

Starwood Real Estate Income Trust

Northern Italy Industrial Portfolio

Italy

Snapshot

Acquisition Date

Ownership %

Properties

Square Feet

AUG 2021

100%

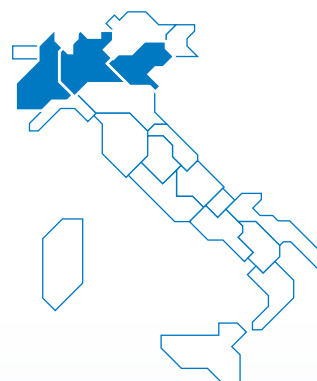
4

749 K



Investment Highlights

- 4 industrial properties located in Northern Italy, with 2 assets in the Venice-region, 1 asset in the Turin-region, and 1 asset in the Milan-region.
- The Venice-region assets are located in a highly-industrialized area in Northeast Italy at the cross between two of Europe's main transportation corridors, and the other two assets are located in urban infill locations of Milan and Turin, where the supply of development land for industrial use is extremely scarce.
- The portfolio is leased to two tenants, one of the world's largest mail and logistics companies and the largest third-party logistics provider, and a leading global manufacturer of electronic system and electromechanical devices, with a weighted average lease term (WALT) exceeding 7 years.
- All of the assets were developed/extensively refurbished between 2010 and 2018 and meet Grade A specifications in their respective sectors. Two of the properties also have photovoltaic/solar plants installed on the roofs.



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