

## Real Estate

### News

## BEOS Logistics secures 45,000-square-meter site with harbor location at DeltaPort ports on the Lower Rhine

14 June 2022

The joint venture company of Swiss Life Asset Managers is intensifying its commitment in the Ruhr region and has secured a 45,000-square-meter site in the port of Emmelsum of the city of Voerde, north of Duisburg. On this site, a modern logistics property with a rental area of more than 23,000 square meters will be built.

BEOS Logistics, Member of Swiss Life Asset Managers, has acquired a site ready for construction at the port of Emmelsum in the city of Voerde, north of Duisburg. The investor-developer is developing a state-of-the-art logistics property with a total of more than 23,000 square meters of rental space on an approximately 45,000-square-meter greenfield site in the Schleusenstrasse. BEOS Logistics acquired the site for development from the DeltaPort port association. The planned construction measures are to be completed by the second quarter of 2023.

"With this site, we are continuing our successful cooperation with DeltaPort and have once again been able to acquire a promising plot of land in an excellent strategic location," emphasizes Ingo Steves, Managing Partner BEOS Logistics. "As one of the last ready-to-build sites of this size with trimodal connections, the site perfectly complements our investment strategy together with Swiss Life Asset Managers," Steves continues.

The site offers direct access to the port of Emmelsum and has excellent links to the B8 federal highway and the important A3 freeway. The outstanding infrastructure with fast access to the metropolitan regions of Cologne, Düsseldorf and the Ruhr makes the Duisburg/Lower Rhine region one of the most flexible logistics regions in Germany. Due to its proximity to the ports of Amsterdam, Rotterdam and Antwerp, the region also acts as a hub for international goods traffic.

The planned property will be built on a 45,000 square meter greenfield site. The majority of the 23,000 square meters of rental space will be logistics space. In addition, 785 square meters of social areas and 1,786 square meters of mezzanine space will be created. "The modern single-user facility will be able to serve flexible customer needs and, like all our project developments, is based on the highest internationally recognized ESG criteria," emphasizes Alexander Schmid, Head of Development BEOS Logistics.

In order to generate renewable energy, a photovoltaic system will be installed on the roofs. In addition to other measures, e-charging stations for cars and bicycles and a green facade are planned for the exterior. Overall, BREEAM Excellent certification is being sought for the property. Andreas Stolte, Managing Director of the DeltaPort company, is satisfied: "In BEOS Logistics, we have once again found the ideal partner for a port-affine logistics development that, with a strong focus on sustainability, will also lead to an increase in water- and land-side port handling at the DeltaPort harbors."

With the acquisition, BEOS Logistics strengthens its presence in the metropolitan region around the Ruhr area. On a 165,000-square-meter site at the nearby Rhine-Lippe Port Wesel, which also belongs to DeltaPort, the company is already realizing an 85,000-square-meter logistics property for the global logistics service provider Rhenus.

## 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)