News

Swiss Life Asset Managers acquires additional land for Hanover North I logistics project

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Swiss Life Asset Managers is further expanding its Hanover North I logistics development in Wietze, near Hanover. By acquiring additional land, the company has significantly increased the size of the development site, creating further capacity for modern logistics facilities. The expansion, secured shortly before the start of the first construction phase, provides additional scope for the flexible, demand-driven development of state-of-the-art logistics space.

Swiss Life Asset Managers has acquired additional parcels of land for the planned Hanover North I logistics property in Wietze, near Hanover. As a result of the expansion, the development site will increase from approximately 77 000 square metres to a total of around 147 000 square metres. The planned rental space will consequently rise to approximately 79 000 square metres. The first construction phase, comprising around 38 000 square metres of warehouse space, will be carried out without the need for pre-letting. Construction is scheduled to begin at the end of 2026. Through this expansion, Swiss Life Asset Managers is taking a forward-looking approach to the continued development of the project and creating space that will be available to future occupiers at an early stage. GOLDBECK has been appointed as the general contractor for the first construction phase.

Through this expansion of the site, Swiss Life Asset Managers is continuing to grow its development activities in northern Germany's established logistics region. The extended project provides scope for the flexible, demand-driven development of modern logistics facilities designed to meet a broad range of occupier requirements.

"The fact that we have been able to expand the project by acquiring additional land even before construction begins demonstrates the confidence placed in our development and delivery capabilities, and reinforces our position as a trusted partner in logistics real estate development," says Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. "This step highlights the ability of our pan-European logistics platform to deliver modern, future-ready logistics locations in strategic settings that create lasting value for occupiers, local communities and investors alike."

The site is located in the district of Celle, within the triangle formed by the major cities of Hanover, Bremen and Hamburg. Thanks to its excellent access to the A7 and A2 motorways, as well as its proximity to key infrastructure hubs such as the Hanover-Lehrte freight village, Hanover-Langenhagen Airport and the Hanover Container Terminal, the region serves as a European gateway for the distribution of goods in Germany and therefore offers attractive conditions for logistics and distribution operations.

"We are confident of the location's potential and are expanding our project accordingly," explains Moritz Löbbert, Development Director Logistics at Swiss Life Asset Managers. "The additional land provides greater flexibility for our customers and enables us to respond even more precisely to their individual requirements. This expansion supports a customer-centric development approach and strengthens the long-term viability of the project as a whole."

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Following the expansion, the development will comprise approximately 79 000 square metres of rental space, including around 69 000 square metres of warehouse space, approximately 7100 square metres of mezzanine space and some 2900 square metres of office and social space. The first construction phase will deliver approximately 38 000 square metres of warehouse space, around 1900 square metres of office space and more than 4600 square metres of mezzanine space. The warehouse concept is designed to accommodate either a single large occupier or a flexible subdivision for multiple tenants.

As in the original project, Swiss Life Asset Managers is incorporating a sustainable energy concept into the expanded development. Planned measures include rooftop photovoltaic systems, heat pumps and charging infrastructure for electric vehicles. A BREEAM Very Good certification is being targeted for the building.

The expansion of Hanover North I forms part of Roots, Swiss Life Asset Managers' pan-European development pipeline, through which the company is creating new development sites for modern, future-ready logistics space in key logistics regions across Europe.



Visualisation of the planned Hanover North I project in Wietze - © 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 multiple European locations.

As at 30 June 2026, assets under management for third-party clients amount to EUR 170.7 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 325.9 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe[1]. Of the assets totalling EUR 325.9 billion, EUR 97.7 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 26.9 billion in value. Total real estate assets under management and administration at the end of June 2026 thus came to EUR 124.6 billion.

Swiss Life Asset Managers employs more than 2300 people in Europe.

In the logistics segment, Swiss Life Asset Managers plays the role of investor, developer and portfolio holder of high-quality logistics, distribution and commercial real estate and offers customers a comprehensive range of services. Our partners benefit from the in-depth knowledge of the sector, the strong and established global networks and the long-term commitment of the Swiss Life Group. With its development activities in Germany and other European countries, the logistics team at Swiss Life Asset Managers creates space for logistics, distribution and commercial uses, 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 l future in a financially self-determined manner.

[1] #2 IPE Top 150 Real Estate Investment Managers 2025 Ranking Europe, #2 INREV Fund Manager Survey 2026

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