

PRESS RELEASE

Blackbrook expands its pan-European portfolio with its first investment in Germany, in partnership with NVELOP Real Estate

- 24,000 sqm Grade-A logistics development in the Rhine-Neckar region
- Developed speculatively, the asset is expected to be delivered mid-2024
- Sustainability and employee wellbeing are key priorities, targeting DGNB Gold certification
- NVELOP Real Estate will act as development manager for the project

London, 9 May 2023 - Blackbrook, a specialist European real estate investor focusing on future-proof supply chain infrastructure, today announced its investment in the development of a 24,000 sqm Grade-A logistics facility in Ketsch.

This deal marks Blackbrook's first investment in Germany, and the eighth market the firm has entered since its launch in 2020.

Located in the Rhine-Neckar region, the single-unit facility will provide prospective occupiers with an efficient footprint, nearby highway access, 12 metre clear heights and 5 tonne floor load capacity. It will also offer a high specification stand-alone office building, promoting employee comfort and wellbeing.

The site is strategically positioned between Frankfurt and Stuttgart and is within a four-minute drive of Junction 29 on the A6, a strategic east-west motorway that connects Germany with France and the Czech Republic and links efficiently to other major highways in the region including the A61 and A5. More than 15 million people can be reached within a three-hour drive of the facility.

Its close proximity to in-land ports along the Rhine River, one of the busiest freight rivers in the world, stretching from the North Sea to Switzerland, will make the facility highly desirable to occupiers that need to transport their goods overseas. With Frankfurt Cargo Airport and Mannheim Rail Freight Terminal nearby, this adds further multi-modality to the location.

In line with Blackbrook's ESG strategy, the facility will promote a range of sustainability initiatives including LED lighting, EV charging stations and solar energy solutions. It will be designed to achieve a DGNB Gold certification (equivalent of BREEAM Excellent).

Jon Strang, Managing Director of Blackbrook said: "The Rhine-Neckar region is one of Germany's driving economic forces and home to one of the largest industrial clusters in

Europe. As a result, there is huge demand in the area for modern and sustainable industrial space, and we are excited to be bringing to market a new state-of-the-art logistics facility to cater to this established demand.”

Arvi Luoma, Co-Founder & CEO of Blackbrook added: “This is a significant milestone for Blackbrook as we expand our footprint into Europe's largest economy. Germany's deeply established industrial base, and its thriving e-commerce sector is driving demand for modern and sustainable logistics assets. We're thrilled to have secured this investment and to continue growing our pan-European portfolio in partnership with the best-in-class team at NVELOP.”

Artie Ioakim, Co-Founder and Chief Investment Officer of NVELOP added: “We are very excited about partnering with Blackbrook to deliver this project together in Ketsch. It is another example of the importance of brownfield regenerations in developing sustainably and we look forward to delivering a high-quality project for the City of Ketsch and our future occupiers.”

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About Blackbrook

Blackbrook Capital (Blackbrook) is a specialist real estate investment firm focusing on future-proof supply chain infrastructure across Europe.

It targets the provision of structured corporate Sale-Leaseback and Build to Suit development financing to support tenant growth strategies, the acquisition of Net Lease supply-chain assets, as well as investing in core logistics Speculative Development projects.

Blackbrook's primary sector focus and specialism is industrial & logistics and convenience-led retail with opportunistic investments in other mission-critical supply-chain assets.

Blackbrook was established on the principle that commercial real estate occupiers and developers are better served investing their capital in their core business activities and growth initiatives, rather than tying up valuable capital in real estate assets.

Blackbrook looks for opportunities where it can add significant value for tenants and developers who are looking to grow and adapt their businesses, including through a transition to a greener and more environmentally sustainable future.

www.Blackbrook.com

About NVELOP

NVELOP is a specialist developer, investor and manager of logistics, industrial and data centre properties in Europe. It develops properties that are supporting the growth of the digital economy and the changes in how we work, purchase goods and consume data.

NVELOP's primary focus is on Germany, where it acquires prime land sites to develop logistics, industrial and data centre properties. NVELOP is currently delivering projects with an end value of over €1 billion.

For further information on NVELOP, please visit www.nvelop.eu or contact:

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