

## Real Estate

### News

## BEOS Logistics breaks ground for 20,000 square meters of sustainable logistics space in Polch near Koblenz, Germany

27 April 2022

BEOS Logistics started the construction of the logistics property "Koblenz West" with a symbolic groundbreaking ceremony. The 20,000-square-meter building will be completed by December 2022 in Polch on a 100,000-square-meter site with existing development and has already been leased before construction begins.

With a symbolic groundbreaking ceremony, BEOS Logistics, a joint venture company of Swiss Life Asset Managers, has started construction of the logistics property in Polch, west of Koblenz. The investor-developer is building a state-of-the-art logistics center in Robert Koch Strasse with a total area of 20,000 square meters on a site of more than 100,000 square meters. The seller of the property is LZP Logistikzentrum Polch GmbH & Co. KG. As general contractor, GOLDBECK is responsible for the realization of the construction measures. Completion is scheduled for the end of 2022.

"Thanks to the strong alliance with Swiss Life Asset Managers, today we are setting the course for the swift implementation of our third logistics center. With its attractive location, this modern property not only meets flexible customer requirements, but is also planned to be particularly sustainable," emphasizes Ingo Steves, Managing Partner of BEOS Logistics, regarding the consistent sustainability strategy. The use of photovoltaic systems and the greening of the outdoor areas are just a few examples of the environmentally friendly building design. Overall, BEOS Logistics is striving for the ESG certificate "BREEAM Excellent".

"With Gras Spedition, a long-term tenant has already been secured," says Alexander Schmid, Head of Development BEOS Logistics. "Since the supply of modern sustainable logistics properties of this size is rare in the re-

gion, the full occupancy even before the start of construction speaks for the location as well as the quality of the new building."

The property is being built on a more than 100,000-square-meter site. The site already has attractive existing buildings, including a 10,200-square-foot office property and an 18,500-square-foot warehouse already leased by full-service logistics company Gras Spedition. "We are pleased to strengthen our network of locations with this environmentally friendly redensification and thank our partners for the good cooperation" says Madeleine Boos, Managing Director of the Gras Group.

The planned new building with a total area of 20,000 square meters can be divided into two hall sections of 10,000 square meters for flexible use. In addition, a further 584 square meters of office and social space and 39 car parking spaces will be created. "Thanks to our systematic construction method, we can not only complete the logistics center in a very short time by the end of the year, but also reduce CO2 emissions and make significant material savings. The latter is a great advantage, especially in view of the current raw material situation," emphasizes Marco Bayer, head of the GOLDBECK branch office in Koblenz.

The ideal location between the Rhine-Ruhr and Rhine-Main regions makes the site particularly convincing due to its proximity to the A48 freeway and the good connections to the logistically important A61 and A1 freeways. In

addition, the Rhine port of Koblenz, a logistical hotspot in the region, is only a few kilometers away. Together with the Rhine port of Andernach, Koblenz offers multimodal transport possibilities between waterway, rail and road. The mayor of the town of Polch, Gerd Klasen, also welcomes the new settlement: "The construction of the logistics center will ensure a healthy mix of industries and

create additional jobs. The investment by BEOS Logistics thus further enhances our business location in several respects."

Diana Schumann of Jones Lang LaSalle Inc. acted as broker regarding the property.

## Auskunft

### Pressekontakt, BEOS Logistics

Henrik Moschner

Phone: +49 160 9022 06 59

henrik.moschner@swisslife-am.com

www.swisslife-am.com



### 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 sustain-able 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 Europe<sup>1</sup>. 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.

<sup>1</sup> INREV Fondsmanager-Umfrage 2021 (verwaltete Vermögen per 31.12.2020)