

Swiss Life Asset Managers acquires a development site of over 45 000 square metres for a logistics property near the Ruhr area

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Swiss Life Asset Managers is expanding its development portfolio with the acquisition of a plot of around 45 400 square metres near the Ruhr area. It will be used to build a modern logistics property with rental space of almost 24 700 square metres.

Swiss Life Asset Managers has exclusively acquired a plot of land ready for construction in Wadersloh, close to the eastern Ruhr area. On the site on Diestedder Strasse, which comprises more than 45 000 square metres, the investor-developer will develop the “Rhine-Ruhr Northeast” project, a state-of-the-art logistics property offering almost 24 700 square metres of rental space. The project is scheduled to start in 2025.

“The North Rhine-Westphalia global logistics hub is one of the world’s most important logistics regions,” explains Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. “With ‘Rhine-Ruhr Northeast’, we are not only adding another state-of-the-art property to our Europe-wide logistics pipeline ‘Roots’, we are also strengthening our portfolio in this central region,” Steves continues.

The site in the district of Warendorf is centrally located between the Westphalian cities of Münster, Bielefeld and Paderborn and the eastern Ruhr area, which is one of the most densely populated regions in Europe. In addition, it offers good trimodal links to the national and international transport network. While the German motorway network is accessible via the nearby A2 motorway, the port of Hamm, the cargo airport of Paderborn-Lippstadt and Hamm railway station are also within a radius of 40 km.

“This property will offer its users long-term added value thanks to its flexibility of use and sustainable energy

measures,” says Alexander Schmid, Head Development Logistics at Swiss Life Asset Managers.

The property has a total rental area of 24 655 square metres, divided into three building units, which can be rented to either a single occupant or multiple occupants. In addition to 21 537 square metres of storage space, the rental space also includes 1318 square metres of social and office space and around 1800 square metres of mezzanine space. The property will be accessible via three ground-level entrances.

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



Visualization of the logistics project "Rhine-Ruhr Northeast" – © Swiss Life Asset Managers

Contact

Swiss Life Asset Managers, Germany

Communications

Johannes Meiborg

Phone: +49 151 5062 76 13

Media-de@swisslife-am.com

www.swisslife-am.com



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 31 December 2024 assets under management for third-party clients amount to EUR 132.7 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 289.9 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling EUR 289.9 billion, EUR 93.4 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 22.1 billion in value. Total real estate assets under management and administration at the end of December 2024 thus came to EUR 115.4 billion.

Swiss Life Asset Managers employs more than 2300 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