

## Logistics

# News

## Swiss Life Asset Managers acquires 36 000 square metre development site for logistics property in Baden-Wuerttemberg

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Swiss Life Asset Managers is expanding its development portfolio with the acquisition of a 36 000 square metre site in Laichingen. A modern logistics property with a rental area of more than 21 000 square metres will be built there.

Swiss Life Asset Managers has exclusively acquired a site in Laichingen, south-east of the Stuttgart metropolitan region, that is ready for construction. On the approximately 36 000 square metre greenfield site in Rudolf-Diesel-Strasse, the investor-developer will develop the "Stuttgart Southeast 1" project, a state-of-the-art logistics property with more than 21 000 square metres of rental space. Construction is scheduled to start in the first quarter of 2024 and is expected to be completed in the fourth quarter of 2024.

"Located in a promising logistics region, this property is an excellent addition to our portfolio," explains Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. "The new site is an important part of our investment strategy to create long-term and sustainable added value for the corresponding regions. Our first logistics project development in Baden-Wuerttemberg is also in line of our Europe-wide expansion strategy," Steves continues.

The location in the Alb-Donau region offers excellent connections to the national and international logistics network thanks to its central position between the Stuttgart metropolitan region and the city of Ulm, as well as its proximity to the A8 and A7 motorways. The urban agglomeration also makes the region an attractive location for the regional distribution and generates a constantly high demand for logistics.

"Serving flexible customer needs is an important aspect of our planning. Therefore, the property will be able to fulfil the requirements of a single tenant as well as

multiple tenants. This also reflects our customer-centric approach," emphasises Alexander Schmid, Head Development Logistics at Swiss Life Asset Managers. The building can be divided into three units, each with 6,000 square metres.

Most of the property's 21,080 square metres of total rental space will be taken up by logistics areas, while around 630 square metres of social and office space will be available. Spacious mezzanine areas will also be included.

The installation of heat pumps is planned to generate renewable energy for the site. In addition, the roof will be equipped for the operation of a photovoltaic system. Overall, the property is aiming for BREEAM Very Good certification.



Visualization of the logistics project "Stuttgart Southeast 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 Europe<sup>1</sup>. 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.

<sup>1</sup> INREV Fund Manager Survey 2023 (AuM as of 31.12.2022)