

## Real Estate

### News

## BEOS Logistics celebrates laying of foundation stone for 50,000-square-meter sustainable logistics center in the Düsseldorf region

02 June 2022

With a symbolic laying of the foundation stone, the joint venture company of Swiss Life Asset Managers initiated the start of construction for the logistics property "Düsseldorf Ost" in Wülfrath. The innovative multi-user property with a total area of 50,000 square meters is scheduled to be ready for occupancy in spring 2023.

BEOS Logistics, Member of Swiss Life Asset Managers, has laid the foundation stone for the state-of-the-art logistics center in Wülfrath, east of Düsseldorf, together with representatives of the city, the district and the construction company. The investor-developer is developing five commercial and logistics halls with a total of more than 50,000 square meters of rental space on an approximately 100,000 square meter site at Henry-Ford II-Strasse 15. As general contractor, Köster GmbH is responsible for the realization of the construction measures. Completion of the construction work, which began in spring 2022, is expected in spring 2023.

"With the laying of the foundation stone, we are celebrating the next milestone for our highly modern and large logistics center in Wülfrath today. The advanced urban logistics center sets standards for future-proof site planning that combines the highest ecological standards with social aspects such as concepts for intelligent transport solutions and an attractive building design," says Ingo Steves, Managing Partner of BEOS Logistics.

In line with the philosophy of Swiss Life Asset Managers, this logistics property is also being designed in accordance with a holistic sustainability strategy from the outset. Among other things, the installation of charging stations for electric cars, PV systems on the roof and a green outdoor area are planned. "Overall, the property is aiming for BREEAM Excellent ESG certification," said Alexander Schmid, Head of Development BEOS Logistics, adding that the five hall bodies "will cover a total of 50,000

square meters." In total, the area can be divided into five units of 10,000 square meters each. The new building will be designed to be multifunctional, making the property suitable for flexible customer requirements.

Thanks to its central location in North Rhine-Westphalia, the large site is extremely attractively situated. Wülfrath offers ideal transport links to the Rhenish metropolises of Düsseldorf and Cologne, the tri-city area (Wuppertal, Solingen, Remscheid) and the Ruhr region thanks to its immediate proximity to the A 535 freeway, with good connections to the A3 and A40 freeways. Regarding further prospective tenants, Ingo Steves is confident: "Since modern logistics space of this size is in short supply, especially in the region around Düsseldorf, demand is high and we expect full occupancy during the construction phase." Just recently, BEOS Logistics announced that online supermarket Picnic will occupy Units 1 and 2, which total approximately 20,000 square feet.

The mayor of Wülfrath, Rainer Ritsche, also welcomes the consensus-based realization of the BEOS Logistics project and its economic significance: "The investment by BEOS Logistics is future-oriented for the business location Wülfrath, but also for the regional environment. The new settlements in the industrial and logistics park will offer many people professional development opportunities and secure the basis of their economic existence."

## 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 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)