

## Real Estate

### News

## BEOS Logistics achieves long-term leasing success with major European food retailer for 23,000 square meters of logistics space

23 June 2022

Even before the start of construction, BEOS Logistics has fully leased the planned logistics property in the port of Emmelsum, north of Duisburg. The modern new building with a total area of more than 23,000 square meters will be occupied by one of the largest food retailers in Germany and Europe, bringing attractive new jobs to the Lower Rhine region in the long term.

The joint venture company of Swiss Life Asset Managers is able to report full occupancy of the planned logistics property "Duisburg Nord II" shortly after the site was acquired. The investor-developer is planning a modern logistics facility with more than 23,000 square meters of rental space on a 45,000-square-meter site in the port of Emmelsum, which will be leased entirely by one of Germany's largest food retailers. BEOS Logistics has acquired the site from DeltaPort port association. The planned construction work is scheduled to begin before the end of fall 2022 and be completed by the second quarter of 2023.

"The fact that we were able to fully lease the property even before submitting the building application is a complete success and confirms our strategy of developing modern real estate at attractive locations also for our own account," says Ingo Steves, Managing Partner of BEOS Logistics. "The early signing of a long-term contract with one of the largest retail companies in Europe not only underlines the attractiveness of our customer centric approach, but also creates planning security and new jobs for the Lower Rhine region in the long term," Steves continues.

The state-of-the-art development with a total area of over 23,000 square meters is being built on a 45,000-square-meter greenfield site. While the majority of the

rental space will be logistics space, additional social and mezzanine space will also be created. "The early full leasing enables us to implement individual customer wishes in the shortest possible time. In addition, the success also confirms our consistent focus on the highest ESG criteria in all our project developments," emphasizes Alexander Schmid, Head of Development BEOS Logistics.

In the development of the property, sustainability aspects play an overriding role for all parties involved. As part of a comprehensive energy concept, a photovoltaic system will be installed on the roofs to generate renewable energy. Outside, e-charging stations for cars and bicycles and a green facade are planned. Overall, the property is aiming for BREEAM Excellent certification.

"Direct access to three container terminals and trimodal transport links make the location extremely attractive for companies that prefer environmentally friendly shipping and rail transport for their goods," says Andreas Stolte, managing director of DeltaPort GmbH & Co. KG. The fast connection to the logistically important A3 freeway offers ideal access to the metropolitan regions of Cologne, Düsseldorf and the Ruhr area. Due to its proximity to the ports of Amsterdam, Rotterdam and Antwerp, the Duisburg/Lower Rhine region is also of great importance for international goods traffic.

## 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)