



SwissLife  
Asset Managers

*Logistics*

*Modern,  
sustainable,  
central*

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# *The importance of logistics real estate*

*For Swiss Life Asset Managers tenants*

The logistics industry is the backbone of modern economies. It enables the supply of the population and the economy within Germany as well as the trade of raw materials and goods internationally.

*How can Swiss Life Asset Managers support you in this responsibility?*

Choosing the right logistics property is crucial to the success of your company. The Logistics platform at Swiss Life Asset Managers offers you numerous advantages that can optimise your business processes and make you more competitive.

Our properties are located in convenient locations with excellent access to motorways, freight hubs, airports and ports, ensuring the efficient and rapid distribution of goods. We attach great importance to sustainability. Our assets comply with a sustainable construction concept, which includes such measures as using natural building materials and already reducing waste in the construction phase. Our attractive design is visible from afar and visually enhances the often gloomy industrial areas.

We implement sustainable energy concepts to help you achieve your objectives for environmental compatibility. Photovoltaic systems, geothermal probes, solar absorbers, geothermal energy, heat generation, spatial efficiency, green-landscaped façades, e-charging stations, water-permeable ground layers, flower meadows and, by arrangement, other measures can all be offered.

This way, we help to keep the tenant's carbon footprint as low as possible. Our experienced team is at your side during both the construction and rental phases.



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

# Swiss Life Asset Managers

A leading institutional real estate investor in Europe<sup>1)</sup>

## Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 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 sustainable performance and a responsible approach to risks. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

<sup>1)</sup> #1 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe  
#2 INREV Fund Manager Survey 2024

*We enable people to lead a financially self-determined life. dabei, ihr Leben finanziell selbstbestimmt zu gestalten.*

## A financially self-determined life

Swiss Life enables people to lead a financially 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 future in a financially self-determined manner.

*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.*



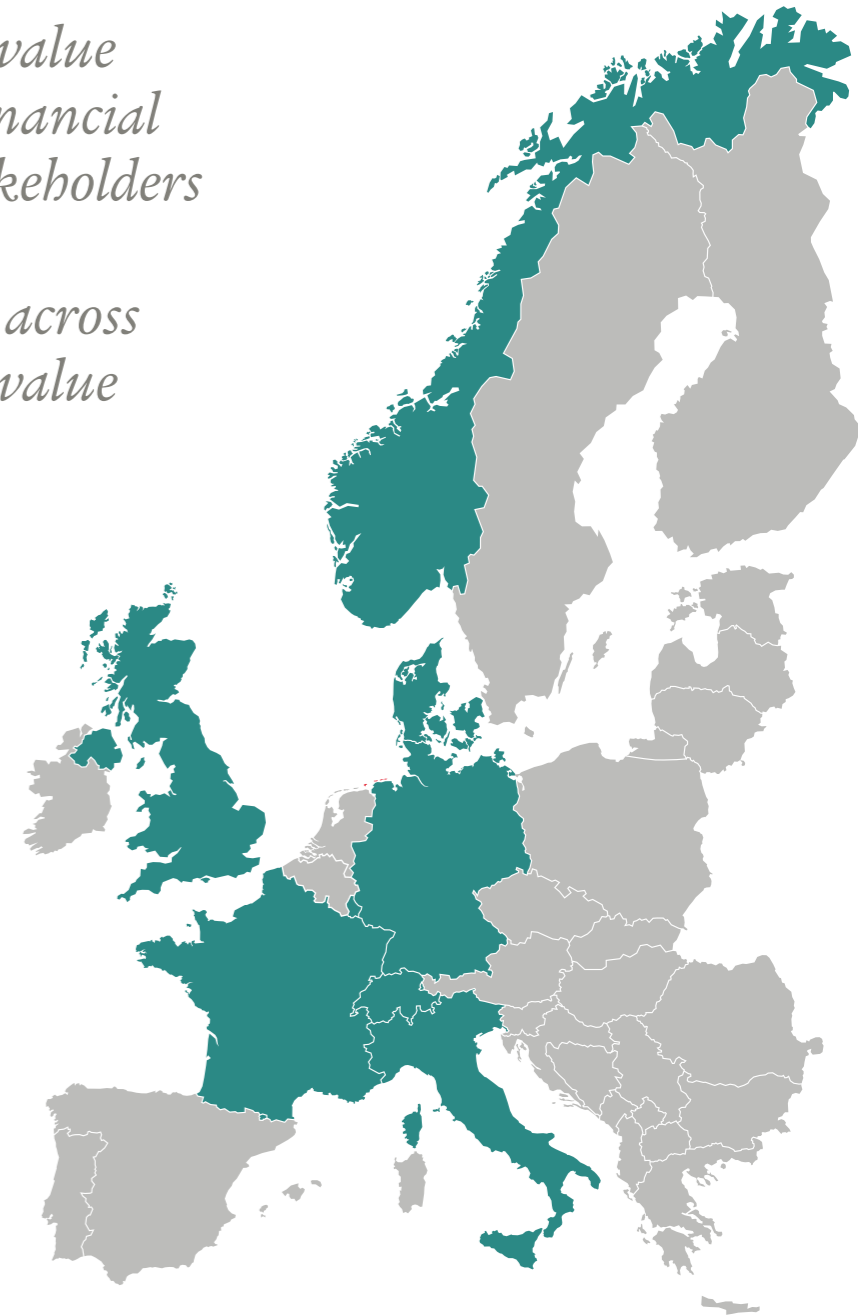
EUR 289.9 bn.  
in assets under management<sup>1)</sup>



> 2.300  
employees in Europe<sup>1)</sup>

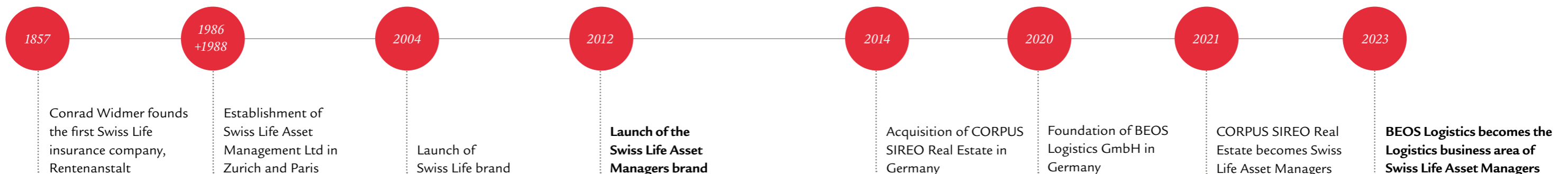


26  
locations in Europe<sup>1)</sup>



<sup>1)</sup> as at 31 December 2024

## History since foundation





# 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*

- ✓ A leading institutional real estate investor in Europe with a real estate volume of EUR 115.4 bn<sup>1,2)</sup>
- ✓ 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 bn<sup>2)</sup>
- ✓ 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

<sup>1)</sup> #1 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe  
<sup>2)</sup> #2 INREV Fund Manager Survey 2024

<sup>2)</sup> 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 regions<sup>1)</sup>

- Logistics regions
- Industrial regions

<sup>1)</sup> 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.

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.

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

## 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
	<b>Project developer and investor</b> in the areas of logistics, distribution, commercial properties and land acquisition			
	<b>Extensive network</b> of well-known local, national and international companies as potential users			
	<b>One of Germany's leading managers and project developers</b> for corporate real estate <sup>1)</sup>			
	<b>Provider of sustainable solutions</b> for attractive corporate space in cities, towns and municipalities that want to future-proof their location			
	<b>An experienced team</b> with an extensive network of customers, service providers and construction companies as partners			

<sup>1)</sup> 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

- ✓ Future-proof energy concept with photovoltaics, heat pumps, green-landscaped façades, geothermal energy, intelligent energy storage and WHC3 capability
- ✓ Good and fast connections to the road, rail, waterway and/or air network
- ✓ Our visibly attractive design increases the acceptance of our properties
- ✓ Employee-friendly workstations
- ✓ Focus on sustainability during the construction phase, e.g. through natural building materials and optimal avoidance of waste

## 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 business area.

Future-proof energy concept

Attractive, highly visible design

Maximum efficiency and flexibility

Central location

Employee-friendly work-places

Sustainable construction concept



## 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.

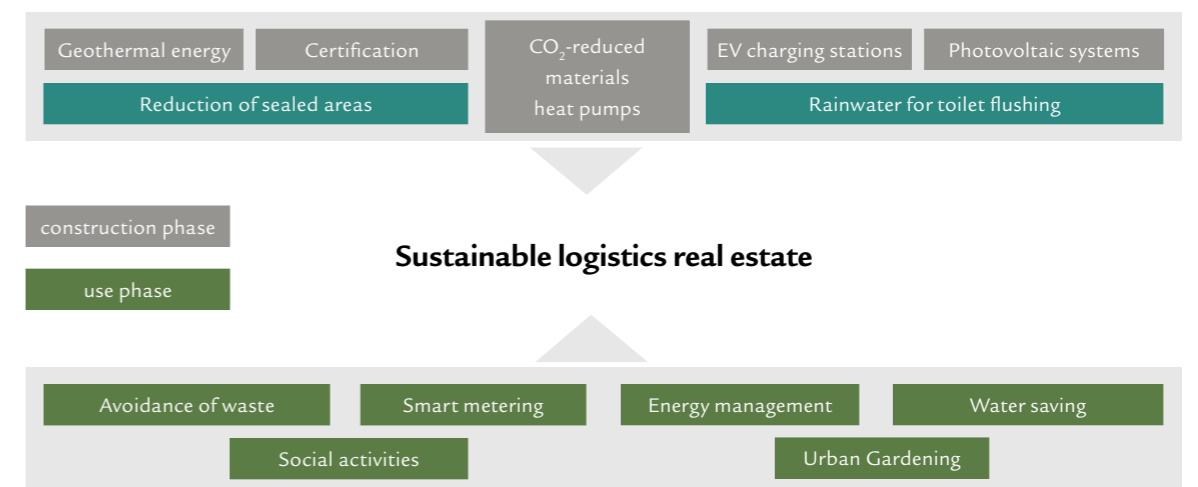
Buildings can influence their surroundings and have a direct impact on the wellbeing of the people who work in them or live in their surroundings. For this reason, aspects of social sustainability are already taken into account in the concept planning. They are integrated, among other things, into the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

## Satisfied stakeholders

“We are aware that logistics needs to become more sustainable. With this logistics centre, we have set a new standard within the Rhenus Group. This pioneering multi-user centre is more than just a warehouse; it is a strategically placed hub for CO2-optimised logistics in Europe. We have also launched a CO2-neutral shuttle service with the nearby container terminal of our partner Contargo, thus enabling sustainable delivery from the ship directly to the warehouse,” says **Andreas Mayer, member of the Executive Committee of Rhenus Warehousing Solutions Germany.**

“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.**



“With this logistics centre, we have set a new standard within the Rhenus Group.”

Andreas Mayer, member of the Executive Committee of Rhenus Warehousing Solutions Germany



E-charging stations



## Strong arguments

- ✓ Total rental area: 86 126 m<sup>2</sup>
- ✓ Size of property site: 165 000 m<sup>2</sup>
- ✓ Photovoltaic systems and green-landscaped façades
- ✓ Hot water pumps
- ✓ E-mobility: cars/bicycles
- ✓ “Excellent” BREEAM certification, winner of multiple awards

Spacious break/  
recreation rooms



*“We will be able to significantly speed up our logistics processes once the site, which is extremely conveniently located, is put into operation.”*

**Mohamed Razzouki, Head of Logistics and SCM at Rewe Zentral AG**



E-charging station

# DeltaPort II logistics centre

*Ideal partner for port-oriented logistics development*

## Satisfied stakeholders

“With the new warehouse location, we are expanding and consolidating our capacities in international goods procurement, especially in view of the increasing demand for direct imports from Europe and Asia. We will be able to significantly speed up our logistics processes once the location, which is extremely conveniently located, is put into operation.

In doing so, we will create real added value for our customers, as well as new jobs in the region. We would like to thank Swiss Life Asset Managers for the excellent working relationship,” says **Mohamed Razzouki, Head of Logistics and SCM at Rewe Zentral AG.**

**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.”

## Strong arguments

- ✓ Total rental area: 23 599 m<sup>2</sup>
- ✓ Size of property site: 45 000 m<sup>2</sup>
- ✓ 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*



*“The logistics centre in Wülfrath is a valuable location for us to continue to meet the high demand in North Rhine-Westphalia in the future. We would like to thank our partners for the excellent working relationship.”*

Frederic Knaut, co-founder of Picnic in Germany



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.”

**Frederic Knaut, co-founder of Picnic in Germany**, says: “The logistics centre in Wülfrath is a valuable location for us to be able to continue to meet the high demand in North Rhine-Westphalia in the future. We would like to thank our partners for the excellent working relationship.”

## *Satisfied stakeholders*

“We are delighted to be inaugurating our new logistics centre together today. With this environmentally friendly facility, we are strengthening our location network on a lasting basis. We are also creating real added value for our customers and will be able to process orders even faster and more efficiently in the future,” says Dr. **Frank Fuchs, Managing Director of TechnoCargo Logistik**.

**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

## *Strong arguments*

- ✓ Total rental area: 53 839 m<sup>2</sup>
- ✓ Size of property site: 103 000 m<sup>2</sup>
- ✓ 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*

## *Satisfied stakeholders*

“We are delighted to be inaugurating our new logistics centre together today. This environmentally friendly development strengthens our location network on a lasting basis. We would like to thank our partners for the excellent working relationship,” says **Madeleine Boos, Managing Director of the Gras Group.**

**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.”



*“This environmentally friendly development strengthens our location network on a lasting basis.”*

**Madeleine Boos, Managing Director of the Gras Group**

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*We look forward to hearing from you.*



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## *Photographs*

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*We enable people to lead a financially  
self-determined life*