

Swiss Life Asset Managers acquires site of over 23 000 square metres for logistics project development in the Netherlands

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A modern logistics property with rental space of around 16 400 square metres is to be built on a site in the municipality of Oosterhout, northwest of the city of Tilburg in the southwest of the Netherlands. The project builds on Swiss Life Asset Managers' pan-European "Roots" logistics pipeline to now include the Dutch market.

Swiss Life Asset Managers has exclusively acquired a brownfield plot of land ready for construction in Oosterhout, Gooikensdam 10, in the province of **Noord-Brabant**. On the site, which measures around 23 000 square metres, the investor-developer is planning the "Tilburg I" project – a state-of-the-art logistics property of around 16 400 square metres. The project is scheduled to start in 2026.

"Tilburg I" marks the first project development in the Dutch market for the pan-European "Roots" logistics pipeline. This marks a significant milestone for the continental European expansion strategy in the logistics segment of Swiss Life Asset Managers, one of Europe's leading institutional real estate investors.

"The Netherlands is one of the most dynamic logistics markets in Europe, supported by the ports of Rotterdam and Antwerp and a dense network of rail, road and waterways," explains Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. "With 'Tilburg I', we are expanding our presence along the most significant Dutch logistics corridor and strengthening the sustainable international expansion of our 'Roots' pipeline," Steves continues.

Oosterhout is located northwest of the city of Tilburg in the logistics corridor of the province of Noord-Brabant, directly connected to the A58 and A59 motorways as well as the A16 towards Rotterdam/Antwerp. The ports of Rotterdam and Antwerp are less than an hour from Oosterhout. The Oosterhout Container Terminal (OCT), a major inland

port on the Tilburg-Moerdijk-Rotterdam route, is also in the immediate vicinity.

"With state-of-the-art infrastructure, flexible use options and excellent transport connections, 'Tilburg I' will offer our clients a state-of-the-art logistics property in a strategic location for the Dutch and European logistics market," says Michael Eberle, project manager at Swiss Life Asset Managers.

The logistics property will have a total rental area of around 16 400 square metres with the possibility to divide them into two building units. It will also be possible to rent the entire site to a single user instead of multiple tenants. The rental space is divided into around 14 000 square metres of storage space, 600 square metres of office and social areas and 1800 square metres of mezzanine space.

There are plans to install heat pumps as well as the possibility for a rooftop photovoltaic system to generate renewable energy. Overall, the aim is to achieve a BREEAM certification of "Excellent" for the property.



Visualization of "Tilburg I" - © 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 2025, assets under management for third-party clients amount to EUR 147.3 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 301.7 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling EUR 301.7 billion, EUR 94.9 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 25.9 billion in value. Total real estate assets under management and administration at the end of June 2025 thus came to EUR 120.9 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