

Starwood Real Estate Income Trust

# Denmark Logistics Portfolio

## Denmark

### Snapshot

Acquisition Date

**JUN 2022**

Ownership %

**100%**

Properties

**10**

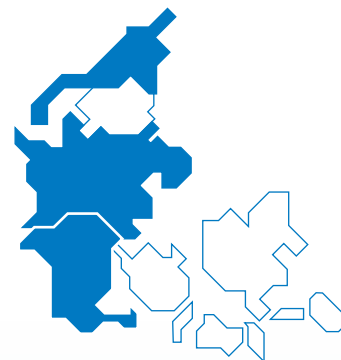
Square Feet

**1.97 M**



### Investment Highlights

- Off-market acquisition of a 10-asset logistics portfolio located in Denmark, fully let to 11 tenants with a 9.9 year WALT. The assets are located along the E45 highway, one of Denmark's most important logistics thoroughfares that runs from Denmark down into Germany.
- The portfolio represents a continuation of SREIT's Nordic Logistics strategy, having acquired a 2-asset seed portfolio in Norway in February 2022. Following this acquisition, the total platform covers 2.3m sq ft of prime logistics space across Norway and Denmark.
- Current rent is estimated to be ~15% below market rent, and all leases benefit from CPI indexation, providing an effective hedge in an inflationary environment.



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