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Phoenix Property Investors' Exit of Kitahiroshima Logistics A 3-Story Grade A Modern Logistics Facility in Sapporo, Japan

We are pleased to announce the nineteenth successful exit in December 2025 for the firm's opportunistic fund, Phoenix Asia Real Estate Investments VI, L.P. ("Fund VI").



This investment is a 3-story Grade A modern logistics facility located in Kitahiroshima, Hokkaido Prefecture. The site was sourced off market in May 2022 using our strong relationship with an asset manager that we closely work with and was acquired at an attractive entry price. Kitahiroshima is in close proximity to the Sapporo CBD, New Chitose Airport, and Tomakomai Port, which is a prime location serving the needs of a variety of tenants including e-commerce, third-party logistics, and manufacturers. Construction of the asset was completed in June 2024 and through strategic leasing efforts by the Japan Investment team, the property reached full occupancy prior to the exit in December 2025.

In December 2025, the asset was sold to a listed Japanese developer, capturing strong market demand for modern logistics facilities in the area and it achieved a premium valuation.

About Phoenix Property Investors

Phoenix Property Investors is an experienced, independently owned and managed private equity real estate investment group. Founded in 2002, Phoenix has an extensive track record of creating value and delivering results for its investors and stakeholders by investing in high-quality real estate opportunities in the residential, logistics, office and hospitality sectors across the developed markets in Asia-Pacific.

Phoenix invests on behalf of global institutional investors; including sovereign wealth funds, public and corporate pension plans, foundations, university endowments, insurance companies and important family offices.

For more details, please visit www.ppinvestors.com.