PRESS RELEASE

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AEW Europe acquires c. 97,000 sqm portfolio of urban logistics

AEW Europe, one of the world's largest real estate investment and asset managers[1], announces the acquisition of a c. 97,000 sqm urban warehouse and last mile logistics portfolio, comprising five assets across France. The strategy is to invest in high-quality urban logistics assets, adjacent to major metropolitan centres.

The portfolio acquired in this transaction comprises three Grade A urban warehouses and two last mile logistics assets used for parcel delivery services located in Bordeaux, Lille, Lyon, and Valence, which are fully let to strong occupiers, with a WALB of 4.6 years. Constructed to high specification, three assets are certified BREEAM 'Very Good' to 'Excellent' or have *Haute Qualité Environnementale* (HQE) certification, with sustainability features including LED lighting, Building Management Systems (BMS) and photovoltaic panels on some assets[2].

This investment follows the acquisition of a c. 37,000 sqm multi-let logistics asset in Corbas, within the prime southeast Lyon logistics sub-market, and the acquisition of a c. 32,000 sqm logistics asset in Lomme, Lille, which is let on a long lease to one of the world leaders in food commerce.

The total portfolio now comprises approximately 166,500 sqm of prime urban logistics space across seven assets, with a total occupancy of 95% and a total WALT of 6.4 years. AEW Europe has been appointed to act as the asset manager to the portfolio and will be implementing a programme of improvements with a focus on enhancing the portfolio's sustainability features, including the installation of photovoltaic panels on carports, BMS in all assets, and obtaining "BiodiverCity" certification.

Alexandre Petitpré, Executive Director, Investments France at AEW Europe, says: "*Through careful asset selection, we have assembled a portfolio of high-quality, strategically located, and sustainable assets that are generating stable income and which we believe have the potential to deliver future rental growth and value creation through active asset management. The diverse uses of logistics space continue to make it a highly resilient asset class, underpinned by the continued growth of e-commerce and urbanisation, as well as the ongoing focus for businesses on supply chain resilience. We continue to see attractive opportunities in markets across France and Europe.*"

For the Corbas transaction, AEW Europe was advised by Etude Monassier, RMT and Vertical Sea. For the Lomme transaction AEW Europe was advised by Etude Acte 2, RMT, Airelles, ELAN and Cushman & Wakefield Valuation. For the latest portfolio transaction, AEW Europe was advised by Baum Notaires, Archers, Brut, ICF, ELAN and CBRE Valuation.

Photo credit: ©Cushman & Wakefield – Lyon asset.

[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.

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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 2025[3]. 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.

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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 managers[1] with more than $1.4 trillion assets under management[2] (€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'Epargne retail networks. For additional information, please visit Natixis Investment Managers' website at im.natixis.com | LinkedIn: 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.