

PRESS RELEASE**CAIN EXPANDS EUROPEAN LOGISTICS PORTFOLIO WITH SPECULATIVE DEVELOPMENT IN GERMANY**

Acquisition Adds to Cain's Existing €1.5 Billion+ European Logistics Platform

4 March 2025, London – Cain International ("Cain"), the alternative asset manager specialising in real estate, today announced the acquisition of a prime 86,000 sqm brownfield site in Germany, as the latest addition to its expanding European logistics portfolio. The site will be redeveloped on a speculative basis to encompass approximately 57,000 sqm of Grade A logistics space built to a DGNB Platinum standard.

Construction is scheduled to commence in mid-2026 with project completion targeted for 2027. This acquisition represents Cain's tenth speculative logistics development in Europe and fourth in Germany, further enhancing its growing logistics portfolio valued at over €1.5 billion across core European markets.

Situated in the Rhine-Neckar region, immediately south of Frankfurt, the site offers strategic access to major transport corridors including the A5 and A6 highways. The region, which is home to approximately 146,000 companies and a key hub for Germany's engineering and pharmaceutical industries, faces a notable scarcity of Class A logistics space, underscoring the project's aim to address a pronounced supply shortage in a market with a near-zero Class-A vacancy rate.

The development will be executed in partnership with NVELOP, a specialist developer, investor, and manager of logistics, industrial, and data centre properties, established in 2019. This transaction builds on the success of two previous projects with NVELOP in Germany, including a 24,000 sqm logistics development in Ketsch which will reach practical completion in Q1.

Jon Strang, Head of Industrial & Logistics at Cain, stated, "The acute supply constraints in the Rhine-Neckar region, as evidenced by near-zero Class-A vacancies, presents a compelling opportunity to build best-in-class future-proof logistics assets to meet the latent demand. We are excited to extend our partnership with NVELOP, a relationship that underscores our commitment to long-term partnerships and highest quality real estate, and paves the way for further developments across our European portfolio."

Artie Ioakim, Chief Executive Officer & Co-Founder of NVELOP, stated, "We are very proud to be extending our partnership with Cain to a third project in Germany, and look forward to developing another high-quality logistics property for Cain, our customers and the City of Landau. Developing to the highest levels of sustainability is a commitment NVELOP and Cain both share, and we look forward to regenerating another brownfield site which is a core part of NVELOP's sustainable development strategy."

ENDS

About Cain International

Cain International is an alternative asset manager specializing in real estate investment solutions. As of September 30, 2024, the firm held \$17.7 billion in assets under management through its real estate equity, credit, and private equity platforms. Its global portfolio spans a diverse range of sectors, with a focus on residential, hospitality, commercial, mixed-use developments and leading brands. Cain is a partnership between its CEO, Jonathan Goldstein, and Eldridge Industries. To learn more about Cain International, please visit www.cainint.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. For further information on NVELOP, please visit www.nvelop.eu.