



SwissLife
Asset Managers

Logistics

*Partner for
your location*



High-bay warehouse

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Swiss Life Asset Managers

- » More than 165 years' experience in managing the assets of the Swiss Life Group
- » Value preservation and a responsible approach to risk management deeply rooted in the company philosophy
- » In-depth industry knowledge, strong global networks and long-term engagement

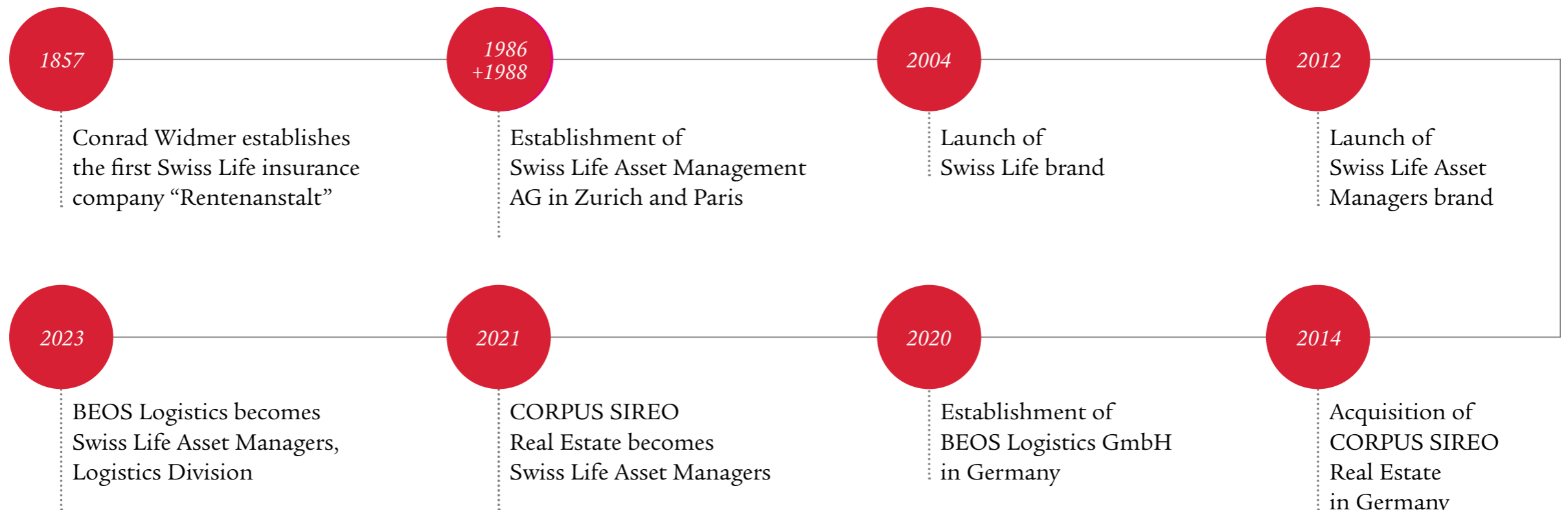
 **> 2.300**
employees in Europe

 **23**
locations in Europe

 **> 165**
years of experience

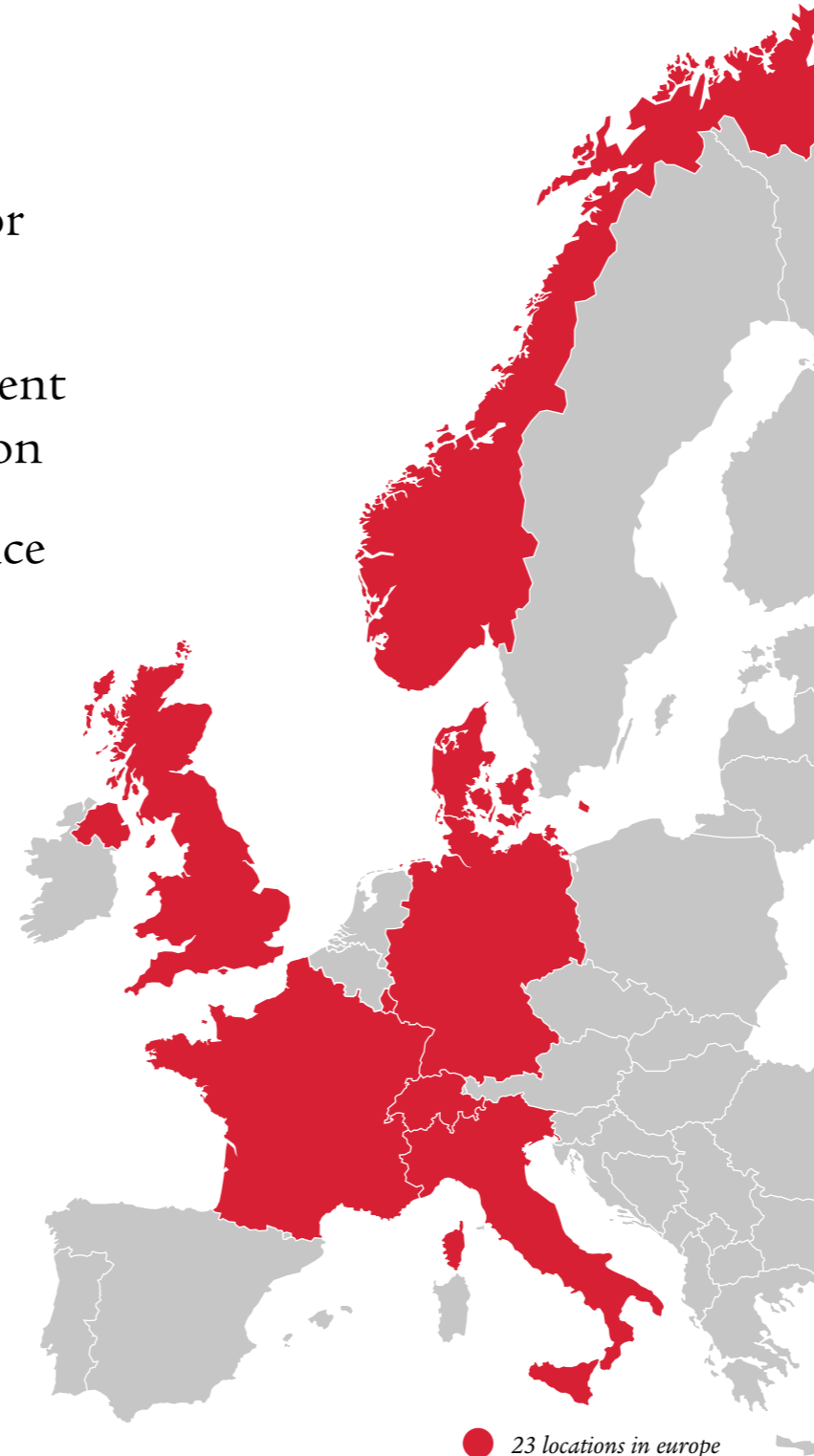
 **EUR 289.9 billion**
assets under management¹

¹ As of 30 Juni 2024



Investor, developer and portfolio holder

- » Europe-wide investment platform
- » Leading institutional real estate investor and manager in Europe¹
- » Total real estate assets under management at 31. December 2024 : EUR 115.4 billion
- » Europe-wide coverage with local presence in CH, D, F, UK, IT, LUX and NOR



Our logistics value creation chain

Developer

Outstanding access to big-box logistics real estate

On-going acquisition of land and existing properties

Efficient development process ensures compliance with time schedules and budget

Investor

Attractive investment opportunities in logistics real estate

Fund and asset manager

Management and provision of access to sought-after logistics real estate in attractive locations for institutional investors

¹ #1 IPE Top 150 Real Estate Investment Managers 2023 Ranking Europe, #2 INREV Fund Manager Survey 2024

Experts in logistics real estate

- » Pioneering role in logistics real estate: helping to design and shape major developments
- » Creating or supplementing new and existing structures in European logistics clusters
- » Wide network of renowned national and international users
- » Strong links within the Swiss Life Asset Managers platform

Experienced team with long track record and strong network



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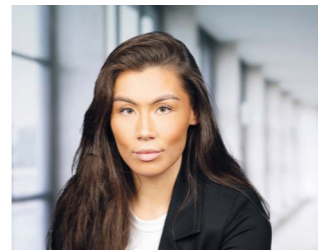
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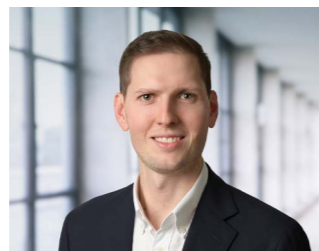
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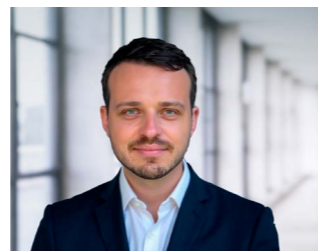
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Logistics real estate with visible quality

- » Aesthetically and visually distinctive identity
- » Positive image and high public acceptance
- » New quality benchmark for the logistics industry
- » Innovative energy concepts and high sustainability standards



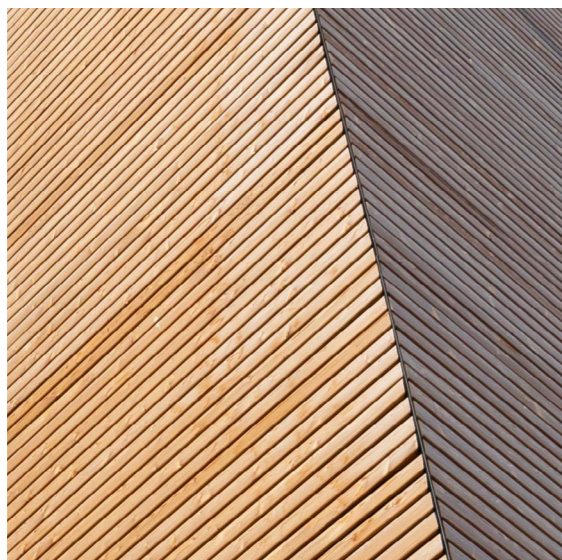
Duisburg North I site

Strong brand for logistics

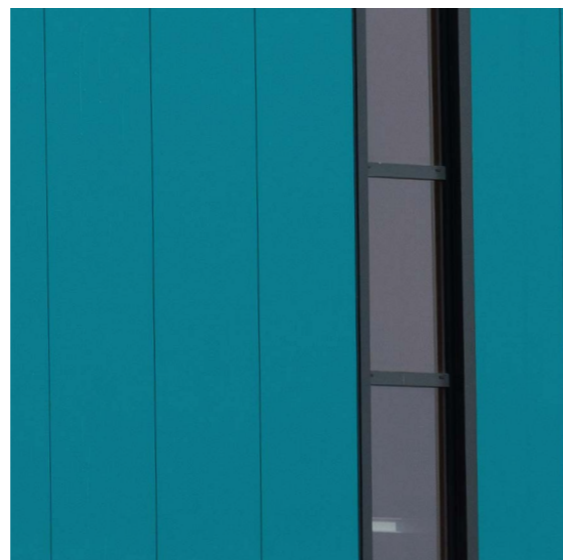
- » New generation of logistics real estate with strikingly distinctive designs
- » Close customer support for optimal bespoke logistics real estate solutions
- » High quality of visual integration into the environment and landscape
- » Tailor-made energy concepts for climate-friendly logistics real estate

Striking colour code

Natural wood tone
Larch exterior cladding



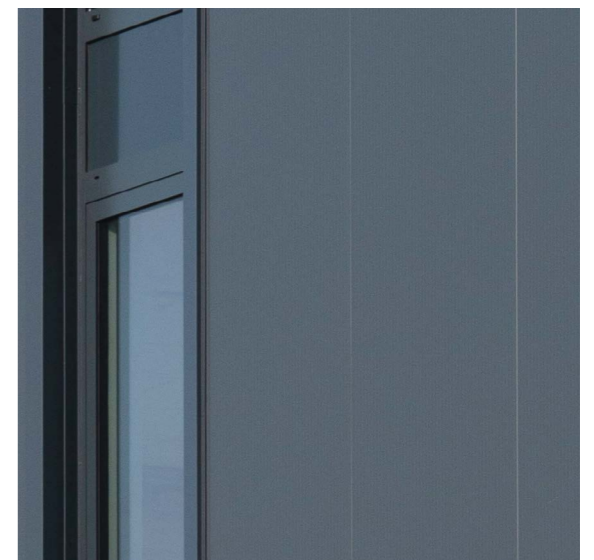
Water blue accent colour
Isopanel façade



Soft light grey
Concrete plinth



High-contrast anthracite
Mullion and transom elements



Responsibility for the future

- » Making aspects of ESG compliance accessible to a wide range of stakeholders
- » Creation of sustainable economic value to help clients reach their ESG goals
- » Consideration of environmental and social impacts when developing logistics real estate
- » Optimally complementing regional structures in cooperation with towns and municipalities

A leading European investment platform with far-reaching responsibilities

Fiduciary duty

- » Taking economic responsibility by achieving risk-adjusted returns
- » Seizing the opportunities / managing the risks of ESG for our investments
- » Good governance, high transparency in our investment decisions and communication

Intergenerational responsibility

- » We serve the need for risk-adjusted returns while maintaining natural resources and the environment for future generations
- » Actively taking measures that reduce the risk of climate change

Active stewardship

- » Shaping the environment and society as an active asset owner
- » We contribute to the prosperity and well-being of society
- » We aim to foster self-determined life across society through collaborations and partnerships

High standards of environmental and social sustainability

- » All our logistics real estate has been awarded a BREEAM sustainability rating ranging from 'very good' to 'excellent'
- » Use of sustainable building materials and bespoke energy concepts
- » Environmentally responsible concept and design planning for residents and employees: from façades and outdoor facilities to interior spaces and recreation areas



Photovoltaic system

Sustainable location design



Attractive recreation areas

Intelligent energy storage

Large photovoltaic installations

Natural building materials

Attractive design

Façade greening

High amount of natural lighting

Use of geothermal energy

Reduced surface sealing

Charging points for cars and e-bikes

Düsseldorf East logistics centre



Düsseldorf East logistics centre

Added value for the region

- » Prime example of brownfield development: effectively tapping into regional potential
- » Revitalisation of 100,000 sqm brownfield site and strengthening of Wülfrath as a business location
- » Close cooperation with business development programme and active dialogue with the general public
- » Photovoltaic installation with over 4 million kWh electricity per year for approx. 1,650 four-person households

- ‘Very good’ BREEAM sustainability rating
- High standard of buildings and equipment
- Strong cargo infrastructure
- High concentration of logistics service providers and supply industry
- Completion: March 2023
- Total rental area: 52,419 sqm
- 3.3 km to A535 motorway
- 25 km to Düsseldorf airport



DeltaPort I logistics centre



DeltaPort I logistics centre: Certified sustainability

- » Prime example of greenfield development and Logix Award winner 2023
- » Outstanding energy concept enables climate-neutral operation
- » Highly efficient use of renewable energy sources and intelligent buffer storage
- » Comprehensive analyses and development of site's geothermal potential

- Logix Award winner 2023 and Immobilienmanager Award winner 2024
- 'Excellent' BREEAM sustainability rating
- State-of-the-art technology and building quality
- Right next to DeltaPort and with very good connections to Duisport
- Completion: July 2023
- Total rental area: 86,126 sqm
- 10 km to A3 motorway
- 1.5 km to DB container terminal



DeltaPort II logistics centre



- ‘Very good’ BREEAM sustainability rating
- High building standards, state-of-the-art facilities
- Embedded in a tri-modal transport infrastructure
- Right next to DeltaPort Emmelsum

- Completion: April 2023
- Total rental area: 23,561 sqm
- 10.5 km to A3 motorway
- 100 m to Emmelsum freight terminal

Coblenz West logistics centre



- 'Very good' BREEAM sustainability rating
- Conversion to a state-of-the-art logistics centre
- Centrally located supply hub for the region
- Ideal location next to the A48 motorway

- Completion: March 2023
- Total rental area: 51,541 sqm
- 600 m to A48 motorway
- 26 km to Koblenz river port

Zwickau North logistics centre



- ‘Very good’ BREEAM sustainability rating
- Newly built, top-quality storage and distribution centre
- Popular logistics location with an automotive focus
- Near Volkswagen’s largest electric vehicle plant

- Completion: March 2024
- Total rental area: 22,502 sqm
- 4 km to A4 motorway
- 75 km to Leipzig airport

Outfitting and materials

- » High-quality materials, outfitting and technical systems¹
- » Attractive logistics real estate that can effectively support ESG goals
- » Based on DeltaPort I and DeltaPort II sites

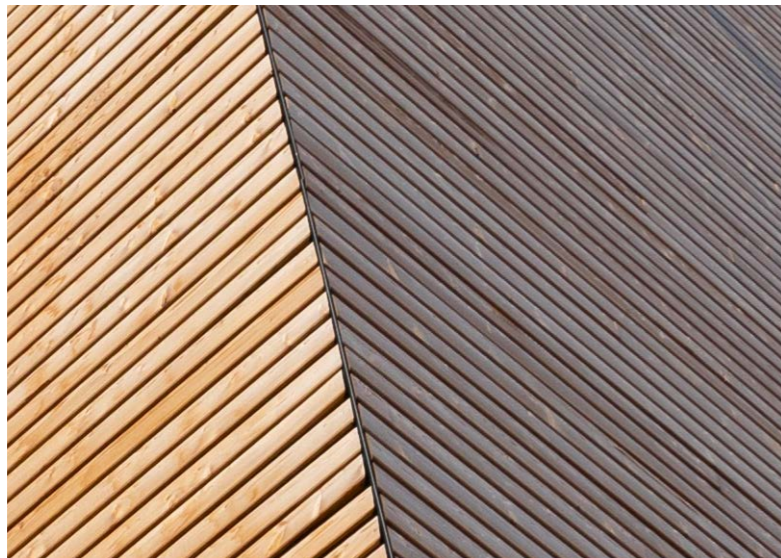
¹ in consultation with the tenants



Informal meeting room

Attractive façade design

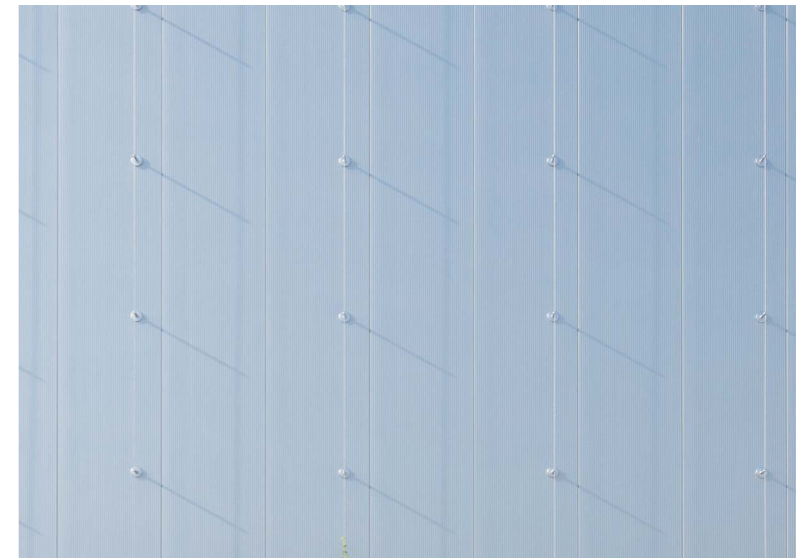
Wooden façade
Larch cladding



Insulated panelling façade
Water blue



Insulated panelling façade
White aluminium



Mullion and transom elements
Anthracite



Vertical ribbon windows
For plentiful daylight

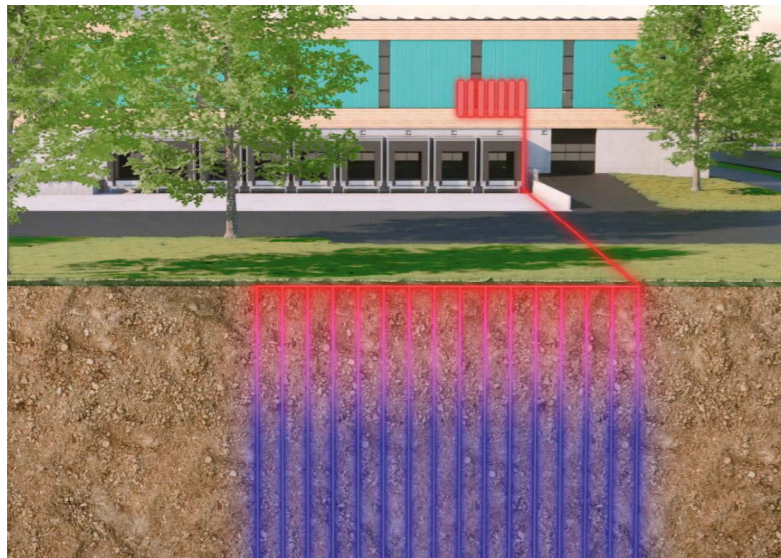


'Green' façade
Forms a natural buffer against heat and cold

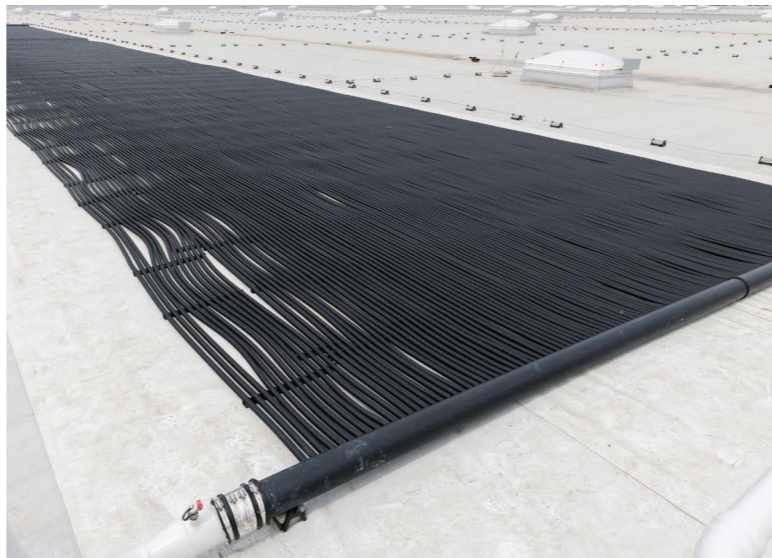


Highly energy-efficient design

Geothermal installation with probes up to 130 metres deep



Roof-mounted solar absorbers to regenerate the geothermal probes



Large-scale PV system for electricity generation



Heating and cooling loops built into the warehouse floor



Innovative storage technology to buffer PV-generated electricity



Modern charging infrastructure for electric vehicles and e-bikes



Comfortable office space

Large-area panoramic glazing for views of surroundings and warehouse



Smart building technology and automatic climate control



Needle-felt floor covering in an elegant shade



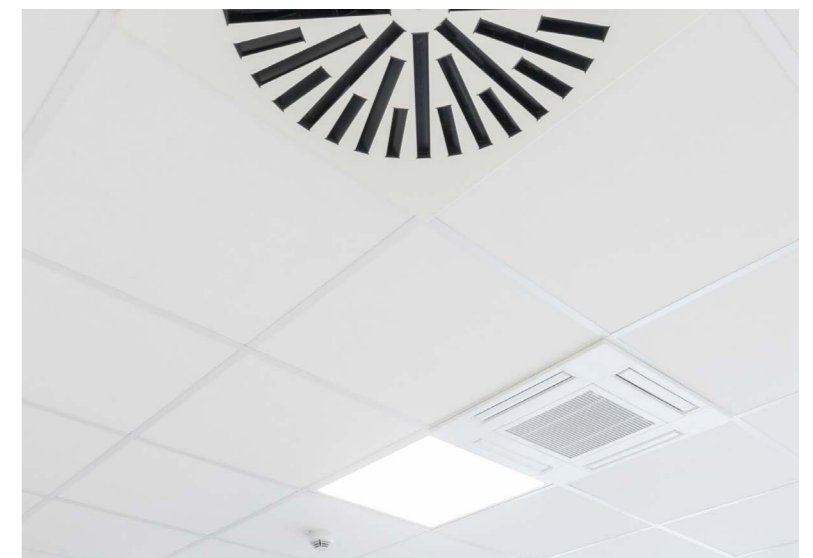
Top-quality glass door leaves with metal door furniture



Daylight LED panels with dimming function



Air conditioning built into the suspended ceiling grid



Stylish sanitary facilities

Top-class sanitary facilities with high-quality furnishing



Elegant washbasin surrounds made from solid wood



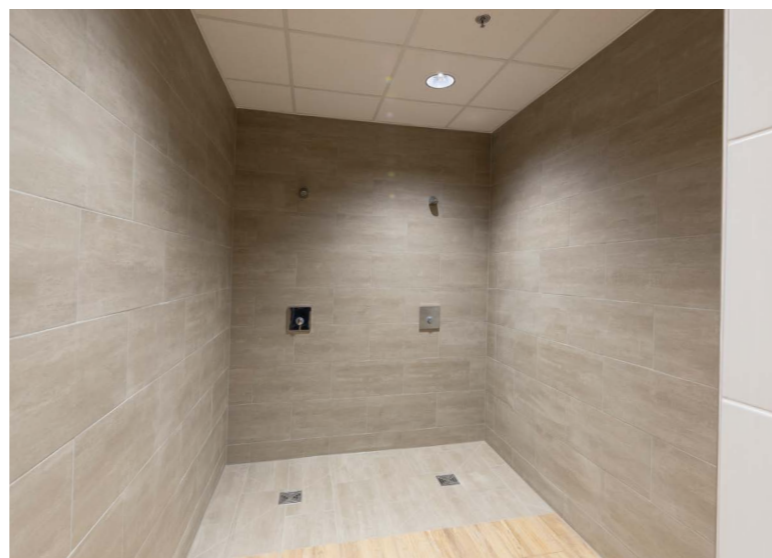
Designer ceramic products by Gerberit



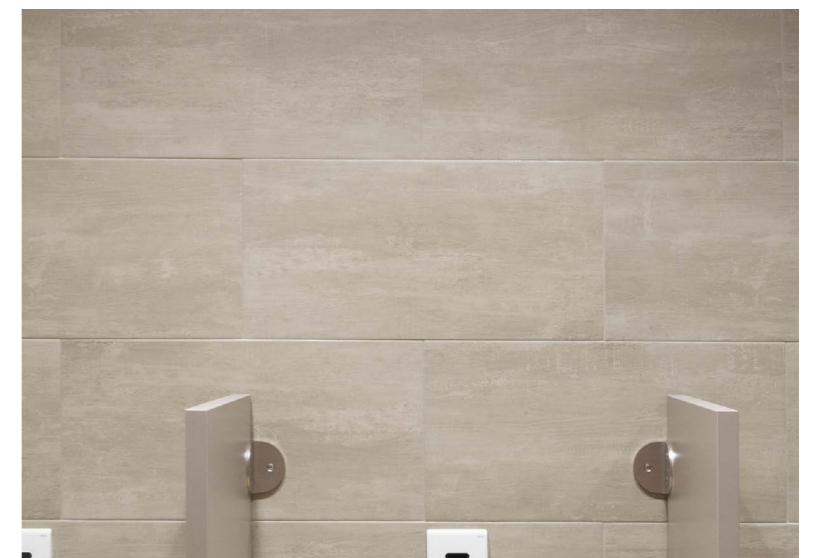
Quality fittings by Hansgrohe



Designer showers for an exclusive atmosphere



Fine stoneware tiles in soft beige

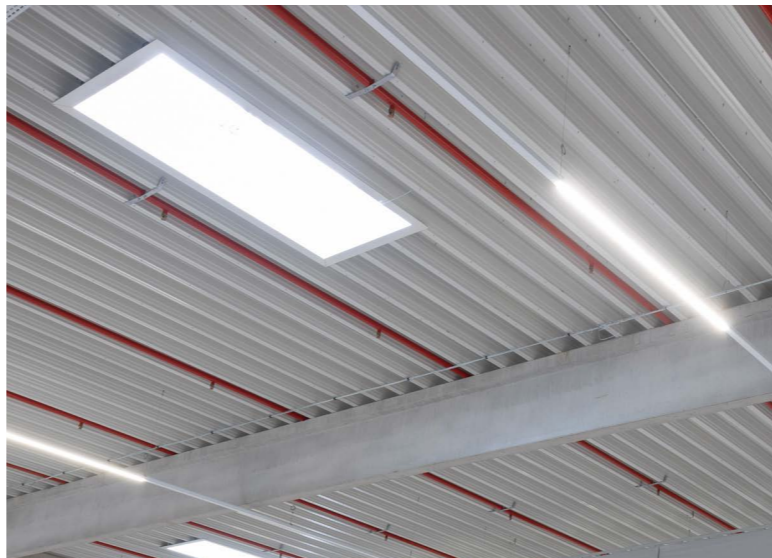


High standards in all areas

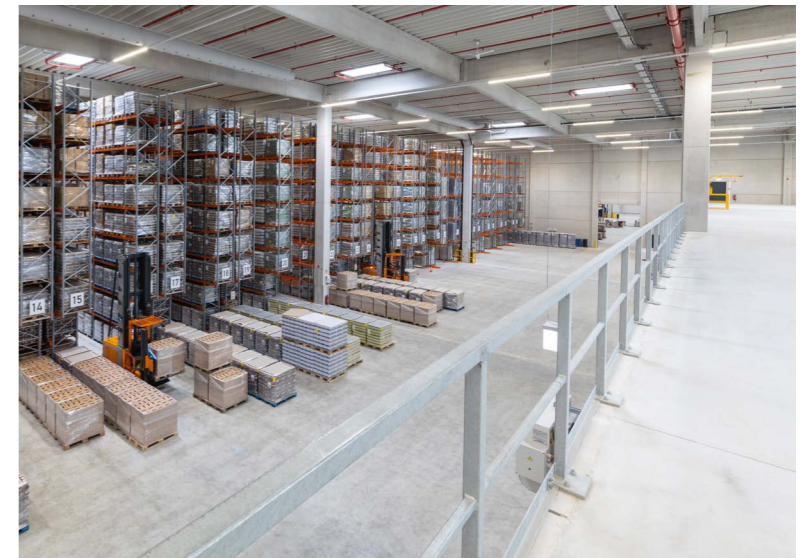
Solid timber trusses:
sustainable building materials



Large skylight domes:
for daylight inside the building



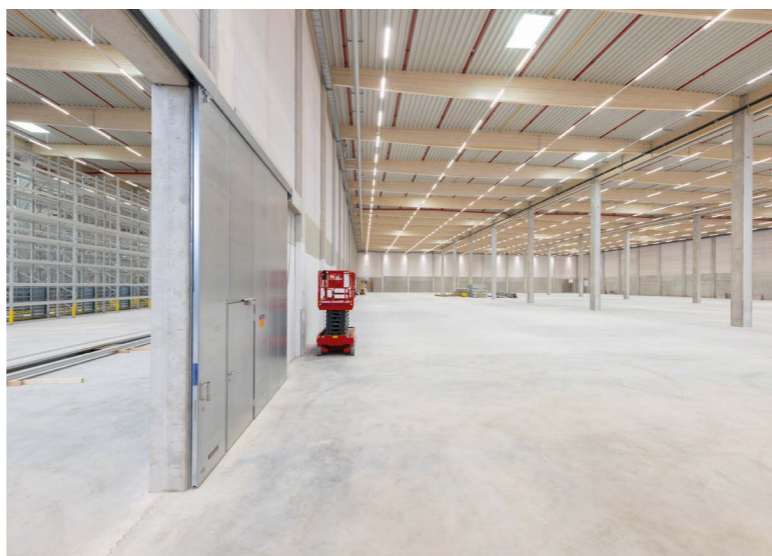
Mezzanine level:
home to storage and offices



Loadhouses and bays:
made to the latest technical standards



Fire doors:
for optimal safety at work



Pallet transfer:
for safe warehouse logistics

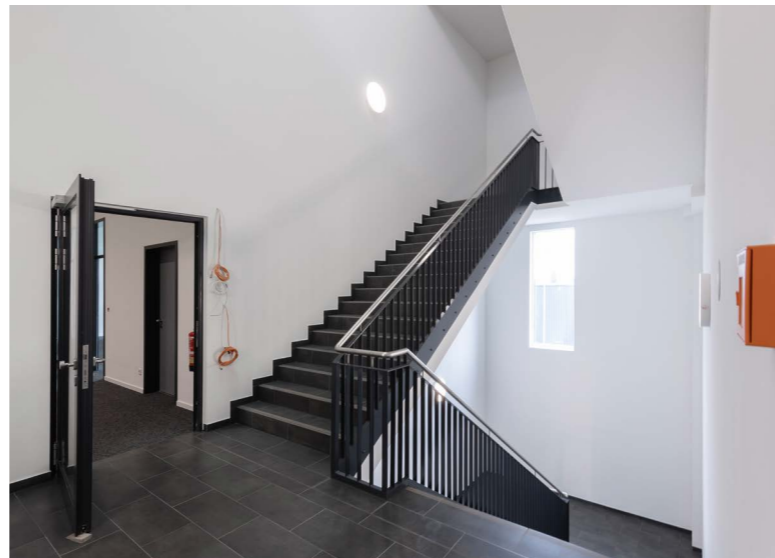


High-quality environment for employees and drivers

Spacious reception
as you enter the office area



Quality tiles
in stairwells and hallways



Indoor reception
for truck drivers in the warehouse lobby



Lounge for truck drivers
with its own toilets and showers



Many different break-time options
around the building



Nature reserve
right next door



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Peter Leenders Fotografie

Jannik Hammes Foto/Video

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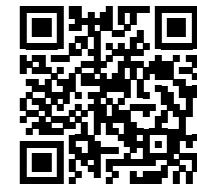
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Concept, text and design

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self-determined life.*