

PRESS RELEASE

21 October 2025

AEW Europe acquires new fully-let 10,680 sqm distribution warehouse in Pfungstadt, near Frankfurt

AEW Europe, one of the world's largest real estate investment and asset managers¹, announces the acquisition of a newly built Grade A logistics asset located in Pfungstadt in the Rhine-Main region of Germany. The asset was acquired from the German developer Ixocon.



Completed at the end of 2024, the asset comprises 10,680 sqm of modern space fully let to a leading global transport and logistics company on a long-term, index-linked lease, generating a robust income stream. Designed to high specification with a DGNB GOLD certification, the building includes features such as a PV rooftop system, air heat pumps, an LED lighting system, e-charging stations, and attractive office and social areas².

The asset is strategically positioned in the Rhine-Main region near Frankfurt, a key economic hub, and is located within a well-established industrial and commercial area that benefits from excellent accessibility and connectivity.

The site is conveniently situated near the A67 and A5 motorways, providing access to the entire Frankfurt metropolitan area, including the international airport and other key cities in the Rhine-Main and Rhine-Neckar regions. Pfungstadt has strong public transport options, connecting the area to nearby towns.

AEW Europe currently manages a growing portfolio in Germany totalling 2.2 million sqm across the logistics, office, retail, and residential sectors in key metropolitan areas, including Frankfurt, Hamburg and Munich.

Niklas Räther, Head of Investment Germany at AEW Europe, says: *"Located in one of the most sought-after logistics corridors in Germany, where the availability of modern space is low, the Pfungstadt asset represents an attractive opportunity to strengthen our presence in the German logistics market. The building is let to an investment-grade tenant and combines several technical ESG credentials, providing inflation-hedged rental income and stable cashflow. Additionally, it is situated in an excellent location, offering access to a consumer pool of over seven million people within a 60-minute drive."*

For this transaction, AEW Europe was advised by Hogan Lovells, TA Europe and Nova Ambiente.

Photo credits: ©Ixocon.

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 Additional information on ESG practices is available upon request.

Press contacts:**AEW**

Stefano Bassi

+33 (0) 1 78 40 95 40

communication@eu.aew.com**FTI Consulting**

Richard Sunderland/Eve Kirmatzis/Bianca Nicolescu

+44 (0) 20 3727 1000

aew@fticonsulting.com**ABOUT AEW**

AEW is one of the world's largest real estate asset managers, with €73.8bn of assets under management as at 30 June 2025³. AEW has over 860 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 June 2025, AEW managed €35.8bn of real estate assets in Europe on behalf of a number of funds and separate accounts. AEW has over 520 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 €15bn of real estate across European markets.

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 managers¹ with more than \$1.4 trillion assets under management² (€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. 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 June 30, 2025, are \$1,497.7 billion (€1,275.8 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 As of June 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 €73.8 billion includes €35.8 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 €34.3 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.