

Logistics

News

Swiss Life Asset Managers acquires 47,000 square metre development site for logistics real estate in Bavaria

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Swiss Life Asset Managers is expanding its development portfolio with the acquisition of a 47,000 square metre site in Altusried in the Allgäu region. On this site, a modern logistics property with a rental area of more than 30,000 square metres will be built.

Swiss Life Asset Managers has acquired a site in Altusried in the Oberallgäu district, that is ready for construction. The investor-developer will develop the "Swabia South 1" project, a state-of-the-art logistics property with more than 30,000 square metres of rental space on the approximately 47,000 square metre brown-field site. Construction work is scheduled to start in the first quarter of 2024 and be completed in the first quarter of 2025.

"With this land, we were able to acquire a promising site in a dynamic economic region," says Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. "The new location will not only serve the growing demand for modern and sustainable logistics real estate in the region, but it is also part of our investment strategy to create long-term and sustainable added value for the region. The location is part of our further expansion in Europe," Steves continues.

The location offers excellent connections to the national and international logistics network via the A7 and A96 motorways. The good connections to the Bavarian metropolitan regions of Augsburg and Munich as well as the cities of Ulm and Friedrichshafen make

the location a strategic transshipment point for national transport routes. Due to its proximity to the border, the region is also an ideal hub for international goods traffic to the neighbouring countries of Switzerland, Austria, and Liechtenstein.

Most of the property's 30,150 square metres of total lettable space will be taken up by logistics areas, while around 1,000 square metres of social and office space will be available.

"We take a customer-centric approach to each of our projects. That is why the property will be able to serve flexible customer needs. Like all our logistics developments, it is based on high internationally recognised ESG criteria," says Alexander Schmid, Head of Development Logistics at Swiss Life Asset Managers.

A photovoltaic system and heat pumps are to be installed on the roof. In addition to other measures, e-charging stations for cars and bicycles and a green façade are planned for the exterior. Overall, the property is aiming for BREEAM Very Good certification.

Visualisation of the project «Swabia South 1» © 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 at 30 June 2023 assets under management for third-party clients amount to EUR 114.8 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 265.8 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling EUR 265.8 billion, EUR 91.7 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 2023 thus came to EUR 113.3 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 promotes digitalisation.

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 Fund Manager Survey 2023 (AuM as of 31.12.2022)