

# PRESS RELEASE

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## AEW Europe acquires prime high street retail asset let to Danish brand Bolia in Paris's 8<sup>th</sup> district

AEW Europe, one of the world's largest real estate investment and asset managers<sup>1</sup>, announces the off-market acquisition of a prime, fully let high street retail asset located on Rue Tronchet in the 8<sup>th</sup> district of Paris, France.



Situated at 20 Rue Tronchet, the unit totals c. 200 sqm of retail space spread across two levels. The asset is fully let to Bolia, a high-end Danish furniture and design company that is part of the Lars Larsen Group, a Danish family-owned conglomerate.

This property is strategically located in the heart of Paris's prime retail district on Rue Tronchet, directly connecting to the renowned Place de la Madeleine and Boulevard Haussman. This area is a premier destination for luxury shopping, featuring iconic department stores such as Galeries Lafayette and Printemps. The vibrant locale attracts an average of c. 580,000 visitors per month<sup>2</sup>, a figure driven by its compelling mix of leading retail brands.

**Antoine Barbier, Head of AEW Patrimoine**, commented: *"Situated in a highly sought-after location with high footfall, this asset is let to a strong, fast-growing occupier, Bolia, a leading high-end furniture company. This acquisition enhances our portfolio of retail assets at an attractive point in the cycle for the retail market, characterised by limited new prime space supply and a positive rental growth outlook."*

For this transaction, AEW was advised by Cushman and Wakefield, GMH Notaires, and BG2V.

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<sup>1</sup> 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.

<sup>2</sup> Source: MyTraffic.

## ABOUT AEW

AEW is one of the world's largest real estate asset managers, with €73.1bn of assets under management as at 31 December 2025<sup>3</sup>. AEW has over 820 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 31 December 2025, AEW managed €36.2bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has over 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 €13bn 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 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;<sup>3</sup> 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](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 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.

<sup>2</sup> Assets under management (AUM) of affiliated entities measured as of March 31, 2026, are \$1,452.8 billion (€1,261.0 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.

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<sup>3</sup> As of December 31, 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 €73.1 billion includes €36.2 billion in assets managed by AEW Europe and its affiliates, €3.0 billion in regulatory assets under management of AEW Capital Management, L.P., and €34.0 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. Totals may not sum due to rounding.