

PRESS RELEASE

M7 fully lets urban logistics asset near Paris, France, following c. 3,700 sq m letting

London, 24 May 2023 – M7 Real Estate (“M7”), the pan-European investor and asset manager, announces that it has signed a new letting with a logistics operator for c. 3,700 sq m of urban logistics space in Combs-la-Ville near Paris, France, an established distribution location with supply constrained dynamics.

The logistics operator has signed a nine-year lease for the space with favourable terms, bringing the overall occupancy of the c. 7,337 sq m asset to 100%. The new deal represents an increase in rental income of 18% over the previous rent, to €65 per sq m. The remaining 50% of the asset is let to two other logistics operators.

The property is strategically located in Combs-la-Ville, a prime logistics hub only 35 kilometres south of Paris, benefitting from strong submarket fundamentals and excellent arterial road connectivity. It provides direct access to the N104, Paris’ orbital motorway, as well as links to France’s wider motorway network.

Jean-Kevin Robillard, Senior Asset Manager at M7 Real Estate commented: “There is a severe shortage of urban logistics space surrounding the French capital which has enabled M7 to capitalise on favourable supply and demand dynamics, underpinning our sector conviction in this market. As a result, we have been able to fully let the property, reflecting M7’s ability to capture rental growth and meet the continued occupational demand we are witnessing for high quality, well-located urban logistics assets.”

M7 was advised by CBRE (Valentin Grivaud, Guillaume Machenaud and Raphael Jeanneau).

ENDS

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About M7 Real Estate

M7 Real Estate Ltd is a pan-European investor and asset manager specialised in multi-tenanted real estate. M7’s team consists of over 230 staff operating across a platform spanning 15 countries and territories comprising the UK, Croatia, Czech Republic, Denmark, Dubai, France, Germany, Hungary, Hong Kong, Ireland, Luxembourg, the Netherlands, Poland, Portugal and Spain.

Established in 2009 M7 manages a portfolio of c. 620 assets comprising 56.0 million sq ft of GLA with a capital value of circa €6.9 billion.

M7 acts as an investment and asset manager to a series of funds that it has established and in which it co-invests alongside a large number of family office, high net worth and institutional investors. It is also appointed Investment Advisor to Alternative Income REIT, a UK listed property company and is the asset manager and AIFM for Mailbox REIT, BWP REIT, and M7 Regional E-Warehouse REIT which are all listed on IPSX. In addition, M7 also has a number of separate account mandates where it acts as a third party asset manager for the portfolios of institutional,

family office and high net worth investors including M&G Investments. M7 also enters into joint ventures and currently has them with private equity firms including Blackstone, The DE Shaw Group, The Ardent Companies and Centerbridge Partners.

Additional information about M7 can be found at www.m7re.eu.