

Swiss Life Asset Managers acquires site of over 77 000 square metres for logistics property development near Hanover

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Swiss Life Asset Managers is expanding its development portfolio with the acquisition of a 77 000 square metre site near the capital of Lower Saxony. A modern logistics property with a rental area of more than 44 000 square metres will be built there.

Swiss Life Asset Managers has exclusively acquired a ready-to-build site in Wietze, north-west of Hanover. The investor-developer will develop the “Hanover North I” project, a state-of-the-art logistics property with approximately 44 000 square metres of rental space, on a more than 77 500 square metre site in Steinacher Strasse. Project development start is planned for 2025.

‘The Hanover region is a central hub for logistics in Germany and Europe, which makes it an ideal location for our new project,’ explains Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. ‘With ‘Hanover North I’, we strengthen our Europe-wide logistics pipeline ‘Roots’ with another state-of-the-art property while advancing our investment strategy of creating long-term and sustainable added value in central regions of Europe,’ Steves continues.

The location in the district of Celle is situated in the triangle of the major Northern German cities of Hanover, Bremen and Hamburg and offers easy access to the German motorway network via the nearby A7 motorway as well as the multimodal infrastructure facilities in the region, such as the Hanover-Lehrte freight transport centre (GVZ), the Hanover-Langenhagen cargo airport and the Hanover container terminal.

“With its high sustainability standards and flexible usability, this property offers an ideal concept for a variety of individual customer needs and thus reflects our customer-centric approach,” emphasises Alexander Schmid, Head Development Logistics at Swiss Life Asset Managers.

The property will offer a total rental area of 44 182 square metres, divided into four building units, which can be rented to either a single or multiple occupants. In addition to 37 882 square metres of warehouse space, this also includes 1800 square metres of social and office space as well as around 4500 square metres of mezzanine space. The 77 197 square metre site will be accessible via four ground-level driveways.

The installation of heat pumps and a photovoltaic roof system is planned to generate renewable energy. Overall, the property is aiming for a BREEAM “Very Good” certification.



Visualization of the project "Hanover North I" – © Swiss Life Asset Managers

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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.

As of 30 June 2024, assets under management for third-party clients amount to EUR 121.2 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 272.3 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling EUR 272.3 billion, EUR 91.1 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 21.6 billion in value. Total real estate assets under management and administration at the end of June 2024 thus came to EUR 112.7 billion.

Swiss Life Asset Managers employs more than 2200 people in Europe.

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 creates local added value.

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.

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

