund manager and specialist in logistics property, has acquired a 19,200 square metre logistics development in Ludwigsfelde, in the Berlin logistics region, for the portfolio of the open-end special real estate AIF "RLI Logistics Fund – Germany II". The vendor and developer of the project is Panattoni. Construction is scheduled to start in April 2020, with completion by November.

Let prior to completion

Microvast GmbH, a 100% subsidiary of the US-based international provider of energy storage systems, is to be the long-term tenant of the logistics property after completion. The hall is a "built to suit" development for Microvast, which is establishing its main European site in Ludwigsfelde. The proximity to the gateway location of Berlin and the very good transport infrastructure were decisive factors behind the decision to sign the lease. The logistics property is to be built in industrial park 4.0 "An der Eichspitze". It has good public transport connections, as well as links to the federal road B101 and the A10 motorway.

Sustainable construction and fit-out

The new logistics building in Ludwigsfelde will be sustainably constructed, in line with the latest standards. The logistics asset comprises two separately lettable hall segments, suitable for a wide variety of logistics purposes. It is equipped with 15 loading ramps, two ground-level gates and energy-saving LED lighting. 24/7 operation is possible. On completion, the building will be granted DGNB Gold certification, demonstrating its compliance with the ecological, economic and technical standards.

Berlin/Brandenburg logistics region

"We are pleased to be able to realise this new logistics property in the heavily sought-after south of Berlin in association with Panattoni, Europe's largest developer in the logistics property sector, in the framework of our first forward-funding agreement," Peter Wenzel, Director Investment Management at RLI Investors, comments on the acquisition.

Fred Bohne, Managing Partner at Panattoni, summarises the company's collaboration with RLI: "We have come to know RLI as a partner for speedy transactions and assured implementation. In addition to this project, we are looking forward to realising further developments in the future".

HEUSSEN Rechtsanwälte advised RLI on the legal aspects of the transaction.



RLI Investors

RLI is an independent fund initiator and investor, concentrating exclusively on the logistics real estate asset class in the German-speaking countries. With its interdisciplinary team, RLI develops investment solutions for institutional investors. Benefiting from many years of experience and intensive research, RLI is able to carry out thorough market analyses and make the right investment decisions. RLI, together with the well-known financial investment management company IntReal International Real Estate Kapitalverwaltungsgesellschaft mbH, Hamburg, launched the open-ended real estate special AIF RLI Logistics Fund–Germany I in 2016. The fund, with equity placement of around 200 million EUR and an investment volume of around 340 million EUR, has been fully invested since early 2017. Its successor, the RLI Logistics Fund Germany II, is now in the final phase of investment. RLI, with a transaction volume of almost EUR 900 million, once again ranks 6th in the bulwiengesa study "Logistics and Real Estate 2019", alongside international investors in logistics real estate in Germany.

RLI Logistics Fund – Germany II

The investment profile of the RLI Logistics Fund – Germany II is largely based on the investment strategy of its successful predecessor, RLI Logistics Fund – Germany I. Pursuing a Core-plus strategy, the Fund acquires logistics properties in the industrial, retail and e-commerce sectors, in good to very good locations in Germany. These include high-quality new properties subject to long-term leases as well as fully adaptable existing buildings with expiring leases and high value appreciation potential. The fund can also acquire properties very early in the development phase, via forward purchase and forward funding agreements.

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