

## PRESS RELEASE

4 February 2025

# AEW Europe acquires c. 6,500 sqm Grade A last mile logistics asset in Lille, France

AEW Europe, one of the world's largest real estate investment and asset managers<sup>1</sup>, announces the acquisition of a Grade A last mile light industrial asset in Lesquin, near Lille in France.



Constructed in 2018, the asset comprises c. 6,500 sqm of urban light industrial space, including c. 500 sqm of office space. The current occupier is due to vacate the premises later this year and AEW Europe plans to re-lease the space, which is situated on 'CRT Lesquin', the largest business and logistics park in the Lille metropolitan area and one of the most sought-after locations for last mile logistics in the region<sup>2</sup>.

AEW Europe has also identified opportunities to improve the sustainability of the asset as part of a *manage-to-green* strategy which is designed to create value and support resilience over the long-term. This will involve measures to improve the asset's energy consumption through the installation of heat pumps, LED lighting and EV charging stations, as well as rooftop PV panels. AEW Europe is targeting BREEAM In-Use "Very Good" certification for the building<sup>3</sup>.

The asset is located c. 10 km south-east of Lille, within the most populated areas in France with over 1.2 million inhabitants<sup>4</sup>, and benefits from strong connectivity with access to the motorway network including the A23 to Valenciennes, A22 and A27 to Belgium and A1 to Paris.

**Jérémy Convert, Head of Investments France at AEW**, commented: *"We are continuing to actively deploy capital into our pipeline, and we believe this acquisition adds a high quality, last mile logistics asset into our portfolio. The light industrial market in Lille continues to perform well with extremely low vacancy resulting in sustainable demand for space and we are confident that the building can attract strong occupier interest."*

<sup>1</sup> Source: "2024 IREI.Q Real Estate Managers Guide". The Guide, published annually by Institutional Real Estate, Inc., ranks real estate managers based on the gross value of real estate AUM (\$m) as of December 31, 2023.

<sup>2</sup> Source: <https://www.crtlille-lesquin.com/>

<sup>3</sup> Additional information on ESG practices is available upon request.

<sup>4</sup> Source:

<https://www.insee.fr/fr/statistiques/6794926#:~:text=En%202019%2C%20la%20M%C3%A9tropole%20europ%C3%A9enne,%2D%20Marseille%2DProvence%20et%20Lyon>

**Press contacts:****AEW**

Stefano Bassi

+33 (0)1 78 40 95 40

[communication@eu.aew.com](mailto:communication@eu.aew.com)**FTI Consulting**

Richard Sunderland/Eve Kirmatzis/Bianca Nicolescu

+44 (0)20 3727 1000

[aew@fticonsulting.com](mailto:aew@fticonsulting.com)**ABOUT AEW**

AEW is one of the world's largest real estate asset managers<sup>5</sup>, with €77.4bn of assets under management as at 30 September 2024<sup>6</sup>. AEW has over 870 employees, with its main offices located in Boston, London, Paris and Singapore 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 September 2024, AEW managed €37.1bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has 510 employees based in 11 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 almost €17.5bn of real estate across European markets.

[www.aew.com](http://www.aew.com)

**ABOUT NATIXIS INVESTMENT MANAGERS**

Natixis Investment Managers' multi-affiliate approach connects clients to the independent thinking and focused expertise of more than 15 active managers. Ranked among the world's largest asset managers<sup>1</sup> with more than \$1.4 trillion assets under management<sup>2</sup> (€1.2 trillion), Natixis Investment Managers delivers a diverse range of solutions across asset classes, styles, and vehicles, including innovative environmental, social, and governance (ESG) strategies and products dedicated to advancing sustainable finance. The firm partners with clients in order to understand their unique needs and provide insights and investment solutions tailored to their long-term goals.

Headquartered in Paris and Boston, Natixis Investment Managers is part of the Global Financial Services division of Groupe BPCE, the second-largest banking group in France through the Banque Populaire and Caisse d'Épargne retail networks. Natixis Investment Managers' affiliated investment management firms include AEW; DNCA Investments;<sup>3</sup> Dorval Asset Management; Flexstone Partners; Gateway Investment Advisers; Harris | Oakmark; Investors Mutual Limited; Loomis, Sayles & Company; Mirova; MV Credit; Naxicap Partners; Ossiam; Ostrum Asset Management; Seventure Partners; Thematics Asset Management; Vauban Infrastructure Partners; Vaughan Nelson Investment Management; and WCM Investment Management. Additionally, investment solutions are offered through Natixis Investment Managers Solutions and Natixis Advisors, LLC. Not all offerings are available in all jurisdictions. For additional information, please visit Natixis Investment Managers' website at [im.natixis.com](http://im.natixis.com) | LinkedIn: [linkedin.com/company/natixis-investment-managers](https://www.linkedin.com/company/natixis-investment-managers).

Natixis Investment Managers' distribution and service groups include Natixis Distribution, LLC, a limited purpose broker-dealer and the distributor of various US registered investment companies for which advisory services are provided by affiliated firms of Natixis Investment Managers, Natixis Investment Managers International (France), and their affiliated distribution and service entities in Europe and Asia.

<sup>1</sup> Survey respondents ranked by Investment & Pensions Europe/Top 500 Asset Managers 2024 ranked Natixis Investment Managers as the 19th largest asset manager in the world based on assets under management as of December 31, 2023.

<sup>2</sup> Assets under management (AUM) of current affiliated entities measured as of September 30, 2024, are \$1,427.2 billion (€1,279.0 billion). AUM, as reported, may include notional assets, assets serviced, gross assets, assets of minority-owned affiliated entities and other types of nonregulatory AUM managed or serviced by firms affiliated with Natixis Investment Managers.

<sup>3</sup> A brand of DNCA Finance.

<sup>5</sup> Source: "2024 IREI.Q Real Estate Managers Guide". The Guide, published annually by Institutional Real Estate, Inc., ranks real estate managers based on the gross value of real estate AUM (\$m) as of December 31, 2023.

<sup>6</sup> As of September 30, 2024. AEW includes (i) AEW Capital Management, L.P. and its subsidiaries and (ii) affiliated company AEW Europe and its subsidiaries. AEW Europe and AEW Capital Management, L.P. are commonly owned by Natixis Investment Managers and operate independently from each other. Total AEW AUM of €77.4 billion includes €37.1 billion in assets managed by AEW Europe and its affiliates, €4.7 billion in regulatory assets under management of AEW Capital Management, L.P., and €36.5 billion in assets for which AEW Capital Management, L.P. and its affiliates provide (i) investment management services to a fund or other vehicle that is not primarily investing in securities (e.g., real estate), (ii) non-discretionary investment advisory services (e.g., model portfolios) or (iii) fund management services that do not include providing investment advice.