

Aquila Capital Southern European Logistics Fund (ACSEL) acquires a sustainable logistics complex in Northern Portugal

- **ACSEL completes the acquisition of a fully leased logistics facility in the Greater Porto area.**
- **The expected BREEAM Very Good certification highlights the sustainable character of the facility.**
- **The acquisition supports ACSEL's portfolio expansion in key Southern European markets.**

Hamburg, 12 November 2024 - Aquila Capital's Southern European Logistics Fund (ACSEL) has successfully acquired a state-of-the-art logistics platform in Gandra, located in the Greater Porto region of Northern Portugal. The 16,570 sqm facility, fully leased on a 20-year term, marks ACSEL's continued commitment to expanding its portfolio of sustainable logistics assets across Southern Europe.

The newly completed facility, developed by Green Logistics, Aquila Group's logistics business, is strategically situated near major transport hubs, including Porto (25 km), Porto Airport (26 km), and the Port of Leixões (29 km). This prime location offers direct access to key logistics routes, enhancing operational efficiency for its tenant.

The Gandra North Green Logistics Park has been built with sustainability at its core. The facility is expected to achieve a BREEAM Very Good certification, reinforcing ACSEL's focus on environmentally responsible investments. The logistics complex features advanced water management systems, including a water retention basin and permeable pavement and promotes sustainable transportation through electric vehicle charging stations and bicycle parking.

The newly acquired asset expands ACSEL's portfolio to a total lettable area of 250,000 sqm, encompassing five fully leased properties and generating an estimated EUR 13.5 million in gross rental income by year-end 2024, with a weighted average lease term (WALT) of 16 years across all holdings. This acquisition brings the market value of the portfolio to

EUR 320 million and a total gross rental income of EUR 18 million considering already secured additional transactions.

Till Schulz-Eickhorst, Managing Director & Head of Fund Management Sustainable Infrastructure at Aquila Capital, commented: *“This acquisition strengthens ACSEL’s portfolio in one of Southern Europe’s most dynamic logistics markets. With this high-quality asset, we continue to deliver stable returns for our investors while meeting stringent sustainability standards. The long-term lease agreement ensures predictable revenue streams and aligns with our strategy of focusing on fully leased, sustainable logistics properties.”*

The acquisition of the Gandra North facility is part of ACSEL’s broader strategy to capitalise on strong demand in the Southern European logistics sector, driven by trends such as e-commerce growth and supply chain optimisation. With a growing portfolio of assets in Spain, Portugal and Italy, ACSEL has already secured EUR 360 million in equity commitments from Tier-1 European institutional investors and is actively pursuing further acquisitions. The fund’s goal is to reach a total investment volume of EUR 1.5 billion.

Christian Holste, Head of Client Advisory & Business Development at Aquila Capital, added: *“Sustainable logistics assets present a compelling opportunity for our investors, particularly in markets like Portugal, where demand continues to grow. ACSEL’s strategic focus on high environmental standards and long-term leases not only supports sustainable growth but also provides our investors with stable and long-term return opportunities.”*

ACSEL focuses on acquiring and managing sustainable logistics properties in Southern Europe. The fund targets high-quality, fully leased assets, delivering stable cash returns and potential for long-term value appreciation. With a focus on sustainability, all ACSEL properties meet stringent environmental standards, contributing to Aquila Capital’s broader commitment to reducing carbon emissions across its investment portfolio.

About Aquila Capital

Aquila Capital is an asset manager specialising in sustainable real asset investments.

Since 2007, we provide compelling investment opportunities focused on driving the energy transition and sustainable infrastructure. Our goal is to deliver resilient returns while supporting clean energy initiatives and contributing to the decarbonisation of global infrastructure.

Aquila Capital provides tailored solutions designed to meet the needs of both institutional and retail clients. As a one-stop-shop for equity and private debt investments, we are dedicated to making sustainable real asset investments accessible and straightforward. We are licensed as an Alternative Investment Fund Manager (AIFM).

In 2024, Aquila Capital entered a strategic partnership with Commerzbank, with the ambition of becoming a leading asset manager for sustainable investments in Europe and beyond. The company remains an important part of Aquila Group, leveraging the Group's industrial network to benefit its investors. Aquila Capital is headquartered in Hamburg, Germany, and employs a dedicated team of around 200 professionals across seven European countries.

Further information: <https://www.aquila-capital.de/en/>

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