

## PRESS RELEASE

### **Madison International Realty and StoneVest Acquire Light Industrial Property in Mehring, Bavaria**

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**A joint venture between Zurich-based investment and asset manager, StoneVest AG, and an entity managed by Madison International Realty, a leading liquidity provider to real estate investors worldwide, has acquired a light industrial property in Mehring, Bavaria, via a 15-year sale-and-leaseback transaction. The property offers approximately 15,000 square metres of leasable space on a 27,000 square metre site, predominantly consisting of warehouse and production areas, alongside office space.**

The property is located at Stöcklstraße 1-2 in Mehring, strategically positioned in the east of Munich. Its tenant, Hasenkopf GmbH, is a leading specialist producing mineral materials for commercial and domestic fittings/surfaces. Due to its prime location between Munich and Passau, Hasenkopf uses the facility as a central hub for development and production.

**Alex Lukesch**, Head of European Investments of Madison International Realty, said: *"This acquisition highlights our ability to identify and successfully acquire top tier light industrial properties through structured sale-and-leaseback transactions. We are committed to working closely with our tenants to support their ongoing business operations, while seeking to maximise the value of these properties on behalf of our investors."*

**Dr. Wulf Meinel**, Founding Partner of StoneVest AG, said: *"The Mehring property aligns perfectly with our strategy to acquire high quality light industrial assets in well-connected locations. I am pleased that our joint venture with Madison International Realty has now secured its fifth property in Germany, and we look forward to continuing to grow our relationship. At the same time, supporting our tenant Hasenkopf in Mehring sustainably and working closely together to create the best possible conditions for their development and production activities is a key priority for us."*

Prior to this latest investment, the German Light Industrial Properties ("GLIP") platform, established by Madison International Realty and StoneVest in 2023 for light industrial investments in the DACH region, had already acquired two long leased commercial properties in Bavaria through a capital partner replacement transaction, as well as assets in Berlin-Ludwigsfelde and in Weißenburg. The joint venture's portfolio now comprises five strategically selected assets.

The Mehring acquisition was brokered by E&G Immobilien. Willkie Farr & Gallagher LLP provided legal counsel to the buyer, JLL conducted the property valuation and Kroll Germany oversaw the technical and ESG due diligence. EY advised on tax matters.

ENDS

#### **About StoneVest AG**

StoneVest AG is an independent, privately owned real estate investment and asset manager based in Zurich. The company develops tailor-made investment solutions for operational "light industrial" and logistics properties in Germany, Austria and Switzerland, where companies store, produce and conduct research. StoneVest is a co-investor and works in partnership with selected investors.  
[www.stonevest.com](http://www.stonevest.com)

#### **About Madison International Realty**

Madison International Realty is a leading liquidity provider to real estate investors worldwide. Madison provides equity capital for real estate owners and investors seeking to monetize embedded equity, to replace capital partners seeking an exit and to recapitalize balance sheets. Madison invests in secondary transactions and focuses on existing properties and portfolios in the U.S., U.K., and Europe. Madison has offices in New York, London, Amsterdam, Luxembourg, Los Angeles, Singapore and Frankfurt. Since inception, Madison has raised over \$8 billion in capital commitments from more than 175 institutional investors around the world.  
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