

Swiss Life Asset Managers acquires a site of around 30 000 square metres for logistics project development in the Rhine-Neckar region

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A modern logistics property with rental space of more than 20 000 square metres is to be built on the site in the municipality of Offenbach an der Queich in Rhineland-Palatinate. The project is part of Swiss Life Asset Managers' pan-European logistics pipeline "Roots".

Swiss Life Asset Managers has exclusively acquired a plot of land ready for construction in Offenbach an der Queich, in the Rhine-Neckar metropolitan region. The investor-developer is planning the "Karlsruhe Northwest" project on the site measuring around 30 000 square metres in the "Im Niedersand" industrial park – a state-of-the-art logistics property with over 20 000 square metres of rental space. The project is scheduled to start in 2026.

"With 'Karlsruhe Northwest', we are expanding the presence of our Europe-wide logistics pipeline 'Roots' to the Rhine-Neckar metropolitan region," explains Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers. "The acquisition of this space in a highly sought-after location demonstrates our regional expertise and our position as a strong partner for municipalities and customers. In doing so, we will continue to consistently pursue our strategy of creating added value for all parties involved," Steves continues.

Offenbach an der Queich is located in the southern part of the Rhine-Neckar metropolitan region and thus in the logistics corridor between Mannheim/Ludwigshafen and Karlsruhe. The location is directly connected to the B9 and the A65; the latter also provides a quick connection to the A5 and the greater areas of Stuttgart and Rhine-Main. The major

cities of Mannheim and Karlsruhe can be reached from the location in around half an hour. Waterways are accessible via the nearby inland ports in Ludwigshafen and Mannheim.

"With 'Karlsruhe Northwest', we will offer our customers a state-of-the-art logistics property in a strategically ideal location for the German and European logistics market, which impresses with its flexible use and sustainable design," says Moritz Löbber, Development Director Logistics at Swiss Life Asset Managers.

The logistics property will have a total rental area of over 20 000 square metres, divided 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 comprises around 18 000 square metres of storage space, around 600 square metres of office and social space and over 1500 square metres of mezzanine space. In addition, 50 parking spaces are planned on the site.

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 "Very Good" for the property.



Visualization of the project development "Karlsruhe Northwest" – © 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 multiple European locations.

As at 31 December 2025, assets under management for third-party clients amount to EUR 156.5 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 309.6 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling EUR 309.6 billion, EUR 96.1 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 26.3 billion in value. Total real estate assets under management and administration at the end of December 2025 thus came to EUR 122.4 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 #2 IPE Top 150 Real Estate Investment Managers 2025 Ranking Europe, #2 INREV Fund Manager Survey 2025