

PRESS RELEASE

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AEW makes first European life sciences acquisition with Copenhagen investment

AEW, the global real estate investment manager, announces that it has made its first acquisition in the emerging European life sciences sector with the acquisition of Sydmarken 5, a fully let asset in the Medicon Valley of Copenhagen, Denmark.



The Sydmarken life science campus offers a total of 32,755 sqm of space including specialist laboratories as well as modern offices. All of the buildings are fully let on long leases with an average lease to expiry of c.14 years to well known, fast growing businesses in the pharma, medical and food production industries. The main occupiers on the campus include Zealand Pharma and Ferrosan Medical Devices.

Greater Copenhagen's life science industry is a world leader in R&D, clinical trials and drug development, forming a central pillar of the Medicon Valley bi-national life science cluster spanning eastern Denmark to southern Sweden. Sydmarken is located in the Gladsaxe Municipality which is situated 10 km from all three of Denmark's major universities providing access to a highly talented workforce.



The area has also been home to many of the country's largest companies for decades and has a strong focus on healthcare. Denmark is regarded as one of the strongest economies in Europe, a view underpinned by its low unemployment rates, balanced state budget and GDP per capita which is one of the highest in the world.

Christina Ofschonka, Senior Fund Manager at AEW, commented: "We have been seeking opportunities in the emerging life sciences sector given the highly resilient income it offers driven by strong underlying fundamentals. Across Europe the sector is characterised by low supply of good quality and highly specific

stock that occupiers require, coupled with increasing demand that was already fuelled by increased government and private investment into healthcare and pharmaceutical research and manufacturing, even before the pandemic brought it into even sharper focus. Copenhagen's life sciences industry is seen as a world leader and this asset is at the forefront of that reputation."

AEW was advised by Bech-Bruun, KHR and Colliers.

ABOUT AEW

AEW is one of the world's largest real estate asset managers, with €69.8bn of assets under management as at 31 December 2020. AEW has over 750 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 31 December 2020, AEW managed €34.6bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has over 400 employees based in 9 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 over €21bn of real estate across European markets.

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