

Logistics

News

Swiss Life Asset Managers hands over “Duisburg Nord I” flagship project to global logistics provider Rhenus

28 July 2023

The logistics team at Swiss Life Asset Managers has successfully completed the handover of the 86,000-square metre logistics centre in Wesel, north of Duisburg, to Rhenus Warehousing Solutions.

Yesterday, Swiss Life Asset Managers successfully handed over the third and final building section of the “Duisburg Nord I” logistics centre in Wesel, north of Duisburg, to the tenant Rhenus Warehousing Solutions. The property with a total area of over 86,000 square metres was built on an area of more than 155,000 square metres at the Rhine-Lippe Port in Wesel. The site of the logistics centre was acquired from the port association DeltaPort Niederrheinhäfen. As general contractor, LIST Bau Nordhorn was responsible for the construction. The first two building sections were already handed over in March and June 2023.

“We are very pleased that we were able to hand over one of the largest logistics projects in the global logistics hub of North Rhine-Westphalia on time. This state-of-the-art logistics centre is a Europe-wide flagship project. We are thus setting new standards for sustainable and efficient logistics real estate,” said Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. “In addition, the rapid completion of the property underlines our aspiration to offer our customers modern service locations with the highest sustainability standards on schedule. We are delighted to have found a customer in Rhenus who shares this focus,” says Steves.

“The Duisburg Nord I project is pioneering in the efficient use and intelligent combination of sustainable potential. By using state-of-the-art technologies, we are enabling a climate-neutral energy supply that is independent of fossil fuels,” says Alexander Schmid, Head of Development Logistics at Swiss Life Asset Managers. Geothermal energy, photovoltaic systems and heat pumps are used to generate energy. The energy generated in

this way is stored in buffer and battery storage systems as well as on the floor of the building, enabling CO₂-neutral operation throughout the year.

“We are aware that logistics needs to become more sustainable. With this logistics centre, we have set a new benchmark within the Rhenus Group. This future-oriented multi-client centre is more than just a warehouse; it is a strategically placed hub for CO₂-optimised logistics in Europe. With the nearby container terminal of our partner Contargo, we have also launched a CO₂-neutral shuttle service, enabling sustainable deliveries from the ship directly to the warehouse”, emphasises Andreas Mayer, Member of the Management Board of Rhenus Warehousing Solutions Germany.

The ten leased hall units altogether comprise 86,100 square metres, of which the majority (82,600 square metres) is logistics space. In addition, the property offers 3500 square metres of office and social space as well as a 1200-square metre mezzanine area. All units are let on a long-term lease to the customer Rhenus but are also suitable for distribution to different users. The location will create an additional 400 new jobs.

“Within short time, we have realised a highly exciting and ground-breaking property here in Wesel which represents the future of logistics real estate. Based on a thermal simulation of the building's operation, we were able to implement an innovative building technology concept together with our client Swiss Life Asset Managers and the user, Rhenus Warehousing Solutions, which is unique in terms of sustainability and resource

conservation,” says Andreas Brockhaus, Managing Director of LIST Bau Holding.

The good connections make the location extremely attractive: the site not only has a direct connection to the Rhine-Lippe Port but is also close to the logistically important A3 and A58 motorways. In the region, the location offers access to the Ruhr area and the

Cologne/Bonn area. Due to its proximity to the ports of Duisburg, Amsterdam, Rotterdam and Antwerp, the region is also an important hub for international goods traffic.



(F.l.t.r.) Celebrating the handover: Benno Berkemeyer (LIST Bau), Jan Stegemann (LIST Bau), Henning Brands (Rhenus Warehousing Solutions), Andreas Mayer (Rhenus Warehousing Solutions), Ingo Steves (Swiss Life Asset Managers), Alexander Schmid (Swiss Life Asset Managers), Stefan Nieding (BNU Projektbau) and Magdalena Schaub (Rhenus Warehousing Solutions) © Swiss Life Asset Managers



The 86,100 squaremeter logistics property "Duisburg North I" in Wesel. © Swiss Life Asset Managers

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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 of 31 December 2022, assets under management for third-party clients amount to EUR 106.7 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 253.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totaling EUR 253.3 billion, EUR 90 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totaling EUR 22.2 billion in value. Total real estate under management and administration at the end of December 2022 thus came to EUR 112.2 billion.

In the Logistics asset class, Swiss Life Asset Managers acts as an investor, developer and portfolio holder of high-quality logistics, distribution, and commercial real estate, offering clients a comprehensive range of services. Our partners benefit from the Swiss Life Group's in-depth industry knowledge, strong and established global networks and long-term commitment. With its development activities in Germany and other European countries, the Logistics team of Swiss Life Asset Managers enables sustainable supply chains, ensures security of supply and promotes digitalisation.

Swiss Life Asset Managers employs about 2,100 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.

¹ INREV Fondsmanager-Survey 2022 (AuM as at 31.12.2021)