

# PRESS RELEASE

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## AEW Europe acquires new, fully let Grade A logistics asset near Düsseldorf

AEW Europe, one of the world's largest real estate investment and asset managers<sup>1</sup>, announces that it has agreed the acquisition of a c. 19,500 sqm newly built and fully let Grade A logistics asset in Langenfeld, Düsseldorf, one of Germany's leading logistics hubs<sup>2</sup>. The property has been acquired from LogProject on behalf of a separate account mandate to invest in core real estate in Germany on behalf of a German pension fund.



Completed in early 2024, this asset comprises two modern warehouse units in a single logistics building, which is fully let to a leading logistics service provider specialising in e-commerce fulfilment solutions. The tenant has signed a long-term, index-linked lease providing a robust income stream.

The building has been constructed to the highest environmental standards and is targeting a DGNB 'PLATINUM' environmental label, with features including PV installations, air source heat pumps, e-charging facilities, LED light systems and a partially green facade<sup>3</sup>.

In addition to be particularly well placed to service the local populations of Düsseldorf and Cologne, the property is strategically situated in one of the leading logistics hubs in Germany. Langenfeld offers excellent connectivity to a number of major motorways including the A3, A59, A1 and A57, providing easy access to the entire Rhine-Ruhr metropolitan area and the BeNeLux countries, with 3.5 million people reached within a 30-minute drive time. The property also benefits from close proximity to public transport links with a bus stop situated directly in front of the building connecting to nearby local S-Bahn train stations.

**Niklas Räther, Head of Investment Germany at AEW Europe**, commented: *"This acquisition allows us to grow our client's portfolio with another investment that meets its requirement for steady, index-linked income streams from high-quality occupiers. The asset's location in one of Germany's key logistics hubs, as well as its excellent sustainability credentials further underscore the strength of this core investment. Additionally, we are pleased to conclude another transaction with our long-standing development partner LogProject, with whom we look forward to continuing to work with on similar projects across selected logistics markets."*



AEW Europe was advised by Hogan Lovells, TA Europe, Luther and Nova Ambiente.

Photo credit: ©AEW.

<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.logistikregion-rheinland.de/logistikregion-rheinland/>

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

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## ABOUT AEW

AEW is one of the world's largest real estate asset managers, with €77.4bn of assets under management as at 30 September 2024<sup>4</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 \$1.3 trillion assets under management<sup>2</sup> (€1.3 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 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; Naxicap Partners; Ossiam; Ostrum Asset Management; Seventure Partners; Thematics Asset Management; Vauban Infrastructure Partners; Vaughan Nelson Investment Management; Vega Investment Solutions 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 19<sup>th</sup> largest asset manager in the world based on assets under management as of December 31, 2023.

<sup>2</sup> Assets under management (AUM) of affiliated entities measured as of December 31, 2024, are \$1,363.7 billion (€1,316.9 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>4</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.