

Valor acquires Berlin urban warehouse asset and targets more investment into high growth German market

Valor Real Estate Partners (“Valor”), the pan-European logistics platform, has acquired a vacant 20,465 sqm urban warehouse property in Berlin Pankow, from a private vendor. It represents Valor’s latest acquisition in what is the most densely populated city in Germany, as it looks to grow its exposure in the fifth largest market for e-commerce globally.

The asset comprises a 25,318 sqm industrial site alongside a 15,251 sqm undeveloped plot of land and is located on Buchholzer Strasse 47-54, 20 minutes’ drive north of Berlin city centre, with direct access to the A114/B109/B96a motorways.

The current warehouse building will be partly demolished and subsequently refurbished delivering a 12,090 sqm warehouse, split into two urban distribution units with four to six dock loading doors and one level access door per unit. In addition, a newly developed 6,148 sqm multi-purpose warehouse will provide four smaller units of 1,350 sqm to 1,615 sqm, each with one dock loading and one level access door. The highly functional assets will accommodate future tenants in a market suffering from a lack of available high-quality products.

Camila Malzkorn, Vice President at Valor, says: “As one of the most dynamic e-commerce markets globally, we are excited by the urban logistics opportunity in Germany, especially around Berlin and other major cities, hence our ambition to significantly grow our footprint over the short to medium term. This acquisition is a strong fit with our portfolio and underlines our ability in identifying and acquiring assets in a competitive investment environment. The vacant warehouse is ideally located for last-mile delivery in critically undersupplied infill markets and offers potential to enhance value on the asset level through repositioning and leasing activity.”

Valor has identified Germany as a strategic priority and has amassed a portfolio of four last mile properties since 2019, located in the key conurbations of Berlin, Frankfurt and Duesseldorf. Valor is

aiming to deploy a significant portion of its current EUR 1 billion investment vehicle into the German market.

Valor was advised by BNP Paribas, CMS Hasche Sigle, Hollis Global and Arcadis. BNP Paribas Berlin is exclusively mandated with the letting of the total 14,868 sqm warehouse and 3,371 sqm office areas spread over the refurbished and newly developed warehouse units.

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About Valor REP

Valor Real Estate Partners LLP (“Valor”) is a pan-European industrial platform, headquartered in London, focused on urban/infill industrial and logistics properties in the UK, France, Germany, Benelux, Spain and Italy.

Founded in 2016, Valor is a full-service development management and investment business with offices in London and Paris. Today the Company manages an 85+ asset portfolio totalling more than seven million sq. ft and over €1.6bn of AUM on behalf of a number of global investors.

For further information please email enquiries@valorrep.com or visit <http://www.valorrep.com/>

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