

PRESS RELEASE

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AEW Europe enters German data centre sector with Nuremberg acquisition

AEW Europe, one of the world's largest real estate investment and asset managers¹, announces the acquisition of a fully let data centre asset in the heart of the Nuremberg metropolitan area, Germany. The acquisition marks AEW Europe's first investment into the rapidly growing German data centre asset class.



Through this investment, AEW Europe is capitalising on rising demand for data storage driven by trends such as automation, digitalisation, and AI. The global market for leased data centres is expected to grow at an annual rate of 14% through 2030². As the largest data centre market in the EU in terms of capacity, Germany's market valuation is expected to grow at a CAGR of 8.9% by 2030, presenting an attractive investment opportunity³.

The asset, acquired from AVENTOS, is a powered-shell data centre covering 2,592 sqm. Its external structure provides access to power and fibre optic connectivity with a power capacity of 6.4 MVA, while the interior is tailored to meet the occupier's technical and operational requirements. The data

centre is fully let to an established global technology group under a long-term double-net lease agreement, and the layout allows for potential future capacity increases and the possibility of multi-tenant co-location in the event of lease expiry.

Strategically located in Nuremberg, one of Germany's key industrial hubs, the asset benefits from proximity to reliable fibre infrastructure connecting to both national and international networks. The Nuremberg Metropolitan Region, home to approximately 3.5 million people, enhances the asset's strategic profile within a major European hub.

Antoine Barbier, Head of AEW Patrimoine, says: *"The acquisition of a fully let, well-connected data centre marks a strategic entry for AEW Patrimoine into the German digital infrastructure market. With established data centre hubs such as Frankfurt experiencing increasing power constraints and limited land availability, Nuremberg is emerging as a compelling alternative, offering excellent connectivity and benefitting from a robust local economy."*

Matthieu Samaran, Investment Director Germany at AEW Europe, adds: *"This marks AEW Europe's first investment into this highly sought-after and growing asset class in the Bavarian region. The rising demand for data storage, coupled with a shortage of digital infrastructure supply, presents a timely opportunity to enter this dynamic sector. This core investment provides a strong covenant, long income visibility, and exposure to one of the most dynamic segments in real estate."*

AEW Europe was advised by Noerr, TA Europe and Nova Ambiente. Greenberg Traurig and CBRE advised the vendor.

¹ Source: 2025 IRE.IQ 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, 2024.

² Source: 2026 Global Data Center Outlook, JLL.

³ Source: <https://prime-east.com/investments-analysis-and-forecasts/>

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ABOUT AEW

AEW is one of the world's largest real estate asset managers, with €73.4bn of assets under management as at 30 September 2025⁴. AEW has over 830 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 2025, AEW managed €35.6bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has over 515 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 €14bn of real estate across European markets.

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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 managers¹ with more than \$1.5 trillion assets under management² (€1.3 trillion), Natixis Investment Managers specializes in high-conviction active investment strategies, insurance and pension solutions, and private assets, and delivers a diverse offering across asset classes, styles, and vehicles. 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;³ Flexstone Partners; Gateway Investment Advisers; Harris | Oakmark; Investors Mutual Limited; Loomis, Sayles & Company; Mirova; Naxicap Partners; Ossiam; Ostrum Asset Management; Seventure Partners; 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 | 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.

¹ Survey respondents and publicly available data ranked by Investment & Pensions Europe/Top 500 Asset Managers 2025 ranked Natixis Investment Managers as the 20th largest asset manager in the world based on assets under management as of December 31, 2024.

² Assets under management (AUM) of affiliated entities measured as of December 31, 2025, are \$1,553.2 billion (€1,322.6 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.

³ A brand of DNCA Finance.

⁴ As of September 30, 2025. 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 €73.4 billion includes €35.6 billion in assets managed by AEW Europe and its affiliates, €3.7 billion in regulatory assets under management of AEW Capital Management, L.P., and €34.1 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.