



SwissLife
Asset Managers

Logistics

*Added value for
the region and
the economy*

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The importance of logistics real estate

Added value for local community

The logistics industry is the backbone of modern economies, both nationally and internationally. It makes it possible to supply the population and the economy within Germany and to trade in raw materials and goods internationally.

What added value do logistics properties have for the local community?

Logistics properties are not only buildings, they also provide an economic boost.

First of all, there is financial prosperity: logistics centres are an essential part of modern economies. They facilitate the smooth flow of goods and make your community a good place to do business.

Having logistics properties not only generates higher trade tax revenues, it also helps create a large number of new jobs, which in turn increases tax revenues. However, more jobs may also mean an increase in people living in the local community, which in turn boosts purchasing power.

Partnership with Swiss Life Asset Managers

Not only is Logistics at Swiss Life Asset Managers synonymous with particularly attractive designs, which frequently improve less attractive commercial areas, it always keeps sustainability in mind, too.

Photovoltaic systems, heat pumps, intelligent energy storage, green-landscaped façades, natural building materials, reduced surface sealing, geothermal energy, e-mobility and a large amount of outdoor green space are just a few of the things we consider to be important. Communication with the local community is also important for us – we take into account their wishes and ideas as far as possible. We work with them on an equal footing, from initial meetings through to completing the project.



Not only is Logistics at Swiss Life Asset Managers synonymous with particularly attractive designs; it always keeps sustainability in mind, too.

Swiss Life Asset Managers

A leading institutional real estate investor in Europe¹⁾

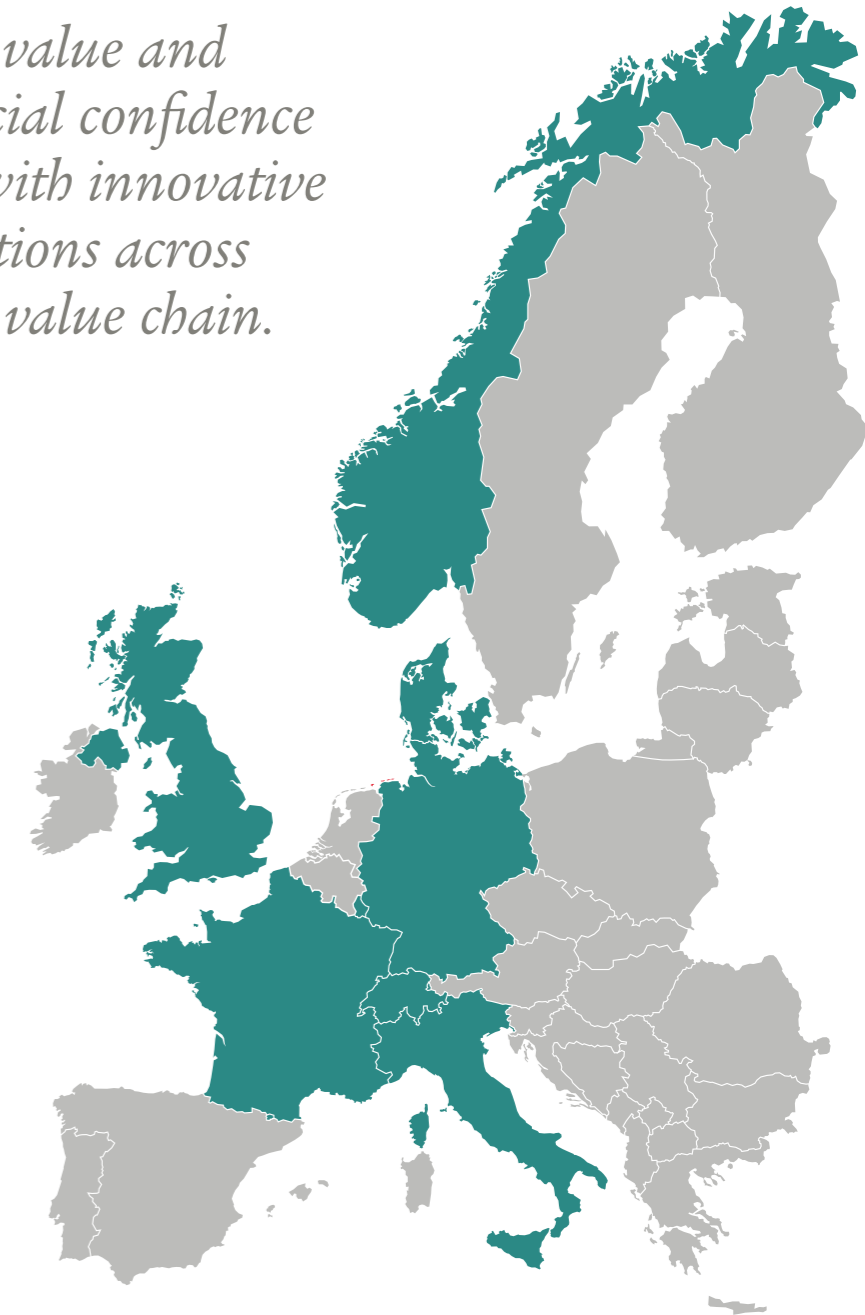
Swiss Life Asset Managers has over 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy, which is governed by such principles as value preservation, the generation of consistent and sustainable earnings and a responsible approach to risks. This tried-and-tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

Swiss Life enables people to live a financially self-determined life so they can look to the future with confidence. Swiss Life Asset Managers pursues the same goal: we think long term and act responsibly. We develop future-oriented investment solutions based on our knowledge and experience of risk management. In this way, we help customers to achieve their long-term investment objectives so that they can plan for the long term and act with self-determination.

Wir unterstützen Menschen dabei, ihr Leben finanziell selbstbestimmt zu gestalten.


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

We create long-term value and strengthen the financial confidence of our stakeholders with innovative and sustainable solutions across the entire real estate value chain.



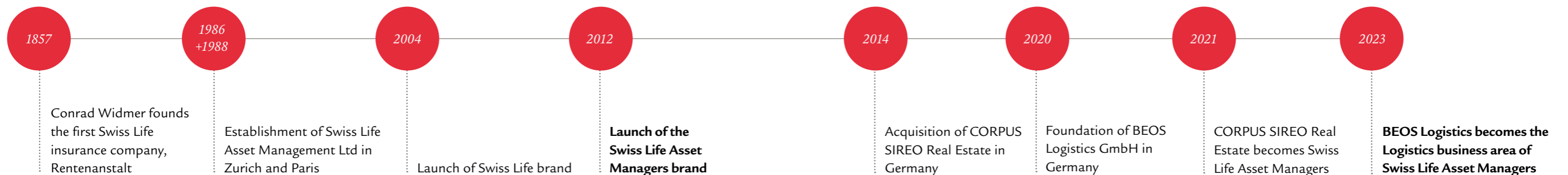

289.9 bn
Euro assets under management¹⁾


> 2.300
Employees in Europe¹⁾


26
Locations in Europe¹⁾

¹⁾ as at 31 December 2024

Geschichte seit Gründung





Investor, developer, portfolio holder

Our experienced teams are a success factor for attractive opportunities

Your Europe-wide investment platform

Swiss Life Asset Managers offers clients in the real estate asset class a comprehensive range of services for the office, residential, healthcare, logistics and commercial use classes as well as retail and hotel, with EUR 93.4 billion of a total volume of EUR 289.9 billion in assets under management invested in real estate.

In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate worth a total of EUR 22.1 billion. Total real estate under management at the end of June 2024 thus stood at around EUR 115.4 billion.

Our strong local presence in Switzerland, Germany, France, Italy, the UK, Luxembourg and the Nordic countries ensures Europe-wide coverage.

Our unique selling points

- ✓ One of the leading institutional real estate investors in Europe with a volume of EUR 115.4 bn^{1,2)}
- ✓ Alignment of interest via long-term co-investments by Swiss Life Ltd
- ✓ Significant expertise in direct and indirect real estate investments in the core/core plus area
- ✓ Coverage of the entire value creation cycle of real estate investments and active “buy and manage” approach
- ✓ Broad range of real estate products for third-party clients with a volume of around CHF 47.8 bn²⁾
- ✓ Comprehensive range of services from a single source: investment, portfolio, asset, property and transaction management as well as financing
- ✓ Our range of third-party client products enables us to guarantee customised allocation to Swiss and European real estate investments

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

²⁾ Real estate assets under management and administration as at 31 December 2024

Logistics business area

Swiss Life Asset Managers as an investor, developer and portfolio holder of high-quality logistics, distribution and commercial real estate

Our ambition is to help shape the major developments in logistics real estate from the outset and to play a pioneering role in this field. By means of continuous analyses of economic developments and requirements, relevant trends are identified at an early stage in order to successfully

create or supplement new or existing structures in the European logistics clusters. With its development activities in Germany and other European countries, the Logistics team facilitates sustainable supply chains, ensures security of supply and creates local added value.



Identification of industrial and logistics regions¹⁾

- Logistics regions
- Industrial regions

¹⁾ Swiss Life Asset Managers, own diagram



Swiss Life Asset Managers has identified leading industrial and logistics regions based on a series of relevant key figures.

These include current and future gross value added (GVA) and the employment trend in the

relevant sectors, their ability to adapt to economic dynamics and the four megatrends – deglobalisation, e-commerce, urban logistics and Industry 4.0 – as well as access to infrastructure and the quality of this infrastructure.

Logistics as project developer and investor

As project developers and investors, we contribute to the functionality of system-critical logistics infrastructure and support it on the path to a sustainable future.

Municipalities	General contractors	Customers and tenants	Brokers and sellers	Service providers
Project developer and investor in the areas of logistics, distribution, commercial properties and land acquisition				
Extensive network of well-known local, national and international companies as potential users				
Swiss Life Asset Managers is one of Germany's leading managers and project developers for corporate real estate ¹⁾				
Provider of sustainable solutions for attractive corporate space in cities, towns and municipalities that want to future-proof their location				
An experienced team with an extensive network of customers, service providers and construction companies as partners				

¹⁾ INREV Fund Manager Survey 2024

Your added value from us

Swiss Life Asset Managers –
the right partner for new logistics projects

What makes the difference

- ✓ Financial stability through tailor-made settlements
- ✓ Best-in-class tenants create diverse jobs, and here we attach great importance to how socially attractive the location is.
- ✓ Long-term economic foresight; logistics properties attract other companies and therefore generate higher business tax revenues
- ✓ Locational advantage due to balanced mix of industries
- ✓ More attractive thanks to brownfield development with our attractively designed logistics halls

Concept phase

As a developer and portfolio holder of sustainable real estate, Swiss Life Asset Managers relies on a comprehensive conceptual phase and customer communication at the beginning of each project in the logistics use class.

Promotion
of small and
medium-sized
enterprises

Awakening of
cross-border
dynamics

From monoculture
to commercial
diversity

Upgrading of
the commercial
mix

Economical
use of available
space

Creating jobs



These are the key factors



Sustainable construction concept

- ✓ **CO₂ reduction**
Photovoltaic systems and green-landscaped façades
- ✓ **Spatial efficiency**
Reduction of sealed areas
- ✓ **Design**
Attractive design, increased acceptance
- ✓ **Automation**
Facilitates sustainable business operations
- ✓ **Environmentally friendly elements**
Green-landscaped façades, green spaces, water-permeable ground layer, wildflower meadows
- ✓ **Certification**
BREEAM certification
- ✓ **Waste reduction**
We ensure environmentally friendly waste management right from the construction phase
- ✓ **Construction materials**
Natural building materials, wood as a load-bearing material and as a material for the façade



Sustainable energy concept

- ✓ **Renewable electricity generation**
Geothermal probes, photovoltaic systems, solar absorbers
- ✓ **Heat generation (hot water)**
Energy-efficient and sustainable approach
- ✓ **Energy management**
Energy-efficient and sustainable approach
- ✓ **Intelligent energy storage**
Use of batteries and sprinkler tanks as storage for self-generated renewable energy ensures independence from fossil fuels
- ✓ **Geothermal energy**
Sustainable heating with underfloor heating system, can also be used for cooling



Quality in the workplace

- ✓ **Electromobility**
Charging stations for electric vehicles and e-bikes
- ✓ **Lots of greenery**
Integration into the environment, green façade and urban gardening
- ✓ **Social activities**
Zones for socialising
- ✓ **Daylight**
Vertical light strips in the façade
- ✓ **Attractive workplace**
High-quality fittings with floor-to-ceiling windows
- ✓ **Recreation zones**
For employees indoors and outdoors



Governance

- ✓ **Sustainable development approach**
ESG is the basis for every new investment decision
- ✓ **Appreciation and stakeholder dialogue**
Involvement from the outset for a broad social consensus
- ✓ **Compliance with legal requirements**
Consistent implementation in line with the philosophy of Swiss Life Asset Managers
- ✓ **Intelligent energy storage**
Use of batteries and sprinkler tanks as storage for self-generated renewable energy ensures independence from fossil fuels
- ✓ **Promotion of local structures and municipalities**
Supporting local structures as part of the business strategy

Sustainable logistics solutions

Mitigating climate change and biodiversity loss, empowering people and fostering business integrity

As a project developer and investor in logistics real estate, we believe it is our responsibility to lead logistics into a sustainable future. We therefore consider the environmental and social impacts of our projects at local and global levels from the outset. In this way, we help the users of our properties to operate not only more economically, but also more sustainably.

Swiss Life Asset Managers applies high standards of environmental and social sustainability when planning its buildings.





Sustainability focus areas in the real estate sector



Protecting the climate and reducing biodiversity risk

- ✓ Assessing and mitigating climate risks within our portfolios and new acquisitions in order to increase physical resilience and avoid stranded assets.
- ✓ Embedding sustainability risks in investment risk management.
- ✓ Transforming existing products to comply with EU taxonomy requirements in terms of carbon efficiency and ensure that we can continue to attract financial flows.
- ✓ Guaranteeing that new investments and funds are aligned with taxonomy requirements in order to attract financial flows.



Promoting social inclusion and wellbeing

- ✓ Implementing high health, safety and wellbeing standards (certifications, refurbishments).
- ✓ Establishing an adequate monitoring process for the selection of operators along the supply chain (code of conduct, audits, during refurbishment and purchase).
- ✓ Leveraging our influence on residential assets to improve housing affordability, property location and accessibility.



Promoting business integrity

- ✓ Disclosing sustainability scores based on reliable environmental data and strong engagement with tenants/users/operators.
- ✓ Strengthening our social operating licence through good community engagement.
- ✓ Focusing on the impact on the real economy in connection with the UN Sustainable Development Goals.



The European Green Deal clearly underlined the need for action to reduce CO₂ emissions. As one of Europe's leading investment platforms, Swiss Life Asset Managers' responsibility is particularly far-reaching in the logistics sector.

want to see their ESG requirements met. Swiss Life Asset Managers has enhanced and consolidated its corporate values to create a comprehensive approach to responsible investment. This is manifested in an explicit ESG concept based on three pillars of corporate responsibility.

A large number of stakeholders are brought together along the real estate value chain and they

Swiss Life Asset Managers applies a high standard of environmental and social sustainability when planning its buildings.

We create sustainable economic value that helps our clients, partners and tenants to achieve their ESG-focused goals and implement their decisions.

Our approach to sustainability

Comprehensive ESG concept

Fiduciary duties

- Assuming economic responsibility by achieving risk-adjusted returns
- Seizing ESG opportunities and managing the ESG risks of our assets
- Good governance and high transparency in investment decisions and communication

Intergenerational responsibility

- We meet needs for risk-adjusted returns and preserve natural resources and the environment for future generations
- Active measures to mitigate the risks of climate change

Active stewardship

- Participation in shaping the environment and society as an active asset owner
- Contribution to health and social wellbeing
- Fostering self-determined living in society through collaborations and partnerships



All our logistics properties aim for BREEAM sustainability certification ratings of “very good” to “excellent” or are already recognised as such. We achieve this with a wide range of instruments, such as sustainable building materials and the synchronised use of solar and geothermal energy, as well as location-specific measures such as the installation of e-charging stations and the creation of insect-friendly flower meadows.

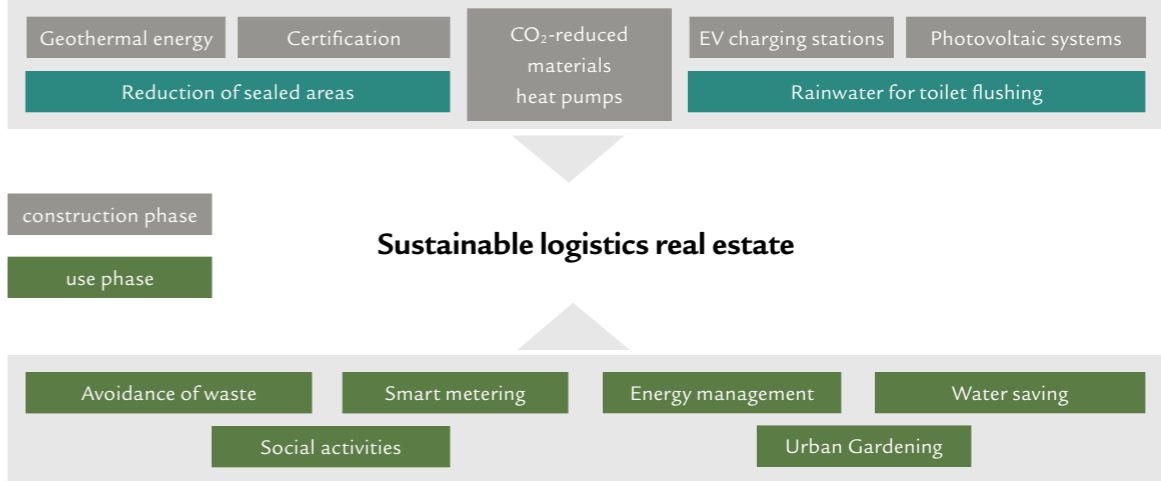
Buildings can influence their surroundings and have a direct impact on the wellbeing of the people who work in them or live in their surroundings. For this reason, aspects of social sustainability are already taken into account in the concept planning. They are integrated, among other things, into the design of the façades and outdoor facilities, interior design and services for employees and drivers.

Ecologically and socially sustainable construction

Our high standards for environmental and social sustainability

What does sustainability mean specifically in relation to logistics real estate?

Swiss Life Asset Managers follows a variety of optional approaches.





Green-landscaped façades

DeltaPort I logistics centre

Flagship project in terms of sustainability

Positive impact on local communities

“For the district of Wesel and our municipal port association DeltaPort, this new logistics centre is further confirmation of our excellent position as a business location.

I’m therefore all the more delighted that the district’s own economic development agency has gained – in Swiss Life Asset Managers – an investor that sets the highest standards for both climate and environmental protection and sustainability in general through its targeted location marketing. At the same time, Rhenus is an international logistics service provider that will further strengthen the performance of the DeltaPort logistics hub and our economic region,” says **Ingo Brohl, District Administrator for the Wesel district.**

Ulrike Westkamp, mayor of the town of Wesel, says the following about the new logistics centre: “The investment by Swiss Life Asset Managers is creating a flagship project in terms of sustainability. At the same time, Rhenus, an international logistics service provider, is relocating to Wesel. Wesel will benefit from this over the long term as a business location.”

Andreas Stolte, Managing Director of the port association DeltaPort, also emphasises: “We are delighted about this innovative and future-oriented location, which is exactly in line with DeltaPort’s sustainability strategy.”



“The Swiss Life Asset Managers property is testament to how attractive the Wesel district is as a business location and gives the port association DeltaPort a further boost.”

Ingo Brohl, District Administrator for the Wesel district



E-charging stations

Strong arguments

- ✓ Total rental area: 86 126 m²
- ✓ Size of property site: 165 000 m²
- ✓ Photovoltaic systems and green-landscaped façades
- ✓ Hot water pumps
- ✓ E-mobility: cars/bicycles
- ✓ “Excellent” BREEAM certification, winner of multiple awards

Spacious break/
recreation rooms



“This development is further confirmation of the excellent positioning of the Wesel district as a business location.”

Ingo Brohl, District Administrator for the Wesel district



E-charging station

DeltaPort II logistics centre

Ideal partner for port-oriented logistics development

Positive impact on local communities

Andreas Stolte, Managing Director of DeltaPort, says with satisfaction: “In Swiss Life Asset Managers, we have once again found the ideal partner for port-oriented logistics development. With a strong focus on sustainability, this partnership will lead to an increase in both water and land-based throughput at the DeltaPort ports, as well as fitting perfectly into the EcoPort813 sustainability strategy initiated by DeltaPort. We are therefore delighted about this innovative and future-oriented development which, thanks to the trimodal transport connections, makes the location extremely attractive for companies that prefer environmentally friendly ship and rail transport for their goods.”

Dirk Haarmann, mayor of the town of Voerde, says the following about the new logistics centre: “The investment by Swiss Life Asset Managers is creating a flagship project in terms of sustainability. At the same time, Voerde will benefit from the partnership in the long term as a business location.”

Ingo Brohl, District Administrator for the Wesel district says “As an investor, Swiss Life

Asset Managers adheres to the highest standards in terms of climate and environmental protection as well as sustainability. Having Rewe located in our district also strengthens the economic performance of the region as a whole.”

Strong arguments

- Total rental area: 23 599 m²
- Size of property site: 45 000 m²
- State-of-the-art technology, high-quality office equipment
- Hot water pumps
- E-mobility: cars
- “Very good” BREEAM certification

Dusseldorf East logistics centre

A future-oriented development for Wülfrath as a business location



“We are very pleased and proud that we as a local company have been able to conclude a long-term rental agreement with Swiss Life Asset Managers for the roof space of the new logistics facility.”

Dr. Schell, Managing Director of Stadtwerke Wülfrath (municipal utilities)



Dr. Schell, Managing Director of Stadtwerke Wülfrath (municipal utilities), also emphasises: “We are very pleased and proud that we as a local company have been able to conclude a long-term rental agreement with Swiss Life Asset Managers for the roof space of the new logistics facility.

Next year, our municipal utilities will build the currently largest rooftop PV system in North Rhine-Westphalia, with an output of around 4300 KWp. This is a real flagship project for everyone involved. The plant consists of almost 11 000 PV modules, which will in future supply around 1400 households – around 15% of all households in Wülfrath – with green electricity and will save 1.2 million kg of CO2 per year in Wülfrath. For the municipal utilities and the city of Wülfrath, this is a key step towards a climate-neutral future.”

Positive impact on local communities

Rainer Ritsche, mayor of the town of Wülfrath, welcomes the consensus-based realisation of the Swiss Life Asset Managers project and emphasises its economic importance:

“The investment by Swiss Life Asset Managers is pioneering not only for Wülfrath as a business location but also for the region. The new arrivals in the business and logistics park will offer many people professional development opportunities and secure the basis of their economic existence.

In the form of the Vaillant Group, the town of Wülfrath is gaining a major international company that also has strong regional roots. This underlines the attractiveness of the business location and strengthens the region with further future-proof jobs. I am delighted about the strong collaboration between Swiss Life Asset Managers and the Wülfrath economic development agency, which has successfully supported this important development. This new and sustainable partnership once again underlines the excellent working relationship with BEOS Logistics and sets new standards – not only in terms of the benefits for the business location, but also for renewable energy supply in Wülfrath and the region.”

Strong arguments

- Total rental area: 53 839 m²
- Size of property site: 103 000 m²
- Location-wide PV systems
- State-of-the-art technology, high-quality office equipment
- E-charging stations for cars
- “Very good” BREEAM certification



Coblenz West logistics centre

Modern and future-proof

Positive impact on local communities

Gerd Klasen, mayor of the town of Polch, welcomes the new arrival: “The construction of the logistics centre will ensure a healthy mix of industries and create additional jobs. As a result, the investment by Swiss Life Asset Managers further enhances our business location in several respects.”

Our project in Ponitz also demonstrates the added value for the region:

Marcel Greunke, mayor of the municipality of Ponitz, says about the new logistics centre: “As a municipality, we are very pleased to have found a partner and investor in Swiss Life Asset Managers

that is implementing our goal of creating a logistics centre directly on the border between the states of Saxony and Thuringia. We are proud that it is not only a state-of-the-art property but also a sustainable one. Thanks to on-site rainwater drainage, green-landscaped façades and the solar system, the property is both modern and future-proof. This makes it highly attractive to the clients of Swiss Life Asset Managers, who in turn give us economic strength and enhance our capacity as a municipality.”



“The construction of the logistics centre will ensure a healthy mix of industries and create additional jobs.”

Gerd Klasen, Mayor of Polch

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We look forward to hearing from you.



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