



NEWS RELEASE

## Carlyle and ESR Europe expand UK logistics portfolio with Stoke-on-Trent acquisition



**LONDON, January 19, 2026** – ESR Europe today announced the acquisition of Enterprise House, a 221,000 sq ft purpose-built logistics facility in Talke, Stoke-on-Trent. ESR will manage the asset on behalf of funds managed by Carlyle Europe Realty, Carlyle's pan-European real estate strategy.

Located within 10 minutes of the M6 motorway and equidistant between Manchester, Birmingham, Sheffield and Liverpool, Enterprise House provides excellent connectivity to major national UK submarkets. Built in 2006 to an institutional-grade specification, the asset features 12.5m eaves height, deep yards, and significant power capacity (12.6 MVA).

Currently let to AAH Pharmaceuticals, a leading distributor of pharmaceutical and healthcare products to pharmacies, hospitals and dispensing doctors, the asset has in place secure income from an institutional-grade covenant.

Carlyle and ESR will seek to further enhance the asset's positioning as a best-in-class distribution hub through an active refurbishment programme, including EPC upgrades, installation of EV charging points, and improved loading infrastructure.

European logistics remains a core focus for Carlyle Europe Realty, reflecting the sector's resilient occupier demand, constrained supply and essential role in modern supply chains. These factors continue to support stable fundamentals through shifting economic cycles.

With a total of £1.1 billion in logistics assets under management in the UK, ESR Europe continues to strengthen its position as a specialist real estate investment manager in the logistics sector, a market underpinned by structural demand drivers and supply constraints.

The acquisition sits within a broader UK logistics portfolio, which has recently completed a refinancing with NatWest to enhance financial flexibility and support continued growth. The acquisition of Enterprise House marks another expansion for the partnership, bringing the portfolio's total assets under management to over £400 million.

**Gordon Kellie, Head of UK Real Estate in Carlyle's Europe Realty advisory team**, said: "This acquisition highlights our ability to identify and actively manage high-quality logistics assets in core UK locations. We see clear opportunities to enhance Enterprise House through targeted investment and hands-on asset management while continuing to build scale and momentum across our UK logistics portfolio, with the support of ESR Europe."

**Roun Barry, CEO at ESR Europe**, said: "This transaction represents another successful acquisition in the UK logistics space, and is indicative of our ambition to continue to aggregate similar properties to the portfolio. Through a disciplined approach to asset selection and management, we continue to identify strong opportunities for long-term value creation in the competitive UK logistics sector, and we remain actively engaged in pursuing additional strategic deals alongside Carlyle."

**ENDS**

#### **About Carlyle**

Carlyle (NASDAQ: CG) is a global investment firm with deep industry expertise that deploys private capital across its business and operates through three segments: Global Private Equity, Global Credit, and Carlyle AlpInvest. With \$474 billion of assets under management as of September 30, 2025, Carlyle's purpose is to invest wisely and create value on behalf of its investors, portfolio companies, and the communities in which we live and invest. Carlyle employs more than 2,400 people in 27 offices across four continents. Further information is available at [carlyle.com](http://carlyle.com). Follow Carlyle on LinkedIn at The Carlyle Group and on X at @OneCarlyle.

#### **About ESR Europe**

ESR Europe is a specialised pan-European real estate investment manager with over 30 years of proven track record in real estate. With a vertically integrated delivery model, we combine investment, asset management, development, and property management expertise, driving significant value creation for our clients. Our diverse range of investment vehicles includes public market solutions, discretionary equity funds, joint ventures, and separately managed accounts.

Headquartered in London, ESR Europe's team of over 130 professionals brings deep, on-the-ground expertise across key European markets. As of 30th June 2025, the firm had total assets under management of over £3.3 billion.

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