

PRESS RELEASE

Madison International Realty and StoneVest Acquire Light Industrial Property in Weißenburg, 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 Weißenburg, Bavaria. The property offers approximately 15,000 square meters of leasable space on a 39,000 square meter site, predominantly consisting of warehouse and production areas, alongside office space. The seller is a group of private investors who previously developed the site as the former owners of the current tenant.

The property is located at Dettenheimer Straße 34 in Weißenburg's Industrial Zone South, strategically positioned in the triangle between Nuremberg, Stuttgart, and Ulm. Its tenant, KTX GmbH, is a leading specialist in interior and exterior components for the automotive industry. Thanks to its prime location near numerous production sites of renowned automobile manufacturers, KTX uses the Weißenburg facility as a central hub for development and production.

Weißenburg stands out for its robust presence of medium-sized enterprises, its direct connection to the Nuremberg metropolitan region, and its strategic position within the Greater Munich area. The location's logistical strengths make it particularly attractive for nearshoring strategies, which are gaining importance in response to current market demands.

Carey Flaherty, Chief Investment Officer of Madison International Realty, said: *"This acquisition demonstrates our ability to identify and successfully acquire high-quality light industrial properties in a continuously challenging market environment. Our focus is on collaborating closely with our tenants to create sustainable, long-term real estate solutions that we believe generate value for all stakeholders."*

Dr. Wulf Meinel, Founding Partner of StoneVest AG, said: *"We are proud to have successfully completed this transaction. The Weißenburg 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 fourth property in Germany, and we look forward to continuing to grow our relationship. At the same time, supporting our tenant KTX in Weißenburg sustainably and working closely together to create the best possible conditions for their development and production activities is a key priority for us."

With this acquisition, the joint venture between Madison International Realty and StoneVest further strengthens its position in the light industrial segment. The "German Light Industrial Properties" ("GLIP") platform, established in 2021 for light industrial investments in the DACH region, had already acquired two long-term leased commercial properties in Bavaria in 2024 through a capital partner replacement transaction. Including the 2024 acquisition of a property in Berlin-Ludwigsfelde and the latest purchase in Weißenburg, the joint venture's portfolio now comprises four strategically selected assets.

The most recent acquisition was brokered by Kocon GmbH. Willkie Farr & Gallagher LLP provided legal counsel to the buyer, JLL conducted the property valuation, and Kroll Germany oversaw the technical + 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

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.

<https://madisonint.com/>

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