

Real Estate

News

BEOS Logistics leases logistics space to online supermarket Picnic and creates hundreds of jobs in the east of Düsseldorf in the long term

22 April 2022

Even before the start of construction, the joint venture company of Swiss Life Asset Managers announces a leasing success for the logistics property in Wülfrath near Düsseldorf. In the planned property with a total area of 50,000 square meters, the online supermarket Picnic rents around 20,000 square meters and brings hundreds of jobs to the Düsseldorf region in the long term.

BEOS Logistics, a joint venture of Swiss Life Asset Managers, Ingo Steves and Stephan Bone-Winkel, has leased Units 1 and 2 of its planned commercial and logistics park in Wülfrath, east of Düsseldorf, to the online supermarket Picnic. The investor-developer is developing five commercial and logistics halls with a combined rental space of more than 50,000 square meters on an approximately 100,000-square-meter site in Wülfrath. Demolition work has already begun in October 2021 and the construction work, scheduled for spring 2022, is expected to be completed in spring 2023. The brokerage house BNP Paribas Real Estate GmbH acted in an advisory capacity during the leasing process.

"The early leasing success confirms the strategy of the joint venture company of Swiss Life Asset Managers to develop projects in attractive locations in Northern Europe on stock, especially as space for logistics activities is very scarce and demand is high, particularly in the region around Düsseldorf," said Ingo Steves, Managing Partner of BEOS Logistics.

"We are very pleased that with Picnic we were able to secure a long-term tenant for our highly modern logistics property even before the start of construction, who shares our strong focus on sustainability," emphasizes Alexander Schmid, Head of Development BEOS Logistics. For the generation of renewable energies, photovoltaic systems will be installed on the roof, the outdoor area

will be greened and parking spaces will be equipped with e-charging stations for bicycles and cars. The overall aim is to achieve BREEAM Excellent certification.

The five hall bodies will collectively cover 50,000 square meters. In total, the space can be divided into five units of 10,000 square meters each. Of these, Picnic will in future occupy Units 1 and 2, comprising a total of around 20,000 square meters. In the longer term, hundreds of full-time jobs will also be created at the new location. Frederic Knaudt, a member of Picnic's founding team in Germany, expresses his satisfaction: "The fulfillment center in Wülfrath is an important milestone for us, enabling us to meet the huge demand in NRW. From here, we will supply many thousands of households in the Rhineland and Ruhr region with fresh food every day."

With its central location in North Rhine-Westphalia, the site is extremely attractively situated, as 11.5 million people live within a one-hour drive of the site. Wülfrath has ideal transport links to the Rhenish metropolises of Düsseldorf and Cologne, the Bergisches Städtedreieck (Solingen, Remscheid, Wuppertal), and the Ruhr region. From the A535, the important freeways A46, A44 and A3 can be reached in a few minutes by car. The good cooperation with the city administration has also contributed to the rapid leasing. Rainer Ritsche, mayor of the city of Wülfrath, welcomes the new settlement: "The investment by BEOS Logistics and the long-term lease to Picnic

speak for the attractiveness of Wülfrath as a business location and will strengthen the region in the long term with hundreds of crisis-proof jobs."

About Picnic

Picnic is the online supermarket that everyone can afford. Picnic connects producers, without detours via stores, directly with customers at home. Customers can use the Picnic app to access the full range of almost 10,000 items

and do their everyday shopping at any time and from anywhere. Customers pay the same low prices here as they would in a supermarket. Deliveries are always free, 100 percent electric and brought by friendly runners with a smile. Picnic is setting new standards for grocery shopping with this concept and now delivers to over 380,000 customers in 57 cities.

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Auskunft

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Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on the investment philosophy of Swiss Life Asset Managers, which is governed by such principles as value preservation, the generation of consistent and sustainable performance and a responsible approach to risks. That's how we lay the groundwork for our clients to make solid, long-term plans – in self-determination and with financial confidence. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg and the UK.

As at 31 December 2021 assets under management for third-party clients amount to EUR 99.1 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 266.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling EUR 266.3 billion, EUR 84 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 27.8 billion in value. Total real estate under management and administration at the end of June 2021 thus came to EUR 111.8 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.

Swiss Life Asset Managers employs about 2,500 people in Europe.

Self-determined Life

Swiss Life enables people to lead a self-determined life and look to the future with confidence. Swiss Life Asset Managers pursues the same goal. We think long-term and act responsibly. We use our knowledge and experience to develop future-oriented investment solutions. This is how we support our customers in achieving their long-term investment objectives, which in turn also take account of their client's needs so they can plan their financial future in a self-determined manner.

¹ INREV Fondsmanager-Umfrage 2021 (verwaltete Vermögen per 31.12.2020)