

Real Estate

News

Into the future with a sustainable fossil-free concept: BEOS Logistics breaks ground for logistics center with a total area of 86,000 square meters in Wesel on the Lower Rhine

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BEOS Logistics, has started construction of the highly modern "Duisburg North" logistics property at the Rhine-Lippe port of DeltaPort Niederrheinhäfen in Wesel with a symbolic groundbreaking ceremony. The new 86,000-square-meter building is scheduled to be ready for occupation by summer 2023 and will have a fossil-free energy supply.

BEOS Logistics, a joint venture between Swiss Life Asset Managers, Ingo Steves and Stephan Bone-Winkel, founded in 2020, has symbolically broken ground to mark the start of construction of its first logistics property. The investor-developer is building a logistics property with a total space of 86,000 square meters at the Rhine-Lippe port in Wesel, north of Duisburg, for the globally active logistics service provider Rhenus. BEOS Logistics has taken over the site from the port association DeltaPort Niederrheinhäfen. As the general contractor, LIST Bau Nordhorn is responsible for carrying out the construction work. Completion is scheduled for summer 2023.

"With this large and modern logistics facility, we have succeeded in establishing a new location in the Rhine-Ruhr region, which impresses with its ideal site conditions with an attractive harbor location and also sets the highest standards in environmental protection and energy standards," emphasizes Ingo Steves, Managing Partner of BEOS Logistics, regarding the promising development pipeline in European logistics regions with Swiss Life Asset Managers.

"After a very fast approval phase, we are pleased to be able to give the starting signal for the construction of our first logistics center today and would like to thank the authorities for the good cooperation," says Alexander Schmid, Head of Development BEOS Logistics.

One focus lies on fossil-free energy supply by means of geothermal energy, a photovoltaic system and a heat

pump. In addition, the property is aiming for BREEAM Excellent certification and is also investing extensively in sustainability beyond this. Andreas Stolte, Managing Director of the DeltaPort port association, expressed his satisfaction: "We are delighted with this innovative and future-oriented site, which is exactly in line with DeltaPort's sustainability strategy."

The modern property is being built on a 165,000 square meter greenfield site. The majority of the leasable space will be logistics space with 81,400 square meters. There will also be 3,500 square meters of office and social space and 1,200 square meters of mezzanine space. In addition to long-term leasing to the single tenant Rhenus, the space is also suitable in principle for division into up to ten units for different users. There will also be 37 truck parking spaces and 200 car parking spaces. "With the new logistics property, we are strengthening our presence in the Lower Rhine region and further expanding our close-knit network of locations. We would like to thank our partners for their excellent cooperation," says Andreas Mayer, a member of the management team at Rhenus Warehousing Solutions Deutschland.

The site is impressive not only because of its direct link to the Rhine-Lippe port, but also because of its good connections to the B8 trunk road and the A3 freeway, which is important for logistics. The proximity to the ports of Amsterdam, Rotterdam and Antwerp also makes the region a valuable hub for international goods traffic, resulting in an above-average settlement of wholesalers. At the same time, the location offers access to the Ruhr area and the Cologne/Bonn region. "The settlement of BEOS

Logistics speaks for the attractiveness of the business location of the district of Wesel, it provides a further boost to the DeltaPort port network," said District Administrator of the district of Wesel Ingo Brohl.

Information

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Swiss Life Asset Managers

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As at 30 June 2021 assets under management for third-party clients amount to EUR 90.2 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 250.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling EUR 250.3 billion, EUR 74.6 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 26.3 billion in value. Total real estate under management and administration at the end of June 2021 thus came to EUR 100.9 billion.

Like BEOS AG, BEOS Logistics is part of Swiss Life Asset Managers. The Berlin-based investor-developer was founded in 2020 as a joint venture between Swiss Life Asset Managers, Ingo Steves and Stephan Bone-Winkel. The company develops both build-to-suit and speculative high-quality logistics facilities and revitalises brownfield sites – including warehouses, distribution centres, city logistics facilities and intelligent combinations with corporate real estate. Thanks to its developments in Germany and other European countries, BEOS Logistics facilitates sustainable supply chains, ensures security of supply and promotes digitalisation.

Properties developed by BEOS Logistics are sold to funds operated by Swiss Life Asset Managers, BEOS AG and third parties. In addition to build-to-suit and speculative developments, BEOS Logistics also manages logistics developments on behalf of third parties.

Self-determined Life

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Swiss Life Asset Managers employs about 2400 people in Europe.

¹ INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)