

PRESS RELEASE

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AEW completes Germany's first multi-storey logistics development

*Mach2 provides c. 124,330 sqm of state-of-the-art, sustainable logistics space in Hamburg
Scheme 100% pre-let ahead of completion to diverse mix of occupiers: Airbus, JYSK, Bechtle and Picnic*

AEW, the global real estate investment manager, announces that it has completed the development of Mach2 in Hamburg, the first multi-storey logistics development in Germany and the wider DACH region. The delivery of the building represents the successful completion of a blueprint project that AEW now expects to replicate across its logistics platforms as a sustainable solution to the shortage of land for projects in and around densely populated cities.



Mach2 comprises a total of c. 124,330 sqm of Grade A space across two buildings with a total of three floors, including office and mezzanine areas. The property was 100% pre-let ahead of completion with occupiers including aircraft manufacturer, Airbus, JYSK, the furnishing company, IT business, Bechtle, and Picnic, the online food retailer. Mach2 has been developed in collaboration with the contractor GSE and project developer Four Parx, a long-term partner having worked alongside AEW on the Mach2 project from inception through to attracting the tenant base.

In line with AEW's commitment to sustainable development, the building is expected to achieve a BREEAM 'Excellent' rating and hosts a detailed smart metering system and external energy monitoring, as well as solar PV panels, EV charging points, 220 bike parking spaces located underneath the upper structure, and green walls.

The units have been constructed to a high specification featuring a total of 100 loading stations with the option to extend, two ramps that lead to the upper floor with a load of up to 45 tonnes truck access, and warehouse clear height of 10 meters across the lower and upper levels which is a unique feature for multi-storey warehouse development. The car park is also positioned underneath the first-floor truck yard to save ground floor space.

Duisburg based architects Ropertz & Partners Planungsgesellschaft mbH were appointed to the project following a competition run by Four Parx which invited applicants to present their ideas on integrating the property into the cityscape. Ropertz & Partners were selected due to their façade design including green walls. The innovative approach to an effective use of space in an urban area led to Mach2 receiving the B24 Brownfield Award Special Prize for Innovative Concepts 2020.

Thomas Poulis-Leinberger, Head of Asset Management & Development Logistics in Europe at AEW, commented: “The completion of this landmark project is a significant step in the future design of logistics space in Germany and the wider DACH region. Against a backdrop of strong occupier demand and shrinking land supply for industrial and logistics uses close to urban areas, Mach2 provides a much-needed solution for multi-storey development that maximizes space and harnesses sustainability. The fact that the asset was fully pre-let prior to completion underlines the ongoing demand for high quality and well-located logistics space in this region.”

Photo credit: Four Parx

ABOUT AEW

AEW is one of the world's largest real estate asset managers, with €87.7bn of assets under management as at 30 June 2022. AEW has over 800 employees, with its main offices located in Boston, London, Paris and Hong Kong and offers a wide range of real estate investment products including comingled funds, separate accounts and securities mandates across the full spectrum of investment strategies. AEW represents the real estate asset management platform of Natixis Investment Managers, one of the largest asset managers in the world.

As at 30 June 2022, AEW managed €39.7bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has over 450 employees based in 10 offices across Europe and has a long track record of successfully implementing Core, Value-Add and Opportunistic investment strategies on behalf of its clients. In the last five years, AEW has invested and divested a total volume of €21bn of real estate across European markets.

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