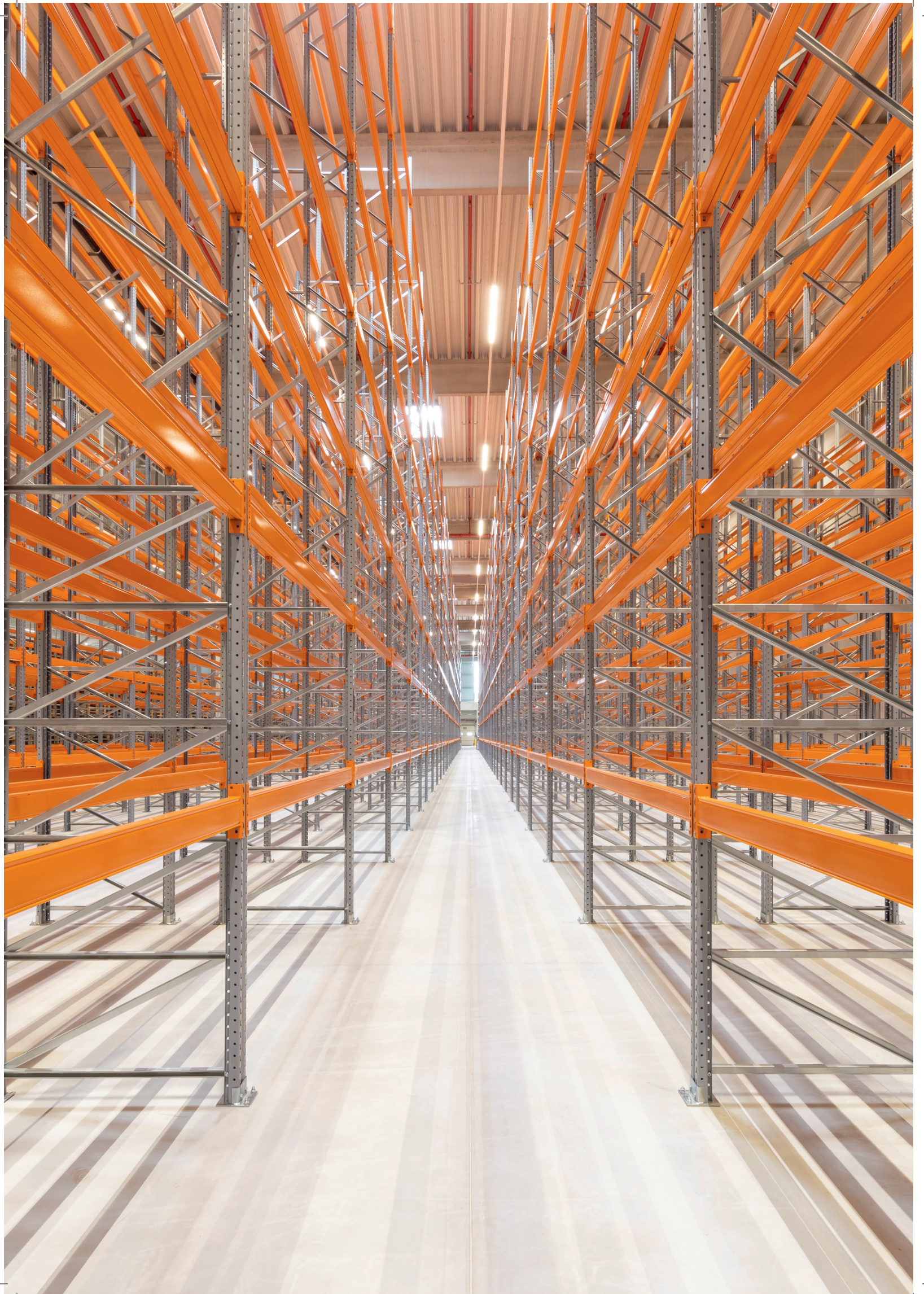




SwissLife
Asset Managers

Logistics

*Partner for
your location*



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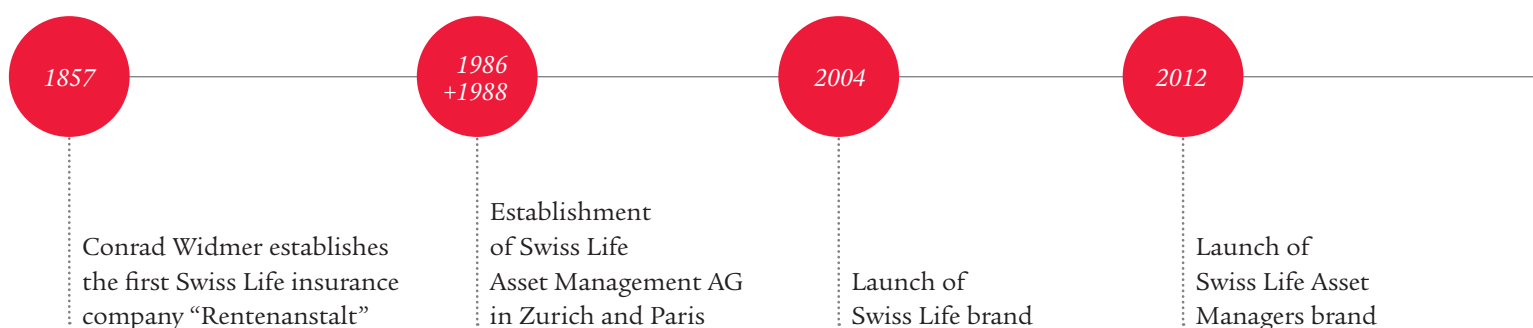
30 *Top quality*

Attractiveness and acceptance
Energy design
Comfort
Quality of environment

Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years' experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy.

The focus is on key principles such as value preservation, generation of long-term sustainable performance and a responsible approach to risk. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.



We enable people to lead a 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.



> 2,200
employees in Europe



> 165
years of experience



23
locations in Europe



275.4 billion
assets under management¹

¹ As of 31 December 2023

2014

Acquisition of
CORPUS SIREO
Real Estate
in Germany

2020

Establishment of
BEOS Logistics GmbH
in Germany

2021

CORPUS SIREO
Real Estate
becomes Swiss Life
Asset Managers

2023

BEOS Logistics becomes
Swiss Life Asset Managers,
Logistics Division

Investor, developer and portfolio holder

Swiss Life Asset Managers is a leading European real estate manager¹. Our experienced teams are valued as developers of 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 office, residential, healthcare, logistics, industrial, retail and hotel real estate.

Of the assets totalling EUR 265.8 billion managed by Swiss Life Asset Managers, EUR 91.7 billion is invested in real estate. Swiss Life Asset Managers also manages real estate with a total value of EUR 21.6 billion jointly with Livit. Total real estate assets under management and administration at the end of December 2023 thus came to EUR 114.9 billion.

Our strong local presence in Switzerland, Germany, France, Italy, the UK, Luxembourg and the Nordic countries ensures Europe-wide coverage.

Our logistics value creation chain

Developer

Outstanding access to big-box logistics real estate

On-going acquisition of land and existing properties

Efficient development process ensures compliance with time schedules and budget

Investor

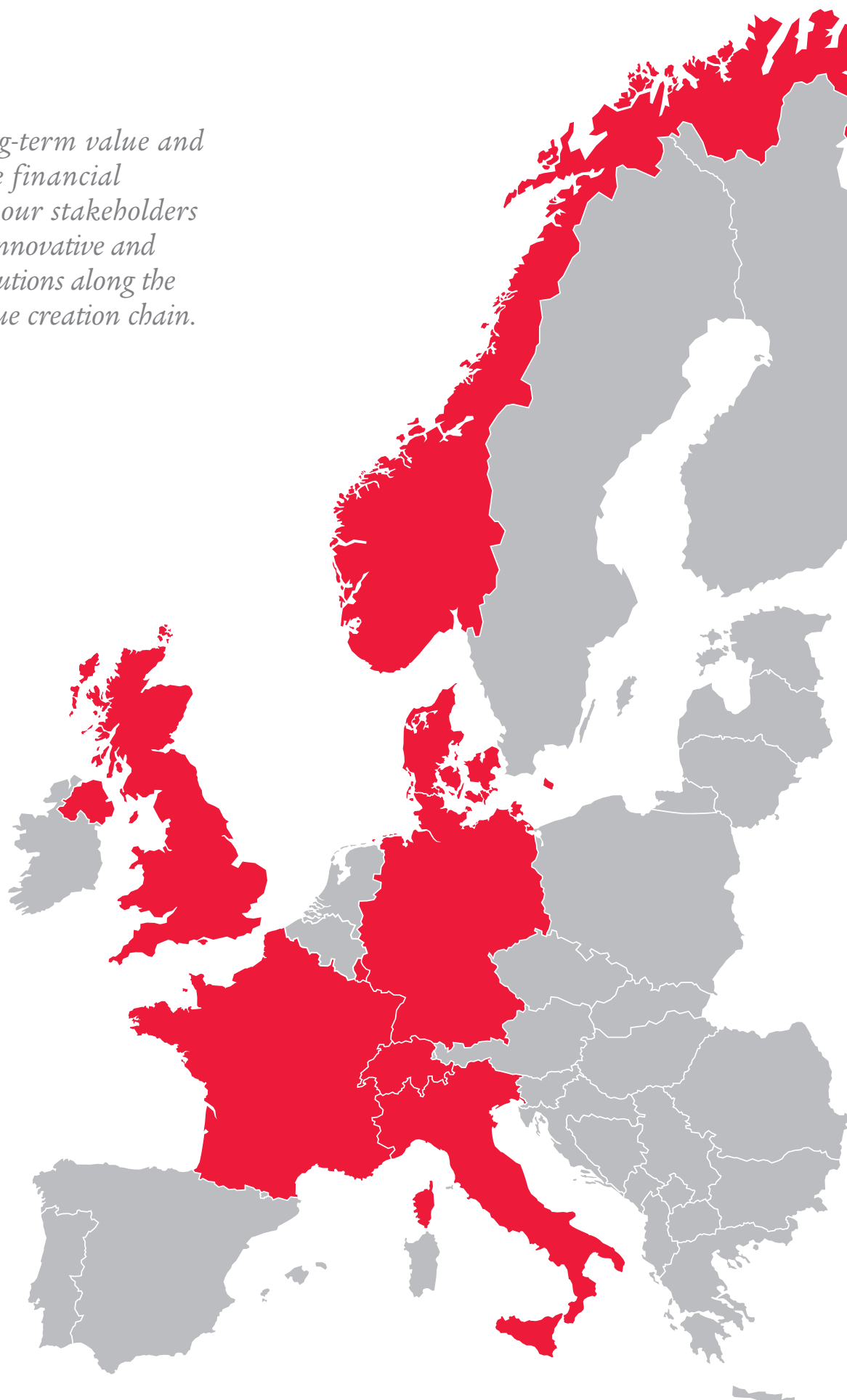
Attractive investment opportunities in logistics real estate

Fund and asset manager

Management and provision of access to sought-after logistics real estate in attractive locations for institutional investors

¹ INREV Fund manager survey 2023 (managed assets as at 31.12.2022)

We create long-term value and strengthen the financial confidence of our stakeholders by delivering innovative and sustainable solutions along the real estate value creation chain.



Logistics Division

Swiss Life Asset Managers acts as investor, developer and portfolio holder of high-quality logistics, distribution and commercial real estate and offers its clients a comprehensive range of services.

Our aim is to help shape the major developments in the field of logistics real estate from the outset and to play a pioneering role in this area. By constantly analysing economic developments and requirements, we identify relevant trends at an early stage in order to successfully create or supplement new and existing structures in European logistics clusters.

With its development activities in Germany and other European countries, our Logistics Team facilitates sustainable supply chains, ensures security of supply and promotes digitalisation.

Compelling arguments



Experienced team with long track record and established contacts



Wide network of renowned national and international users



Supplier of sustainable solutions for attractive future-proof locations



Strong links with other brands and companies on the Swiss Life Asset Managers platform

Contacts



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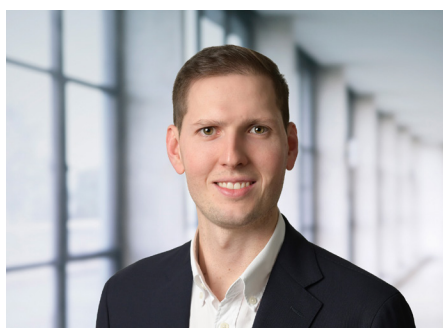
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An aerial photograph of a large, modern industrial building with a grey roof and teal-colored accents. The roof is covered with solar panels. In the background, a cable-stayed bridge with red cables spans a river. The foreground shows a parking lot with a few trucks and a grassy area.

Clearly visible quality

Swiss Life Asset Managers adopts a long-term approach to the future of the logistics real estate industry. In doing so, we have created an attractive identity for our newly developed logistics properties that is aesthetically and visually distinctive.

This building design philosophy sets a new quality benchmark for the industry: Swiss Life Asset Managers real estate combines innovative energy concepts and state-of-the-art technology with high sustainability standards.



Duisburg North I site

Your strong brand for logistics solutions

The power of innovation lies in the ability to challenge the status quo. This is the benchmark against which we measure ourselves – every day.

To generate effective progress, existing concepts must be interpreted, supplemented and developed on an individual basis. This approach leads to the creation of highly customised solutions in order to make our logistics real estate as climate-friendly as possible.

As a highly professional on-site service partner, we support our customers in the development of tailor-made logistics real estate solutions.

Breaking the mould

You can find grey industrial buildings everywhere up and down the country. In numerous workshops and planning meetings, the team at Swiss Life Asset Managers has adopted a different approach to create a new generation of logistics real estate with strikingly distinctive designs.

Employment of natural materials such as wood and green façades – coupled with a commitment to colour and the widespread use of glass – give the logistics real estate developed by Swiss Life Asset Managers an unmistakable design that offers a new level of visual integration into the environment and landscape.



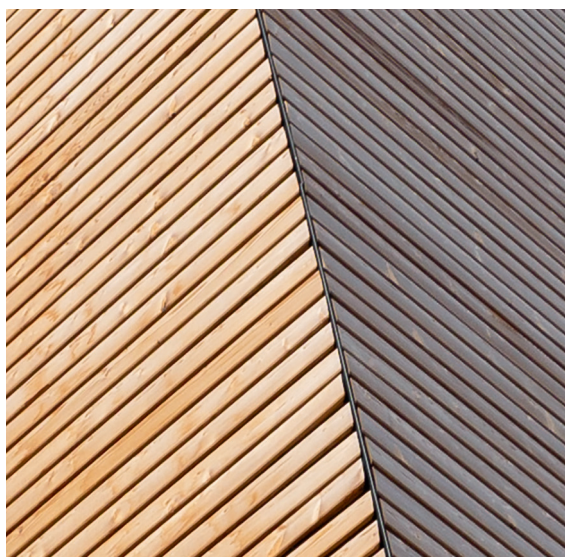
Façade appearance

Striking colour code

The Swiss Life Asset Managers real estate concept combines sustainable realisation with economic efficiency. This message is expressed in the striking façade designs featuring extensive use of wood contrasting with an arresting petrol tone.

The use of petrol is symbolic of the combination of a strong ESG strategy and economic efficiency. A rich green combines with a deep, serious blue to create colourfully vibrant logistics real estate.

Natural wood tone
Larch exterior cladding



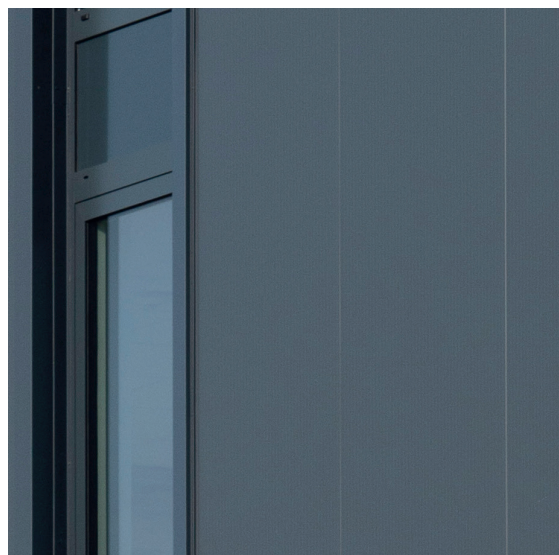
Water blue accent colour
Isopanel façade




Soft light grey
Concrete plinth



High-contrast anthracite
Mullion and transom elements





Sustainable logistics solutions

As a leading project developer and investor in the field of logistics real estate, we see it as our responsibility to help lead the logistics sector into a sustainable future.

From the outset, we consider the environmental and social impacts of our projects locally and globally. This enables us to help tenants and users of our buildings to operate them more economically as well as more sustainably.



Photovoltaic system

Responsibility for the future

The European Green Deal has clearly highlighted the need for action to reduce CO₂ emissions. As one of the leading European investment platforms in the logistics sector, Swiss Life Asset Managers takes its responsibility extremely seriously.

Comprehensive ESG concept

A wide range of stakeholders along the real estate value chain need solutions to meet their ESG requirements. Swiss Life Asset Managers has expanded and consolidated its corporate

values into a comprehensive approach to responsible investing. This manifests itself in an explicit ESG concept based on three pillars of corporate responsibility.

We provide solutions designed to help clients reach their goals and enact their choices by creating sustainable economic value

Fiduciary duty

- Taking economic responsibility by achieving risk-adjusted returns
- Seizing the opportunities / managing the risks of ESG for our investments
- Good governance, high transparency in our investment decisions and open communication

Intergenerational responsibility

- We serve the present needs for risk-adjusted returns while maintaining natural resources and the environment for future generations
- Actively taking measures that reduce the risk of climate change

Active stewardship

- Shaping the environment and society in which we are embedded as an active asset owner
- We contribute to the prosperity and well-being of society
- We aim to foster self-determined life across society through collaborations and partnerships

More commitment from the ground up

The ESG commitment of Swiss Life Asset Managers starts right at the outset – with the development of a new generation of large-scale logistics real estate solutions that feature a location-optimised level of sustainability. This enables aspects of ESG compliance to be made accessible to all stakeholders in the real estate value chain.

Optimally complementing regional structures

With more than 125 years of experience in real estate investment, Swiss Life Asset Managers attaches great importance to the absolute economic relevance of its own project developments. Wherever it is feasible to close structural gaps, our expertise is in demand for the development of a more sustainable logistics infrastructure of tomorrow.

Attractive locations with acute needs draw in attractive high-profile users and tenants who can effectively contribute to economic quality and regional growth. The acquisition and planning phase is therefore preceded by in-depth analysis of regional and supra-regional economic areas together with their product routes and supply chains.

Choice of location affects CO₂ emissions

With our expertise in location planning, we enable retail companies to make their supply chains more sustainable in line with ESG principles. Strategically positioned transshipment centres and urban fulfilment centres close to consumers in metropolitan areas minimise journey distance and therefore CO₂ emissions. Locations are chosen to ensure that the impact of delivery traffic on the local transport infrastructure and residents is kept to a minimum.


Realising individual potential

This targeted development of regional economic areas comprises both greenfield sites, which focus on environmentally compatible integration into the landscape and nature, as well as brownfield sites which reactivate former industrial locations, sensitively integrate existing buildings and consider residents' interests.

Cities and municipalities as well as other public agencies are involved here in the early stages to safeguard social and economic interests on both sides and to develop sites with lasting added value.

Environmentally and socially sustainable construction

When developing our logistics real estate, we set high standards in terms of environmental and social sustainability.



Attractive workplace:
Indoor and outdoor relaxation areas

Geothermal energy:
Sustainable underfloor heating

Intelligent energy storage:
Sprinkler tank and batteries for energy storage

Reduced surface sealing:
Abundance of green space, permeable paving

All our logistics real estate has been awarded a BREEAM sustainability rating ranging from 'very good' to 'excellent'. We use a wide range of tools to achieve this high standard, including sustainable building materials and the synchronised use of solar energy and geothermal energy, as well as location-specific measures installing e-charging points and siting bee colonies.

Buildings can affect their surroundings and have a direct impact on the well-being of the people who work in them or live nearby. For this reason, we consider aspects of social sustainability right from the concept planning stage onwards. These aspects are incorporated into the design of the façades and outdoor facilities, the layout of the interior spaces and in the provision of facilities for employees and drivers.



Natural building materials:
Wood used as supporting structure and façade material

Daylight:
Vertical light bands in the façade

CO₂ reduction:
PV system and façade greening

Abundance of greenery:
Integration in the surroundings

E-mobility:
Charging points for electric vehicles and e-bikes

Design:
Attractive design, increased acceptance

ESG measures at a glance

Environmental



Power generation

Geothermal earth probes, photovoltaic system, solar absorber



Energy management

Maximum independence from fossil fuels



Natural building materials

Wood as supporting structure and façade material



Sustainable air conditioning

Heating and cooling loops in the hall floor



E-mobility

Charging points for electric vehicles and e-bikes



Low surface sealing

Abundance of greenery, permeable paving



Heat generation

Geothermal earth probes, solar absorbers and heat pump



Automation

Supports sustainable operation



CO₂ reduced building materials

PV system and façade greening



Intelligent energy storage

Battery and sprinkler tank as energy store for self-generated renewable energy

Social



Design

Attractive building design,
increased acceptance



Attractive workplaces

Spacious facilities with floor-to-ceiling
windows



Daylight

Vertical light bands
in the façade



Social activities

Areas for social
interaction



Abundance of greenery

Integration into the surroundings, completely
greened façade and urban gardening



Recreation zones

Indoor and outdoor

Governance



Sustainable development approach

ESG underpins every new investment
decision



Compliance with regulatory requirements

Strict implementation in line with
the philosophy of Swiss Life Asset Managers



Appreciation of and dialogue with stakeholders

Involvement from the outset for broad
societal consensus



Support of regional and municipal structures

Support of existing structures as part
of the business strategy



Certification

Awarded BREEAM sustainability certification

Adding value to the region: Dusseldorf East logistics centre

In March 2023 we handed over the Dusseldorf East logistics centre to its tenants. The centre is a prime example of how infrastructure development can tap into outstanding regional potential.

- ‘Very good’ BREEAM sustainability rating
- Very high standard of buildings and equipment
- Strong cargo infrastructure with numerous transport routes
- High concentration of supply industry and logistics service providers
- Rapid access to a dense network of motorways via the A535

<i>Completion</i>	March 2023
<i>Total rental area</i>	52,419 sqm
<i>Occupancy rate</i>	100%
<i>Distance to A535 motorway</i>	3.3 km
<i>Distance to Düsseldorf airport</i>	25 km



This project by Swiss Life Asset Managers helps both to revive a large brownfield site and to reinforce the tradition of Rhine and Ruhr as economic powerhouses. Its excellent transport connections will benefit tenants and other users.

The land adjacent to the site is used for agriculture and sports. In order to meet ESG requirements, all logistics solutions must be accepted by the public and all neighbouring residents.

We therefore prioritised adapting the project to the site's topography. The Wülfrath municipal authorities have been closely involved in this project's progress, providing financial support. Indeed, representatives of the public sector and relevant groups of stakeholders have been included in discussions right from the start.

During the short ten-month build, the 100,000sqm brownfield site was converted for its new use, bringing a significant economic and environmental boost to the region.

Some 50,000sqm of roof space is now home to the largest publicly owned, roof-mounted solar PV system in North Rhine-Westphalia. In this flagship project 10,800 solar modules generate over 4 million kWh of electricity a year. The public-sector plant owner Stadtwerke Wülfrath Erneuerbare Energien GmbH can now meet 100% of the annual electricity demand of approx. 1,650 four-person households with solar power.

Certified sustainable: Deltaport I logistics centre

This landmark project demonstrates that it is now possible to build a highly sustainable logistics centre. Deltaport I is an energy-efficient building, not dependent on fossil fuels.



- Logix Award winner 2023 and Immobilienmanager Award winner 2024
- 'Excellent' BREEAM sustainability rating
- State-of-the-art building quality and technology
- Busy, centrally located logistics site
- Right next to DeltaPort and with very good connections to Duisport
- Outstanding motorway links and transport infrastructure

Completion	July 2023
Total rental area	86,126 sqm
Occupancy rate	100 %
Distance to A3 motorway.....	10 km
Distance to Deutsche Bahn container terminal.....	1.5 km



Having thoroughly examined the site's geology, as well as numerous construction options and sources of renewable energy, we were able to ensure this 86,000sqm logistics centre operates climate-neutrally.

Geothermal probes with a total length of 20 kilometres play a key role in this, feeding heat from over 130 metres underground directly into brine/water heat pumps. The photovoltaic installation covering much of the warehouse roofing also supplies electricity directly to this self-sufficient system.

Another important part of the system is the innovative buffer storage – even the brine in the warehouse floors offers significant capacity to store heat and cold. Ten additional water tanks with a total capacity of 20,000 litres are also used as buffer storage.

The temperature in the warehouses can be regulated as required using brine-filled heating and cooling loops embedded into the industrial flooring. Smart building technology allows quick adjustments to any changes in outdoor temperature. Weather forecasts are incorporated into the temperature control function to help with prediction.



Deltaport II logistics centre

- ‘Very good’ BREEAM sustainability rating
- Very high building standards, state-of-the-art facilities
- Embedded into a tri-modal transport infrastructure
- Ideal location, right next to DeltaPort
- Outstanding connections to the motorway network

<i>Completion</i>	April 2023
<i>Total rental area</i>	23,561 sqm
<i>Occupancy rate</i>	100%
<i>Distance to A3 motorway</i>	10.5 km
<i>Distance to Emmelsum freight terminal</i>	100 m



Coblenz West logistics centre

- ‘Very good’ BREEAM sustainability rating
- Conversion to a state-of-the-art logistics centre
- Centrally located, established regional logistics location
- Key supply hub for the region
- Ideal location next to the A48 motorway

Completion	March 2023
Total rental area	51,541 sqm
Occupancy rate	100%
Distance to A48 motorway	600 m
Distance to Emmelsum freight terminal	26 km



Zwickau North logistics centre

- ‘Very good’ BREEAM sustainability rating
- Newly built, top-quality storage and distribution centre
- Popular logistics location with an automotive focus
- Near Volkswagen’s largest electric vehicle plant
- Ideal location for transport, easy access to A4 motorway

Completion March 2024

Total rental area 22,502 sqm

Distance to A4 motorway..... 4 km

Distance to Leipzig airport..... 75 km

Business progressing at speed

These projects form the basis for the ever-growing Swiss Life Asset Managers portfolio of logistics real estate with the latest sustainable features.

Many additional acquisitions and plans are in the pipeline to help achieve our goal to be one of the leading providers of sustainable logistics real estate by 2025.

Through investment in prestigious development projects and continuous expansion, Swiss Life Asset Managers is constantly creating attractive opportunities along the entire logistics real estate value chain. We create long-term added value for a variety of stakeholders.



Informal meeting room



Outfitting and materials

All Swiss Life Asset Managers logistics real estate is characterised by environmentally and socially sustainable construction with high-quality materials, outfitting and technical systems that can effectively support your company's ESG objectives.

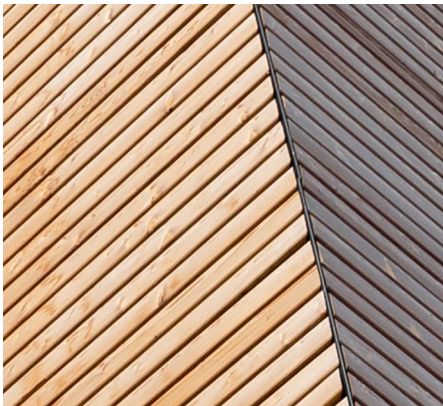
The attractive features and key aspects of the technical building systems shown on the following pages are taken from our Deltaport I und Deltaport II sites.

Please note that when we develop our bespoke logistics real estate, we always leave scope for individual solutions. We make adjustments to tailor them to site-specific factors and our customers' particular wishes.

Attractive façade design

The real estate developed by Swiss Life Asset Managers appears open and welcoming thanks to the design of its façades. These help to embed the buildings in their environment and ensure they are accepted by decision makers and the general public.

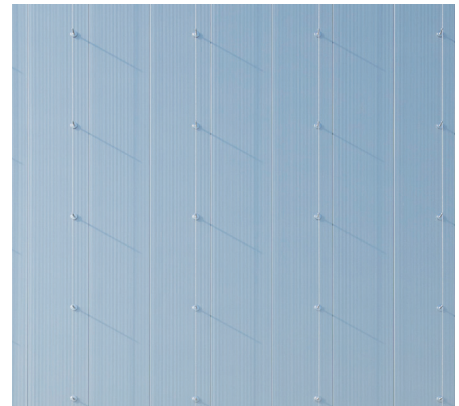
Wooden façade
Larch cladding



Insulated panelling façade
Water blue



Insulated panelling façade
White aluminium



Mullion and transom elements
Anthracite



Vertical ribbon windows
For plentiful daylight



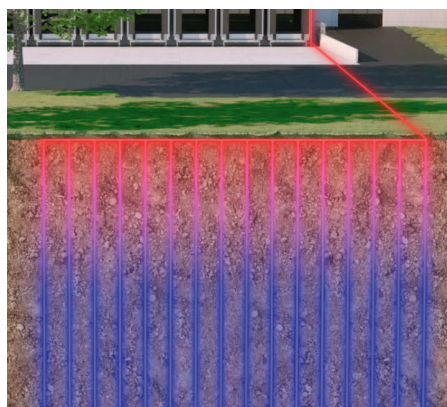
'Green' façade
Forms a natural buffer against heat & cold



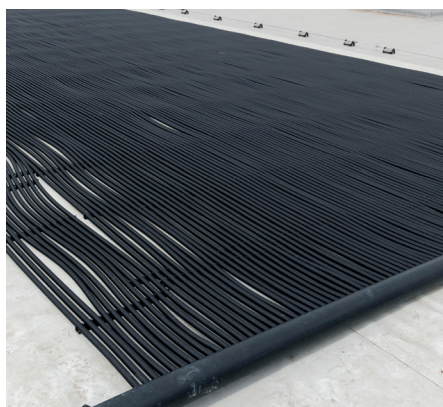
Highly energy-efficient design

Our thoroughgoing ESG concept is underpinned by the energy supply. A smart combination of sustainable energy generation and innovative storage technology means this future-oriented logistics real estate is carbon-neutral to operate.

Geothermal installation with probes up to 130 metres deep



Roof-mounted solar absorbers to regenerate the geothermal probes



Large-scale PV system for electricity generation



Heating and cooling loops built into the warehouse floor



Innovative storage technology to buffer PV-generated electricity



Modern charging infrastructure for electric vehicles and e-bikes



Comfortable office space

Our buildings are people-friendly and inviting, inside and out. The office space has extensive windows which flood it with light. These grant views of the surrounding area and the gallery as well as the logistics warehouse with its attractive exposed timber trusses.

Large-area panoramic glazing for views of surroundings and warehouse



Smart building technology and automatic climate control



Needle-felt floor covering in an elegant shade



Top-quality glass door leaves with metal door furniture



Daylight LED panels with dimming function



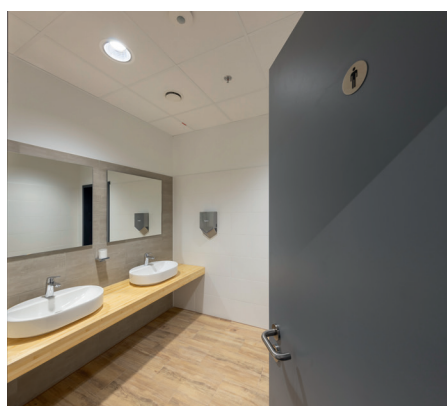
Air conditioning built into the suspended ceiling grid



Stylish sanitary facilities

While the offices are open-plan, employees' privacy is of course paramount in the sanitary facilities. Rather than the usual communal facilities, here each changing area has multiple, high-specification cubicles with their own shower and toilet.

Top-class sanitary facilities with high-quality furnishing



Elegant washbasin surrounds made from solid wood



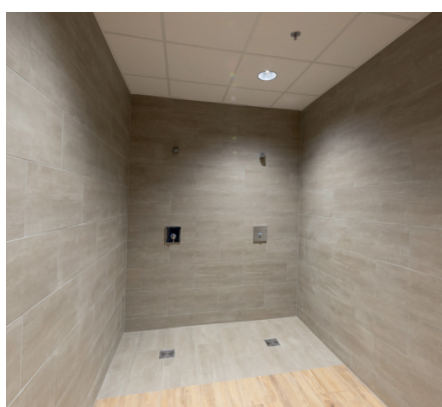
Designer ceramic products by Gerberit



Quality fittings by Hansgrohe



Designer showers for an exclusive atmosphere



Fine stoneware tiles in soft beige



High standards in all areas

From timber trusses in the supporting structure to well-planned loadhouses and bays for secure goods handling and safety at work – our logistics real estate offers outstanding quality for users.

Solid timber trusses:
sustainable building materials



Large skylight domes:
for daylight inside the building



Mezzanine level:
home to storage and offices



Loadhouses and bays:
made to the latest technical standards



Fire doors:
for optimal safety at work



Pallet transfer:
for safe warehouse logistics



High-quality environment for employees and drivers

Real estate and its build quality can significantly improve amenity value and therefore perception and satisfaction among employees and service providers. That is why we incorporate users' requirements into the design of our logistics real estate right from the start.

Spacious reception as you enter the office area



Quality tiles in stairwells and hallways



Indoor reception for truck drivers in the warehouse lobby



Lounge for truck drivers with its own toilets and showers



Many different break-time options around the building



Nature reserve right next door



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Photographs

Peter Leenders Photography
Jannik Hammes Photo/Video
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Disclaimer

The images used in this brochure were taken at various sites and are intended to illustrate the planning, architectural design and technical options available when planning a logistics building. All the information was gathered with the utmost care and attention. We cannot however guarantee the accuracy of any information or figures stated: these may vary in individual cases and implementations, and according to location. There may be omissions and alterations. The content and work in this brochure are subject to copyright.

Concept, text and design

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

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