

CBRE IM-backed partnership to allocate €200m to Germany's IOS sector

3 Feb 2026 | 07:45 | London | by Julie Cruz

Commitment will be made through Europe's first institutional management platform dedicated to industrial outdoor storage



- **What** CBRE Investment Management has teamed up with NW1 Partners and Urbz Capital to launch a European industrial outdoor storage platform
- **Why** The partners are building on an existing Dutch platform
- **What next** €200m will be deployed in Germany

CBRE Investment Management has teamed up with NW1 Partners and Urbz Capital to launch a European industrial outdoor storage platform backed by €300m of equity – including €200m earmarked for deployment in Germany,

Green Street News can reveal.

The move builds on [the existing Netherlands-focused IOS venture](#), which NW1 and Amsterdam-based industrial specialist Urbz started developing in 2023 with the aim of assembling one of the country's first institutional IOS portfolios.

The new German venture marks the next phase of that partnership, with NW1 and Urbz jointly leading investment and asset management. The extension of the joint venture involves establishing Europe's first dedicated institutional IOS management platform. The vehicle will be active across strategic industrial and logistics markets on the continent.

Through its indirect strategies division, CBRE IM has committed capital to the overall partnership on behalf of its global institutional investors and its real estate secondaries fund, Real Estate Partners 2 ("REP2").

The German portfolio is seeded with assets in Duisburg, Essen, and Cologne, anchored by high-quality tenants and underpinned by strong infill locations. The venture, which focuses on Germany's industrial heartland and key logistics corridors, is seeking additional acquisitions and expects to build a portfolio of 30–40 assets over the next two years.

Kilian Toms, fund manager of REP2 at CBRE IM indirect strategies, said: "Germany is Europe's largest freight and manufacturing hub and we see a compelling opportunity to scale in this supply-constrained subsector. With significant capital to deploy, we are well-positioned to aggregate a high-quality portfolio and deliver strong returns for our investors."



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David Boyle, managing partner at NW1 Partners, added: “Germany’s IOS market remains highly fragmented and early in its institutionalisation, creating a rare opportunity to assemble scale through a disciplined and operationally driven approach.”

Bram Verhoeven and Ali Nassiri, managing partners at Urbz Capital also highlighted that Germany’s IOS market remains local and fragmented despite rising institutional interest and tenant demand. This is creating an opportunity to establish an institutional-grade platform, starting in Germany and expanding into other logistics markets.