

## Real Estate

### News

## BEOS Logistics acquires commercial property near Koblenz and plans to develop 20 000 square metres of logistics space in the short term

11 January 2022

BEOS Logistics, member of Swiss Life Asset Managers, has acquired a large commercial site in Polch, west of Koblenz. It comprises a 10 200 square metre office building and a 18 500 square metre warehouse with development space for the immediate construction of another 20 000 square metre logistics facility.

BEOS Logistics has acquired another large plot of land – this is already the third deal since the first acquisition in September 2021. In contrast to the first two acquisitions, the newly acquired 100 000 square metre site in Polch, west of Koblenz, not only offers 20 000 square metres of logistics development space, but also includes existing buildings. The seller of the property is LZP Logistikzentrum Polch GmbH & Co. KG. It has been agreed not to disclose the purchase price.

"Thanks to the financial strength of Swiss Life Asset Managers, this attractive purchase represents the second property suitable for speculative development. This transaction gives us access to an area that is extremely attractive for logistics use due to its location between the two metropolitan areas Rhine-Ruhr and Rhine-Main," says Ingo Steves, managing partner of BEOS Logistics. Due to its proximity to these two regions, the property is ideally suited for logistics service providers from the parcel and general cargo sectors as well as retail. The immediate location directly on the A48 guarantees a good connection. In addition, the Rhine port Koblenz is the regional logistical hotspot. Together with the Rhine port Andernach, Koblenz offers multi-modal transport options by water, rail and road.

Alexander Schmid, Head of Development BEOS Logistics: "Construction of the new logistics property, for which the building right has already been issued, is expected to start in the spring of 2022. We are already conducting intensive letting negotiations for the rental of 100% of the new space, which stands out through its flexibility and sustainable orientation. That is the basis on which we are working towards BREEAM Excellent certification."

Only recently, BEOS Logistics announced the first two acquisitions in its still very young corporate history. In the Rhine-Lippe port of DeltaPort on the lower Rhine in Wesel near Duisburg, an 85 000 square metre logistics property is to be built on a 165 000 square metre plot for an international logistics service provider; a 50 000 square metre building will be built on a 100 000 square metre site near Düsseldorf and made available to let.

## Information

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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 30 June 2021 assets under management for third-party clients amount to EUR 90.2 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 250.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totalling EUR 250.3 billion, EUR 74.6 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 26.3 billion in value. Total real estate under management and administration at the end of June 2021 thus came to EUR 100.9 billion.

#### 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.

Swiss Life Asset Managers employs about 2400 people in Europe.

<sup>1</sup> INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)