

PRESS RELEASE

22 July 2025

AEW Europe acquires c. 5,000 sqm 'Dwengerkamp' logistics asset in Hamburg via a sale and leaseback

AEW Europe, one of the world's largest real estate investment and asset managers¹, announces the off-market acquisition of 'Dwengerkamp', a c. 5,000 sqm logistics asset in Hamburg, northern Germany, through a sale and leaseback transaction with Dwenger Group, a company specialising in laser and sheet metal technology.



Dwengerkamp comprises c. 5,000 sqm of light industrial and manufacturing space, as well as office and storage space, and is fully let to Dwenger Group on a 15-year lease. The building features LED lighting and has a rooftop PV system with a capacity of 98 kWp.

Strategically positioned within Hamburg's Allermöhe district, the asset is located within one of the largest logistics and industrial hubs in the city, benefitting from excellent connectivity and direct access to major transportation routes, including the A1 and A25 motorways. This prime location offers access to Hamburg's 1.8 million population and the broader metropolitan area of 5.4 million residents², while being well-served by public transportation links connecting to the city centre and surrounding areas. The asset is also located in close proximity to Hamburg's port and neighbouring industrial areas.

AEW Europe currently manages a growing portfolio in Germany totally 2.2 million sqm across the logistics, offices, retail and residential sectors in key metropolitan areas.

Matthieu Samaran, Investment Director at AEW Europe, commented: *"Dwengerkamp presents an opportunity to invest in a fully let light industrial asset in one of Germany's leading logistics markets. Located in the Allermöhe district of Hamburg, which is experiencing demand from a broad range of occupiers, this asset offers long-term income through a CPI-linked, triple-net lease with a high-quality occupier, and further diversifies the strategy's portfolio in line with our business plan."*

Antoine Barbier, Head of AEW Patrimoine, added: *"This transaction marks AEW Patrimoine's first sale-and-leaseback investment in the light industrial sector, aligning perfectly with our focus on diversification. The acquisition, which is underpinned by strong market dynamics, demonstrates our ability to source and secure assets off market that play an important role in Germany's industrial economy."*

For this transaction, AEW Europe was advised by Noerr, TA Europe and Nova Ambiente. Lütgen Breiholdt Immobilien advised the vendor.

Photo credit: ©DROHNEN-LUFTBILDER360.

¹ Source: "2024 IREIQ 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.

² Source: OECD.

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aew@fticonsulting.com**ABOUT AEW**

AEW is one of the world's largest real estate asset managers, with €77.6bn of assets under management as at 31 March 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 31 March 2025, AEW managed €36.7bn 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 \$1.3 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 ranked by Investment & Pensions Europe/Top 500 Asset Managers 2024 ranked Natixis Investment Managers as the 19th largest asset manager in the world based on assets under management as of December 31, 2023.

² Assets under management (AUM) of affiliated entities measured as of March 31, 2025, are \$1,361.4 billion (€1,260.2 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 March 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 €77.6 billion includes €35.9 billion in assets managed by AEW Europe and its affiliates, €4.4 billion in regulatory assets under management of AEW Capital Management, L.P., and €37.3 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.