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BEOS Report 2021
Focus Community

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Dear Partners and Friends of BEOS AG,

Community is created when many “I’s” become a “we”. It might sound like a caption from a calendar or a poetry album, yet it is something everyone at BEOS takes literally and personally. Starting as a team of four in 1997, almost a quarter of a century later we now have more than 230 employees “thinking ahead”. The “we” has grown every day over the last 25 years and is stronger today than ever before.

And it is precisely because we think ahead and shape the future together that we do not stop at the company plaque or the property line when it comes to building our community. Because BEOS is more than just the sum of its individual parts! In addition to more than 500 colleagues from our parent company Swiss Life Asset Managers, the BEOSphere includes you, our tenants, users, investors, neighbours, architects, appraisers, general planners, and consultants. In short: all the partners who have joined us on our journey as part of our workbenches. And some of you have been at our side for well over ten years.

That is why, in this year’s BEOS Report 2021, we have decided not only to talk to our tenants, as we usually do, but to speak to other members of the diverse BEOS community, which we affectionately call the BEOSphere.


We show that thinking ahead means thinking together. Fruitful collaboration drives transformation processes and ideally culminates in supportive relationships, fully satisfied project stakeholders, creative approaches to solutions, and successful

deals. Community, in turn, culminates in synergies and feel-good environments that benefit more than just their users. A long-standing investor clarifies that, despite all the potential to identify with individual properties, it is crucial to ensure that professionalism is not neglected in a business relationship. In a conversation with one of our appraisers, we look at the most important pillar of a successful partnership – trust – and what happens when you jump into the deep end together. With one of our tenants, we couldn’t agree more that collaboration always involves a bit of give-and-take, and that corporate real estate can be among our favourite places. And we took the liberty of asking one of our neighbours what really constitutes cooperative working. Because that’s part of it, too: honesty, transparency, empathy and communication as equal partners.

So, what did we learn from our discussions? Well, that we should (and must) approach things innovatively, building on different opinions and individual foundations. At the same time, however, we all share a motivation, the same value system, have one goal in mind, and – who would have thought it? – even enjoy working together. As Albert Schweitzer, the French-German theologian, musician, philosopher and physician, once said, “[the] deepest community [...] springs from a common striving for the good of all. The striving of the will is the most essential element of our being”.

But what are we striving for? In our last report, we set ourselves the goal of embracing our responsibility and





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THE BEOS AG MANAGEMENT BOARD (FROM LEFT TO RIGHT):
JAN PLÜCKHAHN, HENDRIK STAIGER AND HOLGER MATHEIS



becoming the market leader for sustainable corporate real estate in Germany by 2025. Let's tackle this and many other projects together, pool our expertise and not think ahead alone, but shape the future together. After all, the coronavirus pandemic was not the first disruptive event to highlight the importance of a functioning community and to make it clear that we cannot achieve as much alone as we can together.

Even more than in years gone by, our trust in and gratitude to you are embodied in every line of this report, which everyone at BEOS hopes you will enjoy reading.

Let's tackle
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“It’s
always
a question
of give
and take”

INTERVIEW WITH BIRGIT QUEISSER
ASSISTANT TO THE BOARD OF DIRECTORS
REWE DIGITAL

together”

INTERVIEW WITH VOLKER SCHMIDT-LAFLEUR
CHIEF EXECUTIVE OF
NORTH RHINE-WESTPHALIA’S
VERSORGUNGSWERK DER STEUERBERATER

2014 was perhaps the most important year in the recent history of Carlswerk in Cologne. Although BEOS had been managing the property for seven years at this point, the revitalisation of a series of large areas and the addition of new tenants provided the spark that transformed the site into a state-of-

the-art commercial quarter. The fact that REWE digital massively expanded its footprint at the site was something of an accolade for the BEOS team at the time. Birgit Queisser was involved from the outset – and always had a particularly close eye on developments at Carlswerk.

together”

INTERVIEW WITH VOLKER SCHMIDT-LAFLEUR
CHIEF EXECUTIVE OF
NORTH RHINE-WESTPHALIA'S
VERSORGUNGSWERK DER STEUERBERATER



ZEBRA STRIPES ON THE FLOOR, COLOURFUL ACCENTS ON THE WALL AND A NET ON THE CEILING: AGILE WORKING IS NOT ONLY EMBEDDED IN REWE DIGITAL'S DNA, IT IS ALSO EVIDENT IN ITS PREMISES.



CUTTING EDGE: MEETING CUBES, PHONE BOOTHS AND WORKING SPACES OFFER PLACES OF RETREAT IN THE OPEN-PLAN SPACE.



REWE digital bridges the gap between the analogue and digital worlds of retail. How agile do your business processes have to be?

Agile workflows are deeply ingrained in the DNA of REWE digital. I have been at REWE digital for seven years, having come from a more traditional support environment. During my job interview and subsequent tour of our old premises with my boss – just a single floor of Carlswerk at that time – my first thoughts all focussed on how I would work there. How, for example, would I conduct confidential conversations in an open-plan office? Despite my concerns, it didn't take us long to find solutions. Over the years, we have always been able to adapt our premises to our requirements. Over time, we have set up meeting cubes, telephone booths and spaces for agile working. Operationally, that was also part of my remit. In addition to the classic tasks of an executive assistant, I always have to keep my eyes open as I move around Carlswerk. The great thing is that you always come across new projects and exciting tasks.

How would you describe your team's "fresh start" seven years ago in your new areas – and how has Carlswerk evolved since then?

As with any innovation, we got off to a bit of a bumpy start. Back then, it felt as if we were working on a construction site, because areas around our original space were constantly being upgraded and expanded. It helped to remember that the end result would be an incredible new workspace for our colleagues. Of course, we have since rented the entire building 403 (Kupferwerk), along with the Kupferhütte and Loft43. In just five years, our team has expanded to almost 600 employees, so we've regularly needed new space and new offices. Our fruitful relationship with BEOS has certainly helped, as they have been able to provide us with new workspaces and have always been there to support us as we have grown. BEOS has always given us a great deal of freedom to design and fit out our spaces – and adapt them to our needs. Another key factor has been the constant and constructive dialogue between us as tenants and BEOS as our landlord. The prompt – and unbureaucratic – response to our evolving needs, such as parking, has been really important for us. The close collaboration during our "Hackdays" has also always been very uncomplicated. Every year, we spend a week working as a team on new, digital ideas. Before the pandemic, this major event was hosted in front

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of the Kupferhütte. BEOS was always very cooperative and even turned a blind eye to us filling the yard with food trucks. As a quid pro quo, we did give the BEOS team a free lunch, so maybe that had something to do with it.

How important is it for your company to maintain good relationships with your neighbours on the site?

We have always enjoyed the relaxed and constructive atmosphere here. Whenever we are planning an event, we approach the other tenants personally. We register the event, invite them for a beer and a bratwurst, and everything is fine. We also chat about any new or short-term challenges, or example if there are suddenly not enough parking spaces. And we help each other – and usually find a solution that works for everyone. It's always a question of give and take.

Do you have a favourite space in Carlswerk?

I really like our workshop space best of all. It's the first space we fitted out on our own, without an architect. It is very individual and truly reflects our digital world. Thinking beyond our own spaces, I also like spending time in Carlswerk's Purino restaurant, which is a great location and perfect for having a nice time together with colleagues.

"I want Karlspark to become a home for young professionals"

INTERVIEW WITH UDO RITTERSHOFER
BRANCH OFFICE MANAGER
SPIE GMBH, SOUTHERN BRANCH



together"

INTERVIEW WITH VOLKER SCHMIDT-LAFLEUR
CHIEF EXECUTIVE OF
NORTH RHINE-WESTPHALIA'S
VERSORGUNGSWERK DER STEUERBERATER



Founded in 1900 to supply the electrical infrastructure for the Paris Metro, SPIE (Société Parisienne pour l'Industrie Electrique) is the independent European market leader for multi-technical services in the areas of energy and communications. The company's success was confirmed as it enjoyed the most successful French IPO of 2015. Rich in tradition and expertise, the company also has

a decade-spanning relationship with Germany's Siemens AG. It shouldn't come as that much of a surprise then that SPIE was an established fixture on the site of the Karlspark Technology Center long before BEOS took over as property manager. SPIE Branch Office Manager Udo Rittershofer has been on the site almost every day since 1973 – and has been a significant ally for BEOS since the very beginning.

together"

INTERVIEW WITH VOLKER SCHMIDT-LAFLEUR
CHIEF EXECUTIVE OF
NORTH RHINE-WESTPHALIA'S
VERSORGUNGSWERK DER STEUERBERATER

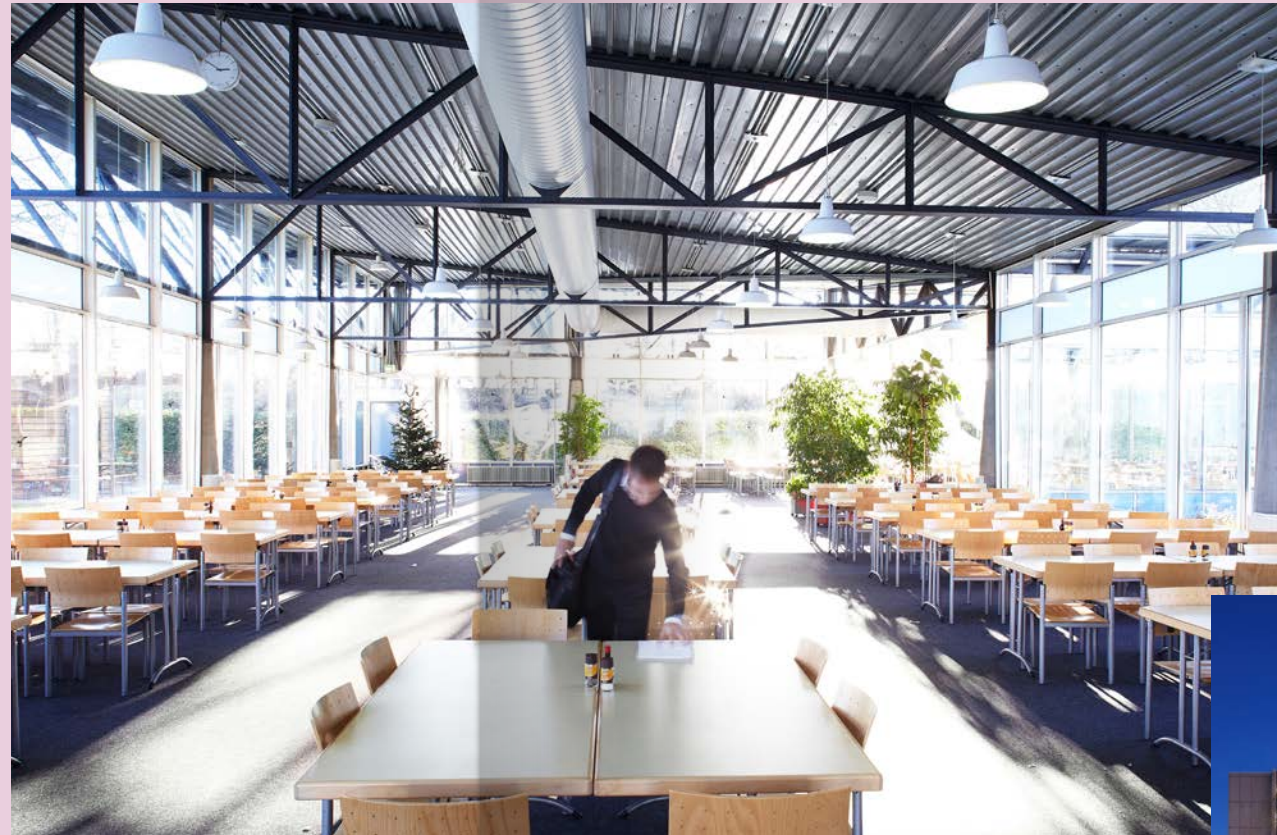


Mr Rittershofer, when the first BEOS employee set foot in Karlspark in 2016, you had already been there for more than four decades. What is your experience of the site's transformation?

The evolution of the site has been thoroughly positive in my eyes. Siemens AG used to operate an industrial park here, but the structures changed, some processes were outsourced and the space was no longer needed. When what used to be Site 2 was taken over by BEOS, it quickly became clear that something exciting was going to happen, a realisation that delighted everyone at SPIE. Accordingly, we visited the BEOS project managers immediately after the takeover to discuss how we could support them. This was certainly helpful, especially in the very early days. After all, we knew and still know the site and its technology like the back of our hand. So, it's no wonder that we also started working together right away. For example, immediately after the management takeover, we modernised the building fabric and created new office space. We also took care of the sanitary facilities.

Was that more or less the starting signal for your ongoing cooperation in Karlspark?

Yes. It is impressive how much money and motivation BEOS has invested in modernising the buildings. We feel this dynamism; as I said, something new is being created on the site to make Karlspark more and more attractive. Whether for Siemens employees, suppliers or companies with a completely different focus – BEOS is doing a huge amount to make everyone feel at home here. And we are happy to play our part. Time and again, we take on interior work, install technology, divide up areas or upgrade them with mezzanines. When a new tenant started producing FFP2 masks at the peak of the coronavirus pandemic, we installed the entire production line. At the end of 2021, we set up the electronics for the workshop for people with disabilities, which will be located in a new building. We also thanked them for giving us the tender by presenting them with a Christmas tree. And all of this happens because we are part of such a trusting community – with BEOS and the other companies. That's something I really appreciate on a very personal level.



IN THE SPACIOUS AND LIGHT-FLOODED CANTEEN, KARLS PARK'S TENANTS COME TOGETHER FOR LUNCH – WHETHER "SIEMENSIANS", SUPPLIERS OR START-UPS.



AS HOST, BEOS IS CONTINUOUSLY WORKING WITH PARTNERS AND NEIGHBOURS TO MODERNISE KARLS PARK.



ORIGINAL BUILDING FABRIC MEETS NEW STRUCTURES: EVERYONE WHO ENTERS KARLS PARK EXPERIENCES SPACES FOR INNOVATION AND THE FUTURE.

together"

INTERVIEW WITH VOLKER SCHMIDT-LAFLEUR
CHIEF EXECUTIVE OF
NORTH RHINE-WESTPHALIA'S
VERSORGUNGSWERK DER STEUERBERATER





What do you hope for the future of Karlspark – and the neighbourhood?

Well, I'll be retiring in 2022. So, I'd love to come back here in five years as a retiree and see a fully leased Karlspark – with even more new companies providing jobs for the region, and with even more new production areas. A Karlspark that is even more of a commercial quarter than it is today. For me, the area here is a piece of home. I started here as an apprentice, then a master craftsman, then a branch manager – and in all these years I have had the privilege of getting to know many people who are very close to me. That's why I want Karlspark to become a home for young professionals.

Do you have a favourite space in Karlspark?

I have a few places, but there is one that immediately springs to mind: On Site 2, the BEOS site, there is an old tree across from the canteen. It's now home to a few bee colonies and, in front of that tree is a bench. It's set back from the road. That's where I spent my lunch break for years and it's a special place for me – and some of you who are reading this and who know me will say: That's right, I've also had a pleasant chat with Mr Rittershofer right there.

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NORTH RHINE-WESTPHALIA'S
VERSORGUNGSWERK DER STEUERBERATER

What do you hope for the future of Karlsruhe?

Well, I'll be retiring in 2022. So, I'd like to see Karlsruhe as a retiree and see a fully leased Karlsruhe with companies providing jobs for the region, and green areas. A Karlsruhe park that is even more green than today. For me, the area here is a piece of my life. As an apprentice, then a master craftsman, then a manager. These years I have had the privilege of working in Karlsruhe are very close to me. That's why I want to see young professionals.

Do you have a favourite space in Karlsruhe?

I have a few places, but there is one that is special for me. On Site 2, the BEOS site, there is an old building that is now home to a few bee colonies and, in the middle, is set back from the road. That's where I spend a lot of time. It's a special place for me – and some of my colleagues who know me will say: That's right, I'm Mr. Rittershofer right there.

When an institutional investor commits to a real estate fund, they are primarily looking for security, transparency, stability and regular returns. Going beyond these objective factors, however, some investors also find themselves

identifying with certain assets in the BEOS portfolio – as Volker Schmidt-Lafleur, Chief Executive of North Rhine-Westphalia's Versorgungswerk der Steuerberater, a pension fund for tax consultants, explains.

What do you hope for the future of Karlsruhe?

Well, I'll be retiring in 2022. So, I'd like to see as a retiree and see a fully leased Karlsruhe with companies providing jobs for the region, and green areas. A Karlsruhe that is even more attractive than it is today. For me, the area here is a piece of my life: apprentice, then a master craftsman, then a manager. These years I have had the privilege of working in Karlsruhe are very close to me. That's why I want to see young professionals.

Do you have a favourite space in Karlsruhe?

I have a few places, but there is one that is special for me. On Site 2, the BEOS site, there is an old building now home to a few bee colonies and, in the middle, set back from the road. That's where I spend my time. It's a special place for me – and some of my colleagues who know me will say: That's right, I'm Mr Rittershofer right there.

Mr Schmidt-Lafleur, you have been investing in corporate real estate through BEOS funds for many years now. How important is this specific asset class to you?

In the real estate sector, we are broadly diversified and are invested in pretty much all asset classes. We invest in defensive property types, such as apartments, but we also invest in higher-yield properties, such as hotels and corporate real estate. As far as corporate real estate is concerned, we really appreciate the attractive risk/return profile, which is why our pension funds are invested in no less than three corporate real estate funds: CREFG III, CREFG IV and the BVIFG value-add fund. We are also excited by the growing proportion of logistics assets in the corporate real estate sector. Basically, corporate real estate is an asset class that is constantly evolving.

What do you most look for – apart from performance, of course – in real estate investments of this kind?

We are particularly excited to see new value and new life being breathed into previously neglected sites. Together, fund managers, architects and tenants can really revitalise a property. That has an appeal that goes beyond buying shares or



bonds, which are investments that exist more or less exclusively on paper. Although we primarily provide the capital, we have the feeling that we are achieving something special – together. As a result, we have developed an interest in the entire process surrounding new construction and redevelopment projects. We like to be kept informed about the plans, the challenges and the difficulties that lie ahead. Sometimes, however, a decision is made not to purchase a property – in which case we are also interested in the reasons. All of these processes are very flexible, and that's what excites us most.

FROM HIS OWN OFFICE IN DÜSSELDORF, VOLKER SCHMIDT-LAFLEUR FEELS A STRONG CONNECTION TO BEOS REAL ESTATE AND A GENUINE SENSE OF COMMUNITY.



REAL ESTATE IS MORE THAN JUST AN "ON PAPER" INVESTMENT. IT IS AN INVESTMENT ASSET THAT IS ALIVE AND CONSTANTLY EVOLVING.

What do you hope for the future of Karlsruhe?

Well, I'll be retiring in 2022. So, I'd like to see as a retiree and see a fully leased Karlsruhe with companies providing jobs for the region, and green areas. A KarlsPark that is even more of a focus than today. For me, the area here is a piece of my life, an apprentice, then a master craftsman, then a manager. These years I have had the privilege of working here and are very close to me. That's why I want to see young professionals.

Do you have a favourite space in Karlsruhe?

I have a few places, but there is one that is special. On Site 2, the BEOS site, there is an old building now home to a few bee colonies and, in the middle, set back from the road. That's where I sit and think. It's a special place for me – and some of the people who know me will say: That's right, I'm sitting with Mr Rittershofer right there.

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Because the properties are constantly growing and we, as investors, are always involved, our relationship with BEOS also differs from our relationship with a typical core real estate manager.
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Does this flexibility also have an impact on your relationship with BEOS fund managers?

Absolutely. BEOS employs property managers who understand their job and who approach properties with an entrepreneurial spirit. The relationship between the project managers and the properties is a key factor. At BEOS, one person does not manage ten different properties, they manage one property, or at most two. This approach helps to foster a closeness to the assets – and close relationships with us. It also lays the foundation for flexibility.

To what extent do you see yourself as part of a community?

We attach great importance to highly professional relationships and expect the highest standards of management. Nevertheless, the personal component is also a key factor. Because the properties are constantly growing and we, as investors, are always involved, our relationship with BEOS also differs from our relationship with a typical core real estate manager. In this respect, yes, we do feel that we are part of a community. The same applies to us identifying with the properties. Of course, we are wary of “falling in love” with individual developments. Some of the assets may be attractive in their own right, but it is important to maintain a professional distance. They are and remain investment assets.

What are your hopes for BEOS in the future?

For us, it is important that BEOS employees continue to maintain their entrepreneurial mindset. That is another reason why the BEOS brand and BEOS spirit are so important to us. There is no way we could replace this combination – it is what binds us so strongly to this remarkable community, now and for years to come.

From a quick call to a long-term partnership – BEOS and LandPlus

INTERVIEW WITH DR DIRK FRIEBERTSHÄUSER
MANAGING DIRECTOR
LANDPLUS

What do you hope for the future of Karlsruhe?

Well, I'll be retiring in 2022. So, I'd like to see a fully leased Karlsruhe with companies providing jobs for the region, and green areas. A Karlsruhe that is even more open than today. For me, the area here is a piece of my life, an apprentice, then a master craftsman, then a manager. These years I have had the privilege of working in the area are very close to me. That's why I want to see young professionals.

Do you have a favourite space in Karlsruhe?

I have a few places, but there is one that is special for me. On Site 2, the BEOS site, there is an old building now home to a few bee colonies and, in the middle, set back from the road. That's where I spend my time. It's a special place for me – and some of my colleagues who know me will say: That's right, I'm Mr Rittershofer right there.

In 2005, Angela Merkel became Germany's first female chancellor, Formula 1 driver Fernando Alonso took five-time champion Michael Schumacher's crown as world champion, and the new Google Earth provided people with a bird's eye view of the world. It was also an exciting year for BEOS: With the Böttcher portfolio in Hamburg-Billbrook, the then 25-strong team concluded one of

the most significant acquisitions in the company's short history. Before the contracts could be signed, the ground needed to be checked for contamination at short notice. BEOS turned to the experts at LandPlus, whose Managing Director Dr Dirk Frieberts-häuser explains how a quick call from BEOS turned into one of the longest partnerships in the history of both companies.

What do you hope for the future of Karlsruhe?

Well, I'll be retiring in 2022. So, I'd like to see a fully leased Karlsruhe with companies providing jobs for the region, and green areas. A Karlsruhpark that is even more open than today. For me, the area here is a piece of history, an apprentice, then a master craftsman, through these years I have had the privilege of working with very close to me. That's why I want to see young professionals.

Do you have a favourite space in Karlsruhe?

I have a few places, but there is one that is special for me. On Site 2, the BEOS site, there is an old building now home to a few bee colonies and, in the middle, set back from the road. That's where I sit every day. It's a special place for me – and some of my colleagues who know me will say: That's right, I'm sitting with Mr Rittershofer right there.

Dr Friebertshäuser, LandPlus and BEOS have now been working together for more than 16 years.

How did your partnership start?

It was all a bit circuitous, to be honest. Everything began with a lecture I gave with my colleague Dietrich Mehrhoff on contaminated sites in 2003. Two years later, in 2005, we unexpectedly received a call from BEOS. The BEOS team was about to purchase a portfolio in Hamburg and one of their employees remembered our seminar. Since – as is often the case in the real estate industry – things had to move quickly, we jumped on a train to Hamburg with, among others, Holger Matheis, who had just joined BEOS. It was his first project with BEOS, too. So, there was not one, but two premieres. Of course, we couldn't have known then that we would still be working together so closely 16 years later.

What has been the biggest change over the many years you have been working with BEOS?

Above all, the complexity and the scale of our collaboration. On the one hand, BEOS is now revitalising sites that require far more extensive remediation – and which no developer would have seriously dared to tackle just a few years ago. But that is what motivates us: The more difficult the initial situation, the more we can get involved. At the same time, BEOS has grown a lot. Since the 2010s, when corporate real estate became an investment product for funds, the scale of transactions has also increased significantly. Nowadays, we examine portfolios that comprise properties all over Germany, which means that colleagues from all three LandPlus offices are involved. Another aspect of this change is that we now also have to present our assessments and explain our remediation measures to investors as transparently as possible. In a sense, we are also involved in educational work.

... and what has stayed the same?

Above all, the approach both companies have to working together and dealing with each other, which is unlike anything we have ever experienced as a service provider. We are happy to be part of such a solid community. Sure, there have been a few personnel changes over the years, but nothing has changed as far as the basis of our collaboration is concerned. On the BEOS side, there has always been a great deal of trust in our work and our assessments. This is especially important to us because our day-to-day business sometimes gets pretty hectic. Thanks to the mutual trust that underpins our relationship, however, we are able to find the right solutions – even under the most intense time pressure or when unforeseen problems arise.



What do you hope for the future of Karls

Well, I'll be retiring in 2022. So, I'd like to see as a retiree and see a fully leased Karls park with companies providing jobs for the region, and green areas. A Karls park that is even more of a green space than today. For me, the area here is a piece of my life. As an apprentice, then a master craftsman, then a manager. These years I have had the privilege of working with people who are very close to me. That's why I want to see young professionals.

Do you have a favourite space in Karls

I have a few places, but there is one that is special for me. On Site 2, the BEOS site, there is an old building that is now home to a few bee colonies and, in addition, it is set back from the road. That's where I spend a lot of time. It's a special place for me – and some of our employees who know me will say: That's right, I've seen Mr Rittershofer right there.



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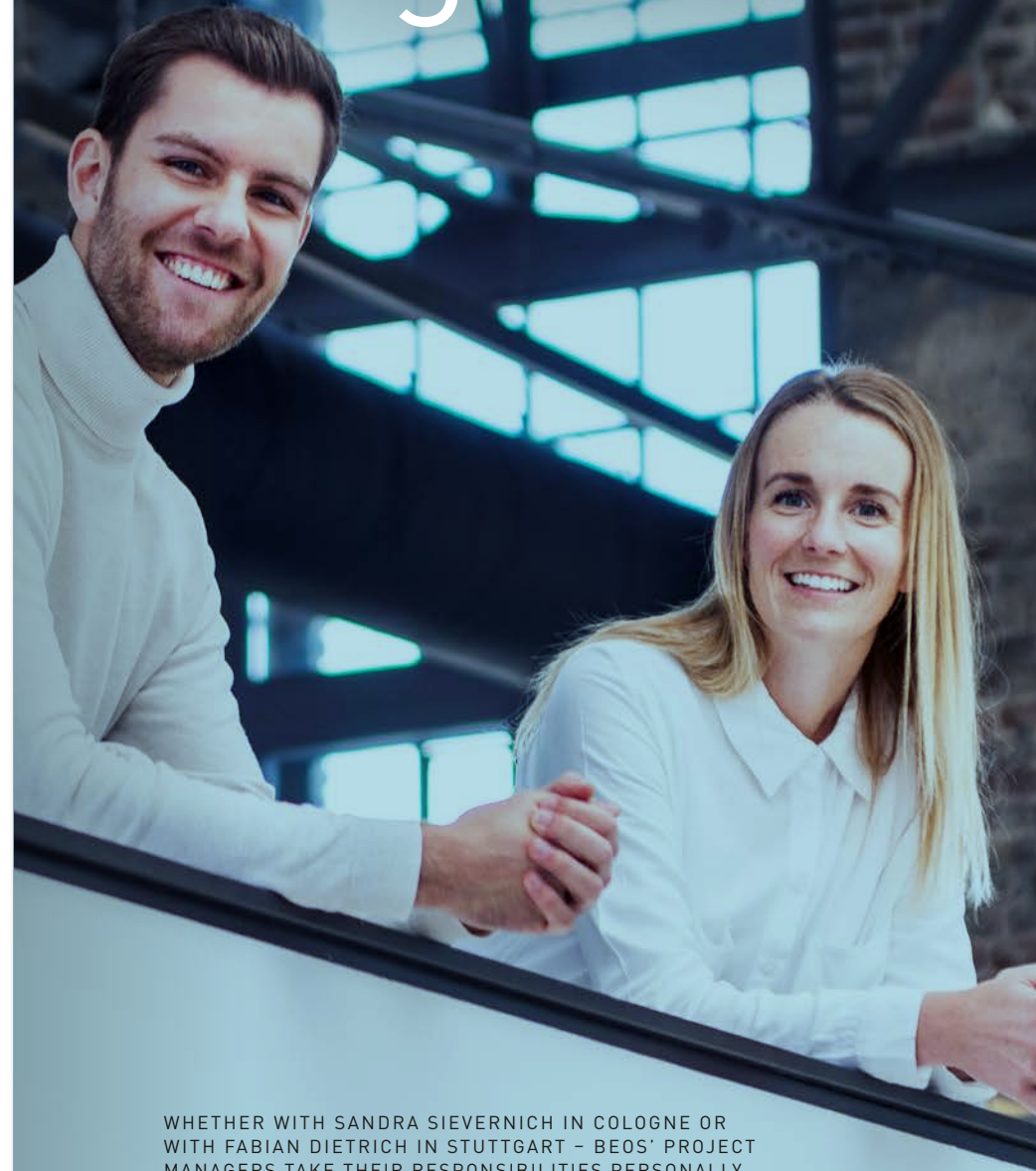
Of course, we couldn't have known then that we would still be working together so closely 16 years later.

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DR DIRK FRIEBERTSHÄUSER IN HIS BERLIN OFFICE:
WHEN A PARTNERSHIP IS ABOUT FAR MORE THAN
SIMPLY THE COMPANY'S PREMISES IN THE CAPITAL.

Thinking ahead = thinking together



WHETHER WITH SANDRA SIEVERNICH IN COLOGNE OR
WITH FABIAN DIETRICH IN STUTTGART – BEOS' PROJECT
MANAGERS TAKE THEIR RESPONSIBILITIES PERSONALLY.

TAKING RESPONSIBILITY EARLY AND HELPING TO SHAPE THE FUTURE: LEA JURSCHITZKA STARTED AS AN INTERN AT BEOS AND HAS BEEN A PROJECT MANAGER IN MUNICH SINCE 2020.

What do you hope for the future?

Well, I'll be retiring in 2025 as a retiree and see a fully developed Karlsplatz with many companies providing jobs for the surrounding areas. A Karlsplatz that is what it is today. For me, the area is a special place. I was an apprentice, then a master of the craft. These years I have had the opportunity to work with very close to me. That's why I'm proud of these young professionals.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. The people who know me will say: That's Mr Rittershofer right there.



9:00 a.m. the interactive getting-to-know-you session segues into a digital warm-up and a multifaceted programme with a variety of stations, followed by a short period for reflection starting at 5:00 p.m. What might seem like the timetable for a training course is actually the schedule for the BEOS onboarding week. From the accounting and construction teams, to legal and HR topics, fund and portfolio management, the format provides all new starters with key insights and an overview of the entire BEOS universe.

As early as the team introductions, two things become particularly clear: First, at BEOS everyone works together as equals and partners. And second, values, including loyalty, personal responsibility and transparency, are deeply rooted in the company's corporate DNA. Whether trainee or project manager, junior or senior employee – everyone is a member of the Think Ahead community, regardless of their position, location or professional background. The frequently cited BEOS spirit, with which our multi-disciplinary teams tackle any and all challenges, and which has allowed the company to grow into Germany's corporate real estate market leader, is evident in every detail. BEOS has created an environment in which personal strengths, creative ideas and the power of community manifest themselves to the full. And all of this is built on the foundation of the versatile individuals who constantly reinvent the BEOS brand. Our vastly experienced team members are drawn from a total of 31 different disciplines – and bring fresh ideas with them from their previous positions.

Going beyond regional and brand boundaries

This spirit has also contributed a great deal to BEOS' frequent successes as an asset and portfolio manager in Germany. And, since June 2018, the same has been true at an international level. That marked the start of a new chapter for BEOS AG – as a member of the Swiss Life Asset Managers family. The potential of the enlarged group of companies was apparent from day one, with the ultimate proof delivered in August 2021.

Four countries, ten properties, approximately 188,000 square metres. The acquisition of the Sonic portfolio was the result of a complex transaction project that spanned teams, companies and countries. None of the group's companies could have managed such a transaction on their own. "This success clearly demonstrates that we are pursuing the right strategy and that our focus on interdisciplinary collaboration is both essential and beneficial", observed Per Erikson, CEO of Swiss Life Asset Managers in Germany.



What do you hope for the future?

Well, I'll be retiring in 2022 as a retiree and see a fully developed area with many companies providing jobs for the future. A Karlsplatz that is as vibrant as today. For me, the area is a special place. I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very young professionals. They are very close to me. That's why I'm staying.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. Those who know me will say: That's the place where Mr Rittershofer is right there.

The BEOS team has been working with over 50 strategic partners for more than seven years.

LOOKING FOR A CHALLENGE? MAXIMILIAN BRÜNE, PORTFOLIO MANAGER IN BERLIN, APPRECIATES COMPLEX TASKS AND THE PASSION HIS TEAM EXHIBITS IN MASTERING THEM.



COLOGNE COLLEAGUES:
NIKE BOCH AND
SANDRA SIEVERNICH
WORK TOGETHER AS
PROJECT MANAGERS IN
BEOS' CARLSWERK.

What do you hope for the future?

Well, I'll be retiring in 2022 as a retiree and see a fully developed area. A Karlsplatz that is as green as today. For me, the area is a special place. I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very young professionals.

Do you have a favourite spot?

I have a few places, but my favourite is Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. As you know me well, I'll say: Thank you, Mr. Rittershofer, right there.

When cooperation evolves into partnership

A sense of community brings everyone at BEOS together and is at the heart of all of our customer and business relationships, springing from our conscious shift from being service providers to partners. And it is about more than just conveying loyalty and teamwork and other corporate values. It's about working as equals in a spirit of real collaboration. And all of this is closely related to the integration of partners, such as tenants, investors, appraisers, and even neighbours, into our workbenches. For example, the BEOS team has been working with over 50 strategic partners for more than seven years, from accounting to soil expertise – and in many cases these companies have become key partners in our long-term journey.

The same is true of investors and banks. This may seem surprising at first, especially given the institutional segment's sober and rational approach and the constant focus on figures, data and facts. But in the field of corporate real estate, which is subject to constant redevelopment and long-term revitalisation, there is also potential for stakeholders to identify with individual properties over the years. So, it's not at all surprising that partnerships also arise here, based on long-standing, close relationships with portfolio managers. As Volker Schmidt-Lafleur, Managing Director of the pension fund for tax consultants in North Rhine-Westphalia explains: "Of course, we prioritise value stability and investment security – and we always demand the highest quality standards from BEOS. At the same time, we also like nothing more than seeing a site grow and evolve from a brownfield into a hub for local businesses that creates added value for society as a whole. We are always delighted to be involved in the revitalisation of corporate real estate".

What do you hope for the future?

Well, I'll be retiring in 2022 as a retiree and see a fully developed area with many companies providing jobs for the future. A Karlsplatz that is as vibrant as today. For me, the area is a special place. I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very young professionals. That's what I hope for.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. Who knows, maybe one day Mr. Rittershofer will say: "There's a bee colony right there."



We think ahead.
Even for our competitors.

Space as a Service is just the beginning: The BEOSphere

It is also important to us that each corporate real estate asset becomes a place where communities can emerge. The guiding principle is Space as a Service and, for BEOS, it is by no means a new concept. For example, our partners have long been able to rent certain spaces on a one-off and temporary basis. This is only possible because we maintain such close, direct and personal contact with our stakeholders, and it is the same approach that helps us to organise successful leisure activities and joint events and open up our areas to the outside world.

Going beyond this, BEOS is more than just a service-centric organisation, it is also about personal relationships. As landlords, we take on the role of a host, committed to satisfying our guests' wishes wherever possible and making a significant contribution to enhancing the quality of stay and creating a conducive atmosphere. In a sense, our properties are hospitality spaces, where tenants can feel comfortable, network and grow.

This fundamental attitude was an important factor in one project that ultimately became much larger than originally planned: In close partnership with the Hasso Plattner Institute in Potsdam, BEOS continued to think and develop the idea of community within the company's real estate portfolio and initiated measures to cultivate a harmonious host-guest relationship, in short, a community.

The result of this innovative project and the comprehensive white paper it inspired is the BEOSphere: an overarching strategy and, in a sense, the defining atmosphere of the BEOS community. The concept of the BEOSphere encompasses all stakeholders, extending beyond the limits of our properties to include neighbours, while never losing sight of our users. The aim of the BEOSphere is to identify stakeholders' individual wants and needs via regular interaction, and to find solutions together. Our asset managers take on the role of curators, who, as specialists in each property, facilitate synergies and create the basis for ongoing, community-based relationships. The BEOSphere thrives on constant communication and interaction, and aims to create an atmosphere in which collaborative communities can thrive.

What do you hope for the future?

Well, I'll be retiring in 2025 as a retiree and see a fully developed area with many companies providing jobs for the future. A Karlsplatz that is as vibrant as today. For me, the area is a special place for me. I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very young professionals. That's what I hope for.

Do you have a favourite space?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. I hope that everyone who knows me will say: That's the place where Mr Rittershofer is right there.

GOOD IDEAS START WITH
BRAINSTORMING SESSIONS.
GREAT IDEAS START WITH A
FRESH COFFEE IN THE
OFFICES OF THE COLOGNE
PROPERTY MANAGER
HOLGER SCHNÄP.



What do you hope for the future?

Well, I'll be retiring in 2022 as a retiree and see a fully developed area with companies providing jobs for the future in these areas. A Karlsplatz that is as vibrant as today. For me, the area is a place where I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very young professionals. They are very close to me. That's what I hope for.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. The people who know me will say: That's the place where Mr Rittershofer right there.

It is about
more
than just
conveying
loyalty
and
teamwork
and other
corporate
values.

Using Zeughof in Berlin as a pilot scheme, the BEOSphere is currently being actively implemented and incorporated into the site's community structures as we seek to gain insights and refine the concept in joint workshops. Next step: expansion to an entire sub-portfolio.

Form follows sustainability

To enable communities of tenants to develop on each of our sites and, at the same time and true to the BEOS motto, to provide companies with a home, we also need to make sure we establish the right planning, implementation and management of each property. After all, the floor plans and real estate concepts are the key factors in determining whether and to what extent New Work and Urban Quarter concepts – i.e. modern sustainability aspects – can actually be implemented. At BEOS, therefore, the motto “form follows function” has always applied, and our architecture is geared to the needs of our tenants. However, tenants' wants and needs are changing faster than ever before, which means that our spaces, equipment and amenities also need to be adapted – again and again. And this is only possible with flexible properties.

While guaranteeing the maximum flexibility of our spaces is one of BEOS' top priorities, constant changes in the field of ESG have become another tangible structural factor. On this, too, our approach is no different. ESG is such a big topic that BEOS, as part of a community, depends on its strong partners. In Garching, for instance, we are currently developing GIESSEREI, a modern commercial campus on the site of a former aluminium foundry for completion by 2023. BEOS normally operates under the credo of reusing every brick. At GIESSEREI, however, we decided to do things a little differently and, although we did recycle the site's existing concrete, we also made a conscious decision in favour of environmental and social sustainability, and space efficiency, to demolish and then rebuild. The old hall with its shed roof would have had problems satisfying modern ESG requirements and the needs of future user groups, so any modernisation would have required a massive financial and planning effort – and still resulted in a poor CO₂ footprint. Together with the architect and the project manager, we explored a number of options and ultimately developed the BEOS product 2.0: more sustainable, more flexible, more innovative.

Examples such as this show how “form follows function” has evolved into “form follows ESG”, and environmental sustainability and community spirit will be even more central to every one of our future property developments and redevelopments.

Outlook: Thinking ahead together does not exclude anyone

What do you hope for the future?

Well, I'll be retiring in 2025 as a retiree and see a fully developed area with many companies providing jobs for the future. A Karlsplatz that is as vibrant as today. For me, the area is a special place. I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very young professionals. That's what I hope for.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. The people who know me will say: That's the place where Mr Rittershofer is right there.

"We think ahead. Even for our competitors" is the somewhat provocative, yet true, banner headline on the knowledge section of the BEOS AG website. To us, other developers and asset managers are part of an extended community. We can learn from each other – and create something new together. After all, our competitors are among our most important transaction partners. They are also among the fellow members of the corporate real estate sector's INITIATIVE UNTERNEHMENSIMMOBILIEN, which was founded in 2013 to provide a platform for communication and dialogue, and to help shape the future of the industry. In addition, every time one of our competitors launches an exciting development, it provides an incentive for BEOS to become even better, and not only in terms of ESG. Ultimately, we aim to support businesses in achieving their biggest goals – innovation, structural change and climate neutrality – by providing them with high-quality real estate products. If a corporate property can play its part, it is ultimately irrelevant which company logo sits above the main entrance.

So, in other words, there is still a lot to do. Let's get down to business – and let's do it as a community. Let's not only think together and discuss innovative approaches together, but also actively shape them.

“
This success clearly demonstrates that we are pursuing the right strategy and that our focus on interdisciplinary collaboration is both essential and beneficial.
”

PER ERIKSON
CEO OF SWISS LIFE ASSET MANAGERS IN GERMANY



What do you hope for the future?

Well, I'll be retiring in 2022 as a retiree and see a fully developed company providing jobs for the next 20 years. A Karlsplatz that is as vibrant today. For me, the area is a special place for me. I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very young professionals. That's what I love.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. Mr. Ritterhofer will say: That's the place.

BEOS AG: Our offices

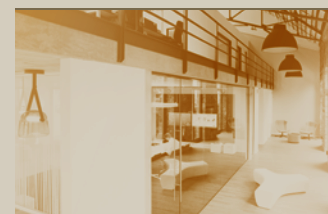
6 offices – 157 properties



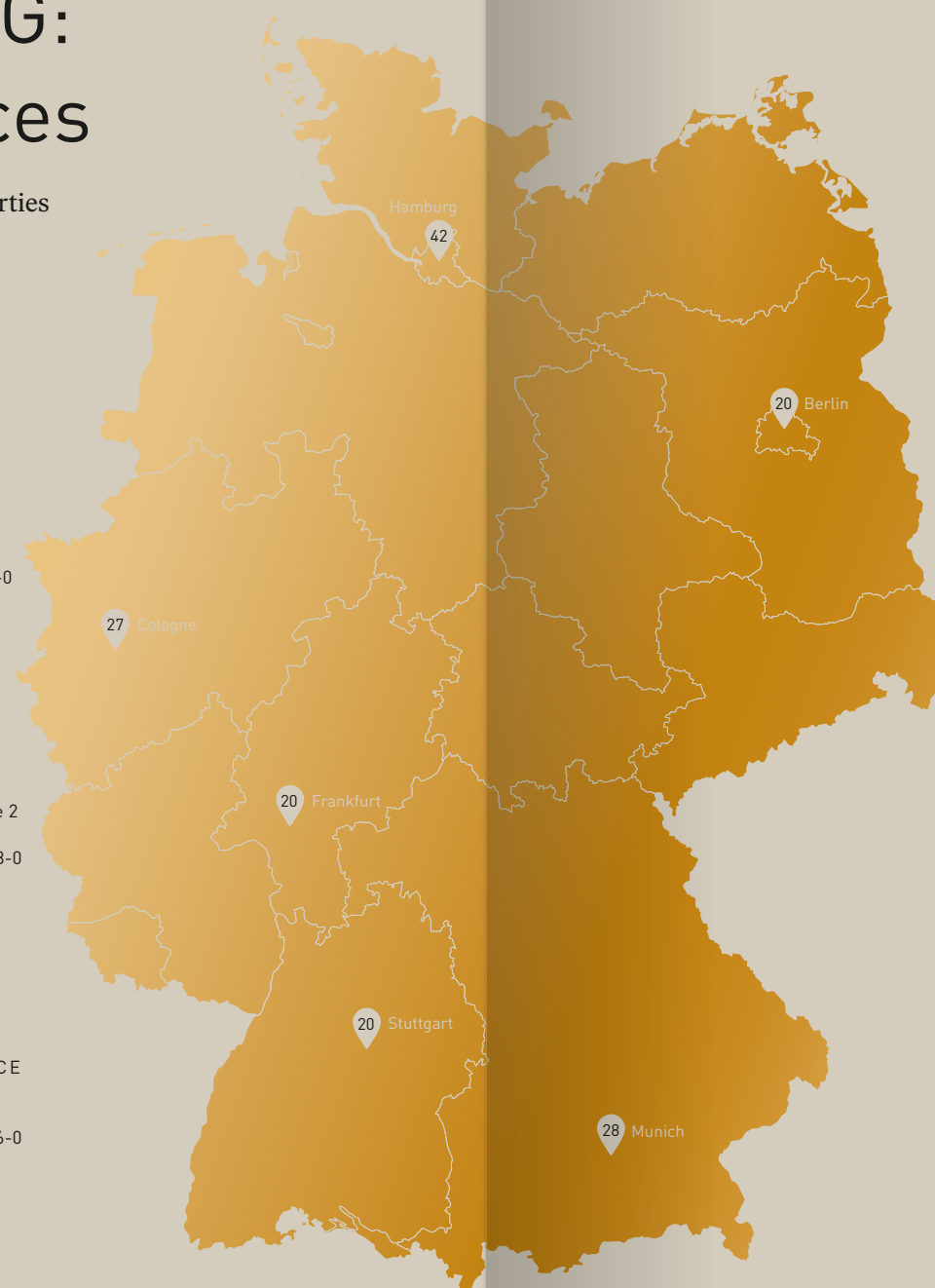
BEOS AG BERLIN
Kurfürstendamm 188
10707 Berlin
Phone: +49 30 28 00 99-0



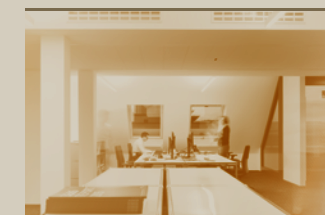
HAMBURG OFFICE
Schaarsteinwegsbrücke 2
20459 Hamburg
Phone: +49 40 808 18 78-0



RHINE-RUHR OFFICE
Schanzenstrasse 6-20
51063 Cologne
Phone: +49 221 63 07 96-0




FRANKFURT AM MAIN OFFICE
Fürstenbergerstrasse 3-9
60322 Frankfurt am Main
Phone: +49 69 656 06 55-0



STUTTGART OFFICE
Danneckerstrasse 37
70182 Stuttgart
Phone: +49 711 12 89 82-0



MUNICH OFFICE
Ganghoferstrasse 68a
80339 Munich
Phone: +49 89 329 89 59-10

 Number of properties at the location

“
This success clearly demonstrates that we are pursuing the right strategy and that our focus on interdisciplinary collaboration is both essential and beneficial.
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PER ERIKSON
CEO OF SWISS LIFE ASSET MANAGERS IN GERMANY

What do you hope for the future?

Well, I'll be retiring in 2022 as a retiree and see a fully developed area with many companies providing jobs for the future. A Karlsplatz that is as vibrant today. For me, the area is a special place, then a master of the area. These years I have had the opportunity to be very close to me. That's why I'm so happy to see young professionals.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. Those who know me will say: That's Mr. Rittershofer right there.

BEOS AG: In numbers

as of 12/2021

6.0

billion EUR total
volume of assets under
management (based on
gross fund assets).

7.7

% dividend yields on share-
holder equity (after expenses
and fees) from CREFG
funds since their inception.

1:2.2

Project managers to projects. 70 project managers handle
157 projects; team of approx. 240 employees in 6 offices.

9.5

million sqm of land under
management.

157

properties are under
BEOS management.

4,490,437

sqm of lettable space under management.

Approx. 80

% of all tenants in the BEOS
portfolio renew their leases.

1.9

billion EUR of completed project
developments since 2002.

>50

strategic partners have been working
with us for over 7 years, some for as
long as 17 years.

>70

% of the properties are in the
Top 7 locations in Germany.

Approx. 1,700

sqm of newly let space on average
per working day in 2021.

1,722

tenants from a wide range of sectors
ensure a strongly diversified tenant base
across the BEOS portfolio.

5.9

EUR/sqm ø rent for mixed-use properties at the
Top 7 locations and in growth regions.

“
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pursuing the right strategy and that our
focus on interdisciplinary collaboration is both
essential and beneficial.
”

PER ERIKSON
CEO OF SWISS LIFE ASSET MANAGERS IN GERMANY

BEOS AG: Services



Value Investment

We understand value investment to mean investing in existing properties whose value can be leveraged in the short to medium term by BEOS's proactive repositioning and management services. These include, for example, the reduction of vacancies, the repurposing and upgrading of space, the reduction of operating costs and the expansion of existing space.



Sale-and-Rent-Back

In contrast to traditional leasing, BEOS not only offers financing solutions, but also develops individual medium- to long-term leaseback models.



Asset Management

BEOS supports its tenants with optimised floor plans and management services that create real value. For investors, the company provides a comprehensive range of services – from business plan development to financing, from asset management and controlling to exit planning.



Property Management

BEOS is one of the very few real estate companies with an integrated management model. All tenant services are delivered by dedicated, inhouse and onsite teams. In delivering these services, BEOS is supported by its subsidiary, BEREM Property Management GmbH.



Revitalisation and Refurbishment

BEOS pursues a value-based investment approach with a focus on existing properties. With a strong track record in renovating and repurposing, the company also has a wealth of experience in compliance with building conservation requirements, highly technical changes in use, and the safe handling of subsoil contamination.

What do you hope for the future?

Well, I'll be retiring in 2022 as a retiree and see a fully developed Karlsruher city with companies providing jobs for thousands of people in the areas. A Karlsruher city that is as vibrant as it is today. For me, the area I grew up in is a special place. As an apprentice, then a master craftsman, these years I have had the opportunity to work with very young professionals. That's why I'm so close to them.

Do you have a favourite spot?

I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. I hope that the people who know me will say: Thank you, Mr. Rittershofer right there.

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CEO OF SWISS LIFE ASSET MANAGERS IN GERMANY

All the facts at a glance

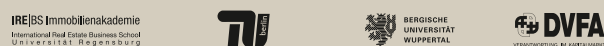
BEOS is a specialist and market leader for corporate real estate in Germany, one of the largest and most stable asset classes on the investment market.

Founded in 1997, BEOS has since 2002 specialised in mixed-use corporate real estate in Germany, which it rents out to SMEs and large corporations. The focus is firmly on the tenant: space to be used by third parties is developed and managed with economic expertise and creative ideas. This special expertise makes BEOS the leading provider in asset management and project development in this fast-growing sector of the German real-estate investment market. Since August 2018, BEOS has acted as a service provider on behalf of institutional investors under the umbrella of Swiss Life Asset Managers.

Memberships



Teaching assignments



Our Successes

The satisfaction of our tenants, investors, partners and employees is both the measure of our success and the greatest recognition for an outstanding team performance.

We are all the more pleased that the quality of our work is confirmed by the numerous awards we regularly receive from independent institutions.

“
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PER ERIKSON
CEO OF SWISS LIFE ASSET MANAGERS IN GERMANY

What do you hope for the future?
Well, I'll be retiring in 2022 as a retiree and see a fully developed landscape with companies providing jobs for the future in these areas. A Karlsplatz that is as vibrant today as it was in the past. For me, the area is a mix of apprentice, then a master craftsman, then a young professional. These years I have had the pleasure of working with people who are very close to me. That's what makes me a young professional.

Do you have a favourite spot?
I have a few places, but my favourite is On Site 2, the BEOS site, the new home to a few bee colonies. It's set back from the road. That's why it's a special place for me. I hope who know me will say: Thank you, Mr Rittershofer right there.



GERMAN INNOVATION AWARD 2021
The in-house project “BEOS in a pocket” wins the German Innovation Award for “Information Technologies / Functional Software”.



ARC AWARDS INTERNATIONAL 2021
At the internationally renowned ARC Awards, the BEOS Report 2020 wins Gold in the category “Real Estate Integrated Development & Investment”.



RED DOT AWARD
The jury of the prestigious Red Dot design competition presented BEOS with five awards in the category “Brand & Communication Design” from 2019 to 2021. In 2019, the “BEOS Report 2018” took home the prize, in the following year our BERLIN DECKS and NOVA Neufahrn project developments were singled out and in 2021 both the “BEOS Report 2020” and the glinnkamp development in Hamburg swayed the jury with its extraordinary, groundbreaking concept.



IZ EMPLOYER RANKING
Having made the top 10 in 2015 and 2017, BEOS ranks third in the annual “Immobilien-Zeitung Employer Ranking” for the fourth year in a row in 2021, following 2018, 2019 and 2020.



IF DESIGN AWARD 2021
An international design jury awards a major accolade for the “BEOS Report 2019”: the iF Design Award in the category “Communication”.



GERMAN BRAND AWARD 2020
For the first time, BEOS is named a strong brand and wins the “German Brand Award” in the “Corporate Services” category.

FIABCI PRIX D'EXCELLENCE GERMANY 2020
Its innovative guidance system and extensive project branding win over the judges, who include “NOVA Neufahrn” in their “Official Selection”.



ICONIC AWARDS
The “BEOS Report 2018” has been honoured with the “ICONIC AWARDS: Innovative Architecture” in 2019. One year later, the BEOS project “NOVA Neufahrn” was named the winner in the “COMMUNICATION” category for its excellent guidance system.



IMMOBILIENMANAGER-AWARD
BEOS board members Dr Stephan Bone-Winkel and Dr Ingo-Hans Holz receive the 2015 “immobilienmanager Award” in the “Leading Minds of the Year” category and in 2020, BEOS wins the new “Human Resources” award.



SCOPE ALTERNATIVE INVESTMENT AWARDS 2020
After winning it in 2018, BEOS again won the “Scope Alternative Investment Award” in the “Institutional Real Estate Specialist” category.



BEST OF CONTENT MARKETING (BCM) AWARD 2020
The “bcm Award” in the “Reporting” category is the fifth award for the “BEOS Report 2018”.



DEUTSCHER DESIGNER CLUB (DDC) AWARD 2019
The “BEOS Report 2018” wins a “DDC award” for “Good design”.



BERLINER TYPE AWARD 2019
The “BEOS Report 2018” scores bronze at the “Berliner Type Awards”.



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CEO OF SWISS LIFE ASSET MANAGERS IN GERMANY

What do you hope for the future?
Well, I'll be retiring in 2022 as a retiree and see a fully developed area with many companies providing jobs for the future. A Karlsplatz that is as vibrant as today. For me, the area is still a special place. I was an apprentice, then a master craftsman. These years I have had the pleasure of working with very close to me. That's why I'm proud of the young professionals.

Do you have a favourite spot?
I have a few places, but my favourite is On Site 2, the BEOS site, which is now home to a few bee colonies. It's set back from the road. That's why it's a special place for me. I hope that the people who know me will say: That's the place where Mr Rittershofer is right there.



TOP-JOB-AWARD 2019
After having received awards in 2013, 2015 and 2017, BEOS AG is ranked the #2 best employer in the German SME sector in 2019.



PLATOW REAL ESTATE AWARD 2017
BEOS AG is awarded the "PLATOW Immobilien Award" in the "Commercial Real Estate" category.



ULI LEADERSHIP AWARD 2014
Dr Stephan Bone-Winkel wins the prestigious "ULI Leadership Award" in Hamburg in the "Real Estate Business" category.



IMMO IDEE 2012
The real estate magazine of the IVD association "AIZ" recognises the BEOS app "BEOSinvest – The Property Quick Check" as an "Immo Idee 2012".



HEADS OF THE REAL ESTATE INDUSTRY 2010
The trade magazine "Immobilienwirtschaft" honours the twelve leading minds in the industry in 2010, including Dr Stephan Bone-Winkel.



ENTREPRENEUR OF THE YEAR 2007
Dr Ingo-Hans Holz is a finalist in the "Entrepreneur of the Year 2007" competition.

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CEO OF SWISS LIFE ASSET MANAGERS IN GERMANY

Close cooperation pays off

In 2021, several portfolio deals and international acquisitions ensured another strong fiscal year for BEOS AG. Our strong community of stakeholders – tenants, employees, investors, partners and neighbours – once again made the difference.

2021 Highlights

Transaction volume rises again compared with strong previous year and includes investments in other European countries for the first time

- EUR 800 million invested in the purchase of 28 properties at 22 locations in Germany, Austria and the Netherlands
- 4 property sales generated an IRR of between 11.7 and 43.2% for the investors

Continued expansion of the fund for European industrial and logistics real estate launched in 2020

- Swiss Life Real Estate Funds (Lux) S.A., SIVAV-SIF ESG European Industrial & Logistics categorised as an Article 8 fund under SFDR
- The initial three properties in the portfolio were followed by 5 further acquisitions last year with 11 properties in 9 locations
- Closing of the pan-European Sonic portfolio marks another first in the BEOS cosmos as a team, entity, and cross-border achievement and catapults the fund beyond the EUR 500 million in assets under management mark

Our success is founded on years of expertise, cooperation, and partnership

- A total of 93 investors placed their trust in us in 2021
- The BEOS team comprises 31 different disciplines
- Our hybrid team meeting included both an investor and a tenant, Volker Schmidt-Lafleur and Schneider Electric, to engage in dialogue and discuss ESG aspects together

Thinking ahead and a “host culture” shape our daily actions

- With over 30 memberships, sponsorships and donations, we not only contribute our share to a more sustainable real estate industry, but also actively take responsibility
- We worked with students from the Hasso Plattner Institute in Berlin for more than 320 hours to develop the “BEOSphere” as a genuine “host culture” at our properties
- In 2021, our three board members alone spent an additional 200 hours giving talks and lectures at universities and similar institutions, plus preparation and follow-up, in order to share their knowledge with future team members and competitors








Further steps on the way to becoming the market leader for sustainable corporate real estate in Germany

- Every employee becomes an ESG manager and thereby contributes to a more sustainable future for the industry beyond our approximately 25 ESG project and/or focus groups
- In addition, our three-strong ESG competence team and group-wide ESG ambassadors ensure we are well positioned to face future challenges
- By 2025, we have an ambitious target to deliver 5% of all BEOS space to sustainable tenants. We have already achieved 20% of our target – an important milestone for our ESG strategy
- Electricity and gas supplied to BEOS properties have been completely carbon neutral since 01.01.2021

BEOS AG:

Our projects

The following properties are sorted by vehicle and acquisition date and assigned to the four categories of corporate real estate.

Market acquisition	
Sales	
Partial sale	
Off-market purchase, including from our own development pipeline	
Direct purchase from the owner (sale-and-rent-back)	
Corporate Solutions	
Value Investment	

The four categories of corporate real estate



Repurposed
Mostly conceived as production sites, these properties organically developed in response to their original owners’ business requirements and are often reminiscent of campuses. They are particularly attractive pieces of real estate as they are found in relatively central locations and offer a broad range of repurposing possibilities. By extending, remodelling and modernising them, they can be repurposed from single use to multitenant properties with many potential uses.



Light industrial
As a rule, modern light industrial real estate houses the production facilities of low impact manufacturing industries. Like logistics real estate, they provide adequate space for other users, and are normally suitable for multiple tenants. They tend to have a limited amount of office space. Today’s light industrial real estate is largely found in modern clusters, surrounded by well developed urban infrastructure.



Logistics
Overwhelmingly developed specifically for a single user, logistics real estate is typically not suited to multiple occupancy. Older properties are therefore only of limited relevance to the corporate real estate segment. The situation is different for modern properties, i.e. those developed since 2000. Typically, these can quickly be repurposed to satisfy current market requirements, and can easily be redeveloped as mixed use objects.



Business parks
In contrast to most repurposed and logistics real estate, business parks were originally designed as mixed use objects. A combination of office, service, warehouse and open spaces is let as a professionally managed ensemble. Modern business parks tend to be centrally located and compact, whereas older business parks are primarily situated on the outskirts of cities where transport infrastructure is easy to access. The proportion of office space in each business park depends largely on the year it was originally developed.

BEOS Light Industrial Germany I

BEOS Light Industrial Germany I was launched in Q4 2020 as an open-ended special real estate AIF exclusively for Deka’s institutional clients and offers investors specialised access to the corporate real estate market for the very first time. Within the framework of this partnership, which is based on a concept developed specifically for Deka by BEOS, Deka Immobilien assumes the sales and coordination role and pools the interests of investors, while BEOS implements the investment strategy as asset manager. The fund is based on the proven approach of the four existing BEOS special funds and has a target volume of EUR 700 million. The fund will acquire mixed-use commercial properties in economically strong regions for manufacturing, service, warehousing, distribution, laboratory and office use. The fund is targeting highly flexible and easily repurposable assets.

The first acquisitions for the fund were made almost immediately: In 2021, a fully leased industrial park in Hamburg and the first elements of a portfolio deal were transferred to the new vehicle.

Gross fund assets	EUR 137,235,000
Properties under management	10*
Lettable floor space	84,000 sqm
Annual net cold rent	EUR 6,050,000
Rented area	81,200 sqm
Average rent	EUR 6.21/sqm
WALT	4.3 years
BVI return since issue	n/a

* Including the properties Kassel, Pfungstadt, Kelsterbach I, Kelsterbach II acquired in March 2022



KASSEL
Vor dem Osterholz 10–14
Kassel

March 2022
19,897 sqm site area
11,790 sqm lettable floor space
EUR 0.5 million rental income



PFUNGSTADT
Gutenbergstrasse 4–6
Pfungstadt

March 2022
8,494 sqm site area
9,352 sqm lettable floor space
EUR 0.5 million rental income



KELSTERBACH I
Fasanenweg 7–9
Kelsterbach near
Frankfurt am Main

March 2022
13,856 sqm site area
7,730 sqm lettable floor space
EUR 0.9 million rental income



KELSTERBACH II
Am Weiher 6
Kelsterbach near
Frankfurt am Main

March 2022
10,919 sqm site area
8,697 sqm lettable floor space
EUR 0.6 million rental income



FLÖRSHEIM
Schieferstein 11
Flörsheim

December 2021
25,981 sqm site area
13,644 sqm lettable floor space
EUR 0.8 million rental income



FRANKFURT I
August-Schanz-Strasse 25
Frankfurt am Main

December 2021
6,651 sqm site area
EUR 0.1 million rental income



FRANKFURT II
August-Schanz-Strasse 23
Frankfurt am Main

December 2021
6,651 sqm site area
5,932 sqm lettable floor space
EUR 0.8 million rental income



SINDELFINGEN I
Kolumbusstrasse 10
Sindelfingen

December 2021
9,800 sqm site area
6,302 sqm lettable floor space
EUR 0.4 million rental income





SINDELFINGEN II
Kolumbusstrasse 6
Sindelfingen

December 2021
9,481 sqm site area
6,452 sqm lettable floor space
EUR 0.5 million rental income



FANGDIECKSTRASSE
Fangdieckstrasse 64, 66, 68
Hamburg

October 2021
10,921 sqm site area
14,035 sqm lettable floor space
EUR 1.4 million rental income



ESG European Industrial & Logistics

Swiss Life Real Estate Funds (Lux) S.A., SIVAV-SIF – ESG European Industrial & Logistics was launched jointly with Swiss Life Asset Managers in 2020 and focuses on high-quality industrial and logistics properties throughout Europe. The fund is aimed at both institutional clients in Germany and international investors. Thanks to megatrends such as e-Commerce, urban logistics, Industry 4.0 and deglobalisation, the sector offers high growth potential. The initial portfolio in 2020 comprised three properties: one industrial park in Karlsfeld near Munich, one in Böblingen near Stuttgart, plus a logistics property in Bremen.

From this solid starting point, the fund was successfully categorised as an Article 8 fund under SFDR (Sustainable Finance Disclosure Regulation). Following its launch in 2021, the fund quickly ensured a rapid increase in investment volume with further acquisitions, including several portfolio deals, during the further course of the year. Following the acquisition of two buildings in Hamburg, a major milestone was also achieved: With a commercial real estate portfolio comprising three properties in Vienna, for the first time in the company’s history a BEOS fund acquired properties outside Germany. This was followed by another cross-border portfolio purchase, which also marked the company’s entrance into the French market, and another deal in Austria. These successes are partly due to the company’s pan-European partnership and joint presence with other Swiss Life Asset Managers vehicles, which enabled us to take advantage of additional acquisition opportunities.

Gross fund assets	EUR 496,585,000
Properties under management	16
Lettable floor space	354,900 sqm
Annual net cold rent	EUR 21,720,000
Rented area	354,200 sqm
Average rent	EUR 5.10/sqm
WALT	5.3 years
BVI return since issue	n/a



LOGISTIKCENTER
LOOSDORF
Hoferstrasse 1
Loosdorf

October 2021
140,204 sqm site area
53,041 sqm lettable floor space
EUR 3.3 million rental income



WIEN
Lichtblaustrasse 7
Vienna

August 2021
20,000 sqm site area
7,126 sqm lettable floor space
EUR 0.5 million rental income



WIENER NEUDORF I
IZ NÖ-Süd Strasse 3
Vienna Neudorf

August 2021
16,891 sqm site area
10,911 sqm lettable floor space
EUR 0.7 million rental income



WIENER NEUDORF II
Ricoweg 30
Vienna Neudorf

August 2021
13,904 sqm site area
14,119 sqm lettable floor space
EUR 0.7 million rental income



HILDESHEIM
Benzstrasse 6
Hildesheim

September 2021
35,180 sqm site area
25,300 sqm lettable floor space
EUR 0.9 million rental income



OYTEN II
Lübemannstrasse 7
Oyten

September 2021
25,220 sqm site area
4,899 sqm lettable floor space
EUR 0.3 million rental income



OYTEN I
An der Autobahn 29-33
Oyten

September 2021
48,299 sqm site area
30,211 sqm lettable floor space
EUR 1.8 million rental income



BURGTANN
Am Breitenstock 18
Burgthann

September 2021
45,323 sqm site area
33,401 sqm lettable floor space
EUR 1.6 million rental income



GOTHA
Cyrusstrasse 27
Gotha

July 2021
59,817 sqm site area
27,318 sqm lettable floor space
EUR 1.6 million rental income



BIELEFELD
Piderits Bleiche 4
Bielefeld

July 2021
41,653 sqm site area
10,719 sqm lettable floor space
EUR 0.8 million rental income



AUENHEIM
Max-Planck-Strasse 2
Kehl

July 2021
33,604 sqm site area
12,873 sqm lettable floor space
EUR 0.8 million rental income



ESSENER BOGEN
Essener Bogen 7/
Essener Bogen 17 (West)
Hamburg-Langenhorn

March 2021
24,612 sqm site area
11,000 sqm lettable floor space
EUR 1.9 million rental income



ESSENER STRASSE 89
Essener Strasse 89
Hamburg-Langenhorn

March 2021
12,295 sqm site area
14,607 sqm lettable floor space
EUR 1.4 million rental income



HEWLETT-PACKARD-STRASSE
Hewlett-Packard-Strasse 2
Böblingen near Stuttgart

November 2020
62,899 sqm site area
52,079 sqm lettable floor space
EUR 4 million rental income



ADAM-OPEL-STRASSE
Adam-Opel-Strasse 15
Bremen-Häfen

October 2020
31,342 sqm site area
32,258 sqm lettable floor space
EUR 1.1 million rental income



CITY-LOG KARLSFELD
Boschstrasse 5-11
Karlsfeld near Munich

September 2020
27,552 sqm site area
15,056 sqm lettable floor space
EUR 1.1 million rental income



BEOS Berlin Prime Industrial

BEOS Berlin Prime Industrial, formerly Swiss Life The Rise InvKG, focuses on high-grade corporate real estate in established locations in Berlin. The fund’s initial portfolio, with a target volume of EUR 500 million, includes sections of the former Schering AG production site in Berlin-Charlottenburg, known as Max Dohrn Labs. As part of the berlinbiotechpark, the property offers office and research space to companies in the technology and life sciences sectors and beyond. The initial investor behind the fund, which is managed by Swiss Life KVG, is Swiss Life Asset Managers Proprietary Insurance Asset Management (PAM). PAM manages the assets of the Swiss Life Group’s proprietary insurance companies as a central, in-house business unit. At the same time, the fund is also aimed at a select circle of other institutional investors.

With the purchase of the fully leased CURVE Campus in 2021, the new fund added a corporate property in Berlin-Adlershof, which once served as the headquarters of the solar module manufacturer Solon. Today, the site is home to high-profile tenants from the high-tech, IT and life sciences sectors and offers numerous companies space for innovation and growth.

Gross fund assets	EUR 247,200,000
Properties under management	2
Lettable floor space	48,200 sqm
Annual net cold rent	EUR 6,797,000
Rented area	48,000 sqm
Average rent	EUR 11.68/sqm
WALT	3.6 years
BVI return since issue	7.0%



CURVE-CAMPUS
Am Studio 16
Berlin-Adlershof

March 2021
40,131 sqm site area
28,504 sqm lettable floor space
EUR 3.6 million rental income



MAX DOHRN LABS
Max-Dohrn-Strasse 8-10
Berlin-Charlottenburg

December 2019
13,741 sqm site area
22,099 sqm lettable floor space
EUR 3.4 million rental income



ESG European Thematic Income & Growth

Having acquired assets for other Swiss Life fund vehicles for the first time in its history in 2020, BEOS successfully extended its cross-border and cross-brand acquisition series in 2021 and celebrated its premiere in the Netherlands with another deal for Swiss Life Real Estate Funds (LUX) S.A. SICAV-SIF – ESG European Thematic Income & Growth. The property in Regensburg, which was purchased in 2020, was followed by the Sonic portfolio deal in October 2021, which saw 3 of the 6 German properties transferred to the fund: a cold storage facility and a logistics centre in Bremen, and a cold storage facility in Hanover. At the end of last year, a logistics property in Rhenen between Utrecht and Arnhem with a positive energy balance was also added.

ESG European Thematic Income & Growth aims to develop and manage a long-term, sustainable European portfolio with a focus on core and core+ assets in selected markets. Since its inception in 2019, the fund, an Article 8 fund under SFDR, has now grown to over EUR 500 million and currently manages ten assets in six European countries.

Gross fund assets	EUR 130,410,000
Properties under management	5
Lettable floor space	60,000 sqm
Annual net cold rent	EUR 5,872,000
Rented area	60,000 sqm
Average rent	EUR 8.00/sqm
WALT	7.2 years
BVI return since issue	n/a



RHENEN
Utrechtsestraatweg 230
Rhenen

November 2021
22,804 sqm site area
19,238 sqm lettable floor space
EUR 1.1 million rental income



LEIBNIZSTRASSE
Leibnizstrasse 2
Regensburg

December 2019
81,647 sqm site area
28,629 sqm lettable floor space
EUR 3.7 million rental income



WUNSTORF
Adolf-Oesterheld Strasse 36
Wunstorf

October 2021
34,113 sqm site area
10,770 sqm lettable floor space
EUR 0.9 million rental income



BREMEN
Ricardostrasse 3
Bremen

October 2021
15,134 sqm site area
2,932 sqm lettable floor space
EUR 0.1 million rental income



ACHIM
David-Ricardo Strasse 12
Achim near Bremen

October 2021
37,576 sqm site area
16,464 sqm lettable floor space
EUR 1.4 million rental income



Swiss Life European Retail

Swiss Life Real Estate Funds (LUX) European Retail SCS, SICAV-RAIF primarily focuses on retail properties in Europe. In addition, the fund also invests strategically in e-Commerce logistics properties close to cities in order to exploit the entire breadth of the high-potential and rapid-growth retail and value chains. Following numerous acquisitions, the fund volume amounts to approximately EUR 300 million.

In Q3 2021, a property in Emsbüren near the Dutch border was transferred to the fund as part of a logistics property portfolio.



EMSBÜREN
Schüttorfer Strasse
Emsbüren

October 2021
53,000 sqm site area
30,507 sqm lettable floor space
EUR 1.4 million rental income



Gross fund assets	EUR 34,150,000
Properties under management	1
Lettable floor space	30,500 sqm
Annual net cold rent	EUR 1,305,000
Rented area	30,500 sqm
Average rent	EUR 3.57/sqm
WALT	4.9 years
BVI return since issue	n/a

Swiss Life REF (CH) European Properties

Swiss Life REF (CH) European Properties, launched in 2017, invests in European office, retail and residential properties, mixed-use properties and other commercial real estate assets. The fund focuses on core and core+ assets in major European cities and regional centres and agglomerations. The geographical focus is on Europe’s core markets (Germany, Austria, France and Benelux) with a strategic target allocation of over 50 per-cent of investment assets.

In Q4 2021, a fully leased corporate property with construction reserve in Korntal-Münchingen near Stuttgart was acquired for the Swiss vehicle.



KORNTAL-MÜNCHINGEN
Kornwestheimer Strasse 49
Korntal-Münchingen near Stuttgart

February 2021
20,000 sqm site area
23,905 sqm lettable floor space
EUR 1.8 million rental income



Gross fund assets	EUR 33,300,000
Properties under management	1
Lettable floor space	23,900 sqm
Annual net cold rent	EUR 1,735,000
Rented area	23,900 sqm
Average rent	EUR 8.56/sqm
WALT	17.3 years
BVI return since issue	n/a

Swiss Life Dynapierre

Swiss Life Dynapierre invests across Europe and pursues a balanced strategy of direct real estate investment and securi-ties. In 2020, BEOS acquired a property on Schippnerstrasse in Aschaffenburg. In 2021, the vehicle was named best open-ended mutual fund with assets of over EUR 500 million.



SCHIPPNERSTRASSE
Schipperstrasse 2-4
Aschaffenburg-Nilkheim

July 2020
64,398 sqm site area
36,244 sqm lettable floor space
EUR 1.9 million rental income



Gross fund assets	EUR 49,250,000
Properties under management	1
Lettable floor space	36,300 sqm
Annual net cold rent	EUR 1,834,000
Rented area	36,300 sqm
Average rent	EUR 3.88/sqm
WALT	5.0 years
BVI return since issue	n/a

BEOS Corporate Real Estate Fund Germany I

With the launch of BEOS Corporate Real Estate Fund Germany I in October 2010, BEOS opened up the world of corporate real estate to institutional investors for the very first time. At launch, the first BEOS special fund comprised twelve properties with a purchase volume of EUR 220 million. After just two and a half years, the fund was fully invested. The next milestone followed in 2018: the recapitalisation in the course of the ‘Optimus Prime’ transaction achieved an average annual return of 13 percent for initial investors; the sales volume exceeded EUR 500 million, with 21 properties. BEOS is responsible for the properties’ asset management to this day.

In 2021, the fund added another asset in Hamburg with development potential. The resulting increase in value underlines BEOS Corporate Real Estate Fund Germany I’s active management strategy to achieve stable dividend distributions, which remains the fund’s strategy.

Gross fund assets	EUR 626,570,000
Properties under management	21
Lettable floor space	596,900 sqm
Annual net cold rent	EUR 30,213,000
Rented area	534,200 sqm
Average rent	EUR 4.95/sqm
WALT	4.4 years
BVI return since issue	11.2%



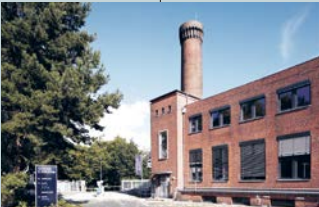
ESSENER BOGEN 17
Essener Bogen 17
Hamburg-Langenhorn

March 2021
2,540 sqm site area
2,036 sqm lettable floor space
EUR 0.3 million rental income



HÜRDERSTRASSE
Hürderstrasse 4
Munich-Kirchheim

March 2013
48,066 sqm site area
36,185 sqm lettable floor space
EUR 3.1 million rental income



AUSSCHLÄGER
ELBDEICH
Billwerder Neuer Deich 74-90
Hamburg-Rothenburgsort

November 2012
34,622 sqm site area
20,283 sqm lettable floor space
EUR 2.1 million rental income



ESSENER BOGEN
Essener Bogen 3, 5, 15
Hamburg-Langenhorn

October 2012
37,708 sqm site area
30,539 sqm lettable floor space
EUR 2.4 million rental income



ESSENER STRASSE
Essener Strasse 4a
Hamburg-Langenhorn

August 2012
15,065 sqm site area
9,589 sqm lettable floor space
EUR 0.7 million rental income



LOGISTIKZENTRUM
LAICHINGEN
Rudolf-Diesel-Strasse 44
Laichingen

May 2012
127,760 sqm site area
73,629 sqm lettable floor space
EUR 3.9 million rental income



HANS-DUNCKER-STRASSE 14
Hans-Duncker-Strasse 14
Hamburg-Allermöhe

November 2011
7,688 sqm site area
5,949 sqm lettable floor space
EUR 0.5 million rental income



HANS-DUNCKER-STRASSE 1
Hans-Duncker-Strasse 1
Hamburg-Allermöhe

November 2011
7,504 sqm site area
11,968 sqm lettable floor space
EUR 0.4 million rental income





CULEMEYERSTRASSE
Culemeyerstrasse 1
Berlin-Mariendorf

Oktober 2011
71,547 sqm site area
46,330 sqm lettable floor space
EUR 2.3 million rental income



INDUSTRIESTRASSE
Industriestrasse 29
Hanover-Lehrte

August 2011
55,805 sqm site area
35,392 sqm lettable floor space
EUR 0.9 million rental income



HERRMANN-WÜSTHOF-RING
Herrmann-Wüsthof-Ring 11
Hamburg-Allermöhe

May 2011
12,275 sqm site area
6,370 sqm lettable floor space
EUR 0.5 million rental income



BREDOWSTRASSE
Bredowstrasse 16
Hamburg-Billbrook

May 2011
22,800 sqm site area
12,925 sqm lettable floor space
EUR 0.7 million rental income



SPORTFLIEGERSTRASSE
Sportfliegerstrasse 3-7
Berlin-Adlershof

December 2008
31,515 sqm site area
17,623 sqm lettable floor space
EUR 1.4 million rental income



ALTE WAGGONFABRIK
Hauptstrasse 17-19
Mainz-Mombach

November 2008
115,324 sqm site area
85,344 sqm lettable floor space
EUR 4.2 million rental income



HOLZHOF
Hauptstrasse 18
Mainz-Mombach

November 2008
65,594 sqm site area
68,371 sqm lettable floor space
EUR 2.2 million rental income



GBD 82A
Gross-Berliner Damm 82a
Berlin-Adlershof

April 2008
17,643 sqm site area
10,201 sqm lettable floor space
EUR 0.3 million rental income



BENZSTRASSE
Benzstrasse 46-50
Berlin-Marienfelde

March 2008
6,809 sqm site area
9,252 sqm lettable floor space
EUR 0.4 million rental income



MARKANTE
Wolfener Strasse 23
Berlin-Marzahn

December 2007
42,016 sqm site area
20,418 sqm lettable floor space
EUR 0.5 million rental income



SCHNACKENBURGALLEE
Schnackenburgallee 149
Hamburg-Stellingen

December 2007
14,917 sqm site area
16,549 sqm lettable floor space
EUR 1.7 million rental income



FLOTTENSTRASSE
Flottenstrasse 54-55
Berlin-Reinickendorf

October 2007
32,358 sqm site area
17,761 sqm lettable floor space
EUR 1.0 million rental income



FREIHEIT 13
Freiheit 13
Berlin-Spandau

September 2007
15,160 sqm site area
12,434 sqm lettable floor space
EUR 0.6 million rental income



STUTENSEE
Lorenzstrasse 2-6
Karlsruhe-Stutensee

August 2007
137,147 sqm site area
60,147 sqm lettable floor space
EUR 2.6 million rental income



BÜRO CAMPUS WANGEN
Hedelfinger Strasse 56-80
Stuttgart-Wangen

January 2007
84,944 sqm site area
51,310 sqm lettable floor space
EUR 4.6 million rental income



BEOS Corporate Real Estate Fund Germany II

Following the success of its predecessor, BEOS launched BEOS Corporate Real Estate Fund Germany II in December 2012. The fund was fully invested after three years and has distributed returns above the target return of almost seven percent to its investors every year since its launch. A milestone in the history of the second BEOS special fund was reached in 2020 when an extension of the maturity strategy was agreed together with fund investors and a new portfolio optimisation strategy was adopted.

At the same time, the sale of two properties raised considerable value potential and funded a record distribution in 2021; two further disposals followed last year: New owners were found for both Oststrasse in Norderstedt near Hamburg and Levi-Strauss-Allee in Heusenstamm near Frankfurt. Both properties were acquired for the fund in 2013.

Gross fund assets	EUR 770,915,000
Properties under management	17
Lettable floor space	457,600 sqm
Annual net cold rent	EUR 39,185,000
Rented area	423,300 sqm
Average rent	EUR 7.65/sqm
WALT	4.0 years
BVI return since launch	13.4 %



CARLSWERK QUARTIER 2
Schanzenstrasse 6–20
Cologne-Mülheim

December 2015
55,149 sqm site area
34,197 sqm lettable floor space
EUR 4.3 million rental income

🏠 0 S



OSSENDORF
TECHNOLOGIE
CENTER (OTC)
Hugo-Eckener-Strasse 20
Cologne-Ossendorf

November 2015
72,311 sqm site area
40,702 sqm lettable floor space
EUR 3.4 million rental income

🏠 A



ULMER STRASSE
Ulmer Strasse 4
Hanover-Laatzen

September 2015
35,766 sqm site area
19,906 sqm lettable floor space
EUR 1.5 million rental income

🏠 A S



MERKURPARK
Merkurring
Hamburg-Rahlstedt

September 2015
48,248 sqm site area
31,021 sqm lettable floor space
EUR 2.6 million rental income

🏠 0



MARSKAMP°
Toyota-Allee 27–47a
Cologne-Marsdorf

July 2015
27,963 sqm site area
16,776 sqm lettable floor space
EUR 1.3 million rental income

🏠 A



LILIENTHALCENTER
Lilienthalstrasse 17, 19
Hanover-Lilienthal

December 2014
28,235 sqm site area
15,344 sqm lettable floor space
EUR 1.5 million rental income

🏠 0



HANG 3
Am Kronberger Hang 3
Frankfurt-Schwalbach

December 2014
31,330 sqm site area
32,405 sqm lettable floor space
EUR 2.5 million rental income

🏠 0



ALTES RÖHRENWERK
Söflinger Strasse 100
Ulm

December 2014
27,000 sqm site area
53,212 sqm lettable floor space
EUR 6.8 million rental income

🏠 0



STEUBENPARK
Siemensstrasse 18-32
Langen near
Frankfurt am Main

November 2014
15,631 sqm site area
8,294 sqm lettable floor space
EUR 0.8 million rental income



IT- UND GEWERBEPARK
OSTHAFEN
Hanauer Landstrasse 296-328
Frankfurt am Main

November 2014
65,156 sqm site area
43,054 sqm lettable floor space
EUR 4.9 million rental income



ELSENSTRASSE
Elsenstrasse 87-96/
Heidelberger Strasse 70
Berlin-Treptow

September 2014
60,632 sqm site area
50,300 sqm lettable floor space
EUR 1.7 million rental income



LOHSTRASSE
Lohstrasse 36
Oberding near Munich

March 2014
15,716 sqm site area
15,617 sqm lettable floor space
EUR 1.3 million rental income



INDUSTRIEPARK ETTLINGEN
(2020 PARTIAL SALE)
Einsteinstrasse 14-32,
Hertzstrasse 26-30
Karlsruhe-Ettlingen

February 2014
32,956 sqm site area
12,423 sqm lettable floor space
EUR 0.8 million rental income



OSTSTRASSE
Oststrasse 1
Norderstedt near Hamburg

December 2013
72,579 sqm site area
21,098 sqm lettable floor space
EUR 1.8 million rental income



ERFURTER STRASSE
Erfurter Strasse 2
Eching near Munich

October 2013
20,852 sqm site area
14,519 sqm lettable floor space
EUR 1.3 million rental income



AM WERBERING
Am Werbering 5-7
Kirchheim near Munich

March 2013
26,127 sqm site area
21,287 sqm lettable floor space
EUR 1.8 million rental income



LEVI-STRAUSS-ALLEE
Levi-Strauss-Allee 10-12
Frankfurt-Heusenstamm

March 2013
25,000 sqm site area
15,625 sqm lettable floor space
EUR 0.2 million rental income



SACHTLEBENSTRASSE
Sachtlebenstrasse 1
Cologne-Dormagen

March 2013
107,033 sqm site area
43,989 sqm lettable floor space
EUR 1.8 million rental income



CAMPUS OBERHAFEN
Weismüllerstrasse 37-47
Frankfurt am Main

December 2012
45,889 sqm site area
40,912 sqm lettable floor space
EUR 3.5 million rental income



IN DE TARPEN
In de Tarpén 37-51
Norderstedt near Hamburg

December 2012
42,801 sqm site area
23,646 sqm lettable floor space
EUR 2.2 million rental income



CARLSWERK QUARTIER 1
Schanzenstrasse 9
Cologne-Mülheim

December 2012
18,335 sqm site area
26,953 sqm lettable floor space
EUR 2.9 million rental income



BEOS Corporate Real Estate Fund Germany III

Launched in September 2015 in response to strong investor demand, BEOS Corporate Real Estate Fund Germany III follows the same successful formula of its predecessors. With a target volume of EUR 1.1 billion at launch, the fund volume now totals almost EUR 1.5 billion following a capital increase in the summer of 2018. Since the purchase of Alte Hauptgüterbahnhof Hanover in late 2019, the third BEOS special fund has been fully invested.

In 2021, the portfolio was optimised with the sale of a 24,000-sqm sub-property in Frankfurt’s Europort commercial and logistics park to an international data centre developer. In addition, conventional warehouse space in Dock 100 was transformed into state-of-the-art office space, thereby leveraging existing value enhancement potential.

Gross fund assets	EUR 1,519,740,000
Properties under management	34
Lettable floor space	1,014,000 sqm
Annual net cold rent	EUR 76,868,000
Rented area	957,900 sqm
Average rent	EUR 6.73/sqm
WALT	5.2 years
BVI return since launch	9.5%



ALTER
HAUPTGÜTERBAHNHOF
HANNOVER
Weidendamm 2
Hanover-Nordstadt

December 2019
34,123 sqm site area
21,505 sqm lettable floor space
EUR 2.9 million rental income



NIEMETZSTRASSE
Niemetzstrasse 32-50
Berlin-Neukölln

May 2019
17,654 sqm site area
12,394 sqm lettable floor space
EUR 1.2 million rental income



DRUCKWERK
Mittenheimer Strasse 64
Oberschleissheim
near Munich

March 2019
37,980 sqm site area
27,082 sqm lettable floor space
EUR 2.8 million rental income



FUGGERSTRASSE
Fuggerstrasse 19
Amberg near Nuremberg

March 2019
31,494 sqm site area
13,707 sqm lettable floor space
EUR 0.4 million rental income



WINTER-GÜNTHER-STRASSE
Winter-Günther-Strasse 11
Nuremberg-Gibitzenhof

March 2019
51,394 sqm site area
33,904 sqm lettable floor space
EUR 1.3 million rental income



Q-WEST
Lise-Meitner-Strasse 7
Maisach near Munich

December 2018
37,698 sqm site area
21,729 sqm lettable floor space
EUR 2.0 million rental income



WAHLER PARK
Wahlerstrasse 4-32
Düsseldorf-Rath

September 2018
47,731 sqm site area
34,818 sqm lettable floor space
EUR 3.3 million rental income



LLOYD INDUSTRIEPARK
Richard-Dunkel-Strasse 120
Bremen-Neuenland

August 2018
132,835 sqm site area
65,833 sqm lettable floor space
EUR 3.4 million rental income





DOCK 100
Am Borsigturm 100
Berlin-Reinickendorf

May 2018
80,753 sqm site area
90.856 sqm lettable floor space
EUR 4.5 million rental income



BUCHHOLZ
Brauerstrasse 2
Buchholz near Hamburg

April 2018
18,358 sqm site area
8,503 sqm lettable floor space
EUR 0.5 million rental income



RENNINGEN
Industriestrasse 28, Benzstrasse 32
Renningen near Stuttgart

February 2018
43,641 sqm site area
35,878 sqm lettable floor space
EUR 1.2 million rental income



COLONEUM
Am Coloneum 1
Cologne-Ossendorf

December 2017
153,986 sqm site area
64,595 sqm lettable floor space
EUR 5.6 million rental income



ROTRI GEWERBEPARK
Schnackenburgallee 43-45
Hamburg-Stellingen

December 2017
34,276 sqm site area
29,198 sqm lettable floor space
EUR 2.8 million rental income



BREDOW 20
Bredowstrasse 20
Hamburg-Billbrook

December 2017
42,500 sqm site area
33,069 sqm lettable floor space
EUR 2.2 million rental income



RHEINPARK
Hagenauer Strasse 47-59
Wiesbaden-Biebrich

September 2017
46,127 sqm site area
34,498 sqm lettable floor space
EUR 2.6 million rental income



WILGEN PARK
Bucher Weg 18
Ahrensfelde near Berlin

September 2017
58,772 sqm site area
32,145 sqm lettable floor space
EUR 1.7 million rental income



KOBLENZ CROSS-DOCK
Zaunheimstrasse 7
Koblenz-Rübenach

April 2017
12,499 sqm site area
2,560 sqm lettable floor space
EUR 0.2 million rental income



ESSEN BUSINESS PARK
Westendstrasse 12a-14d
Essen-Westviertel

April 2017
22,871 sqm site area
16,470 sqm lettable floor space
EUR 1.5 million rental income



KREFELD BUSINESS PARK
Bischofstrasse 99-113
Krefeld-Oppum

April 2017
16,438 sqm site area
7,596 sqm lettable floor space
EUR 0.7 million rental income



NEUSS BUSINESS PARK
Hansemannstrasse 1-61
Neuss-Uedesheim

April 2017
18,902 sqm site area
8,682 sqm lettable floor space
EUR 0.9 million rental income



MÖNCHENGLADBACH BUSINESS PARK
Willicher Damm 109-145
Mönchengladbach-Uedding

April 2017
24,444 sqm site area
10,881 sqm lettable floor space
EUR 0.9 million rental income



BQ - BUSINESS QUARTIER GLINDE
Biedenkamp 1-5
Glinde near Hamburg

April 2017
22,349 sqm site area
12,382 sqm lettable floor space
EUR 1.3 million rental income



CARLSWERK QUARTIER 3
Schanzenstrasse 6-20
Cologne-Mülheim

December 2016
53,462 sqm site area
41,384 sqm lettable floor space
EUR 4.7 million rental income



EUROPORT
Langer Kornweg 19-23, 34/
Kleiner Kornweg 6, 26-28
Kelsterbach near Frankfurt am Main

December 2016
125,670 sqm site area
65,949 sqm lettable floor space
EUR 5.5 million rental income





WELSERSTRASSE
Welserstrasse 8
Cologne-Porz

July 2016
25,621 sqm site area
10,391 sqm lettable floor space
EUR 0.6 million rental income



ZEUGHOF
Zeughofstrasse 1
Berlin-Kreuzberg

April 2016
30,269 sqm site area
52,931 sqm lettable floor space
EUR 6.9 million rental income



HOLZHAUSER QUARTIER
Holzhauser Strasse 139
Berlin-Reinickendorf

April 2016
33,573 sqm site area
26,036 sqm lettable floor space
EUR 1.3 million rental income



MARKGRÖNINGEN
Industriestrasse 2, 14-16, 25
Markgröningen near Stuttgart

April 2016
38,137 sqm site area
24,795 sqm lettable floor space
EUR 1.3 million rental income



GATHERHOF
Am Gatherhof 57
Düsseldorf-Rath

April 2016
33,075 sqm site area
21,083 sqm lettable floor space
EUR 1.3 million rental income



BENZSTRASSE
Benzstrasse 11a, b, c
Puchheim near Munich

March 2016
20,773 sqm site area
10,343 sqm lettable floor space
EUR 1.1 million rental income



THEODORSTRASSE
Theodorstrasse 293-295
Düsseldorf-Rath

March 2016
22,382 sqm site area
15,495 sqm lettable floor space
EUR 1.6 million rental income



NORDOSTPARK
Nordostpark 32-34, 52-56, 74-78, 98-102
Nuremberg-Schafhof

March 2016
27,898 sqm site area
25,368 sqm lettable floor space
EUR 2.5 million rental income



CUBE
Pallaswiesenstrasse 201/
Pfnorstrasse 10-14
Darmstadt-Nord

December 2015
8,314 sqm site area
12,314 sqm lettable floor space
EUR 0.9 million rental income



TECHNOLOGIEPARK
DITZINGEN
Siemensstrasse 31-33
Ditzingen near Stuttgart

November 2015
26,417 sqm site area
14,700 sqm lettable floor space
EUR 1.6 million rental income



GLINNKAMP
Wilhelm-Bergner-Strasse 1-11
Glinde near Hamburg

September 2015
192,522 sqm site area
89,543 sqm lettable floor space
EUR 7.5 million rental income



BEOS Corporate Real Estate Fund Germany IV

“All good things come in threes” is not something that applies to BEOS, which, as a forward thinker, set up the fourth BEOS special fund in October 2018: BEOS Corporate Real Estate Fund Germany IV. The fund is in no way inferior to its predecessors and, immediately after its launch, had already grown to comprise 32 corporate properties with the purchase of the Laetitia portfolio, which enabled a significant portion of the target fund volume of EUR 1.1 billion to be invested.

The fund has continued to grow steadily ever since and is now close to fully invested. Thanks to the additional acquisitions, the portfolio has achieved a broad tenant mix. This diversification, in combination with BEOS’ active asset management, ensures stability and has proven its worth, especially under pandemic conditions.

Gross fund assets	EUR 1,225,435,000
Sites under management	39
Lettable floor space	1,024,000 sqm
Annual net cold rent	EUR 61,140,000
Rented area	982,800 sqm
Average rent	EUR 6.36/sqm
WALT	4.2 years
BVI return since launch	10.5%



NEUE GLASBLÄSERHÖFE
Weidenbaumsweg 91a,
95a+b, 103–105
Hamburg-Bergedorf

September 2020
18,506 sqm site area
12,769 sqm lettable floor space
EUR 1.7 million rental income



AIRFIELD CAMPUS
Münchner Strasse 40
Hanover-Langenhagen

March 2020
48,237 sqm site area
22,376 sqm lettable floor space
EUR 1.6 million rental income



ETTENHEIM
Rudolf-Hell-Strasse 1
Ettenheim

December 2019
44,689 sqm site area
28,878 sqm lettable floor space
EUR 1.3 million rental income



GAUSSSTRASSE
Gaussstrasse 13
Karlsfeld near Munich

December 2019
13,818 sqm site area
18,742 sqm lettable floor space
EUR 1.8 million rental income



HAID-HAUS
Bötzingen Strasse 31
Freiburg-St. Georgen

December 2019
19,163 sqm site area
25,685 sqm lettable floor space
EUR 2.0 million rental income



KARLSPARK
TECHNOLOGIEZENTRUM
Siemensallee 84
Karlsruhe-Knielingen

November 2019
140,147 sqm site area
80,338 sqm lettable floor space
EUR 6.5 million rental income



NOVA NEUFAHRN
GEWERBEPARK
Am Gfild 1–11
Neufahrn near Freising

November 2019
115,328 sqm site area
71,784 sqm lettable floor space
EUR 6.1 million rental income



BÖBLINGEN
Herrenbergerstrasse 110
Böblingen near Stuttgart

January 2019
44,662 sqm site area
30,383 sqm lettable floor space
EUR 4.4 million rental income





RELLINGEN
Halstenbeker Weg 96–98c
Hamburg-Rellingen

January 2019
22,346 sqm site area
14,584 sqm lettable floor space
EUR 1.5 million rental income



VERKEHRSHOF
Verkehrshof 2–4
Potsdam near Berlin

January 2019
37,565 sqm site area
24,528 sqm lettable floor space
EUR 0.7 million rental income



SINDELFINGEN
Kolumbusstrasse 19–21
Sindelfingen near Stuttgart

December 2018
6,667 sqm site area
6,791 sqm lettable floor space
EUR 0.8 million rental income



LAHR/SCHWARZWALD
Archimedesstrasse 4
Lahr/Schwarzwald

December 2018
26,681 sqm site area
10,139 sqm lettable floor space
EUR 0.6 million rental income



KEHL
Am Güterbahnhof 1
Kehl near Karlsruhe

December 2018
42,813 sqm site area
24,860 sqm lettable floor space
EUR 0.6 million rental income



FAUTENBRUCHSTRASSE
Fautenbruchstrasse 2–8
Karlsruhe-Südstadt

December 2018
6,220 sqm site area
5,452 sqm lettable floor space
EUR 0.8 million rental income



SCHWARZWALDSTRASSE
Schwarzwaldstrasse 82
Karlsruhe-Weiherfeld-Dammerstock

December 2018
5,605 sqm site area
9,835 sqm lettable floor space
EUR 1.5 million rental income



HOCKENHEIM
Pfälzer-Ring 2
Hockenheim near Karlsruhe

December 2018
26,745 sqm site area
11,922 sqm lettable floor space
EUR 0.6 million rental income



WILLICH, SIEMENSRING
Siemensring 44a–r
Willich near Düsseldorf

December 2018
22,685 sqm site area
9,651 sqm lettable floor space
EUR 0.8 million rental income



WILLICH, HALSKESTRASSE
Halskestrasse 4a, 6–20, 13–31
Willich near Düsseldorf

December 2018
38,966 sqm site area
16,872 sqm lettable floor space
EUR 1.1 million rental income



RATINGEN
Breitscheider Weg 168
Ratingen near Düsseldorf

December 2018
24,977 sqm site area
21,179 sqm lettable floor space
EUR 1.1 million rental income



MOERS
Dr.-Berns-Strasse 37
Moers near Duisburg

December 2018
31,457 sqm site area
36,240 sqm lettable floor space
EUR 0.9 million rental income



SÜDKAMP
Industriestrasse 161
Cologne-Rodenkirchen

December 2018
21,319 sqm site area
18,403 sqm lettable floor space
EUR 2.3 million rental income



HILDEN
Lise-Meitner-Strasse 2
Hilden near Stuttgart

December 2018
23,534 sqm site area
15,247 sqm lettable floor space
EUR 0.7 million rental income



ERNST SCHIESS QUARTIER
Schiessstrasse 44–76
Düsseldorf-Heerdt

December 2018
41,818 sqm site area
35,121 sqm lettable floor space
EUR 3.1 million rental income



MÜLHEIM-KÄRLICH
Urmitzer Strasse 9
Mülheim-Kärlich near Koblenz

December 2018
54,623 sqm site area
55,087 sqm lettable floor space
EUR 1.4 million rental income





AEROKAMP
Waldecker Strasse 6–12
Mörfelden-Walldorf
near Darmstadt

December 2018
13,776 sqm site area
12,921 sqm lettable floor space
EUR 1.0 million rental income



MOMBACHER STRASSE
Mombacher Strasse 2
Mainz-Hartenberg-Münchfeld

December 2018
11,408 sqm site area
5,470 sqm lettable floor space
EUR 0.7 million rental income



LIEDERKAMP
Höchster Strasse 70–98
Liederbach near
Frankfurt am Main

December 2018
43,901 sqm site area
32,189 sqm lettable floor space
EUR 2.8 million rental income



LANGEN
Paul-Ehrlich-Strasse 5–7/
Heinrich-Hertz-Strasse 9
Langen near
Frankfurt am Main

December 2018
13,151 sqm site area
9,952 sqm lettable floor space
EUR 1.0 million rental income



AMMERKAMP
Ammerthalstrasse 2–32
Kirchheim near Munich

December 2018
40,668 sqm site area
30,723 sqm lettable floor space
EUR 2.5 million rental income



PETER-HENLEIN-STRASSE
Peter-Henlein-Strasse 5
Haar near Munich

December 2018
10,132 sqm site area
10,486 sqm lettable floor space
EUR 0.4 million rental income



AM BIRKFELD
Am Birkfeld 18
Dasing near Augsburg

December 2018
47,012 sqm site area
21,137 sqm lettable floor space
EUR 0.9 million rental income



WEDEMARK
Schlager Chaussee 20
Wedemark near Hanover

December 2018
60,048 sqm site area
33,232 sqm lettable floor space
EUR 1.4 million rental income



NORDERSTEDT
Bornbarch 1, 3, 5, 7
Norderstedt near Hamburg

December 2018
11,765 sqm site area
10,432 sqm lettable floor space
EUR 1.2 million rental income



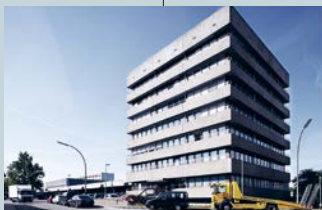
GERTRUD-KNEBUSCH-STRASSE
Gertrud-Knebusch-Strasse 11
Hanover-Nordstadt

December 2018
16,165 sqm site area
15,975 sqm lettable floor space
EUR 0.9 million rental income



HAMBURG-ALLERMÖHE
Herrmann-Wüsthof-Ring 7
Hamburg-Allermöhe

December 2018
14,158 sqm site area
12,817 sqm lettable floor space
EUR 0.6 million rental income



HAMBURG-STELLINGEN
Försterweg 119a
Hamburg-Stellingen

December 2018
9,527 sqm site area
11,861 sqm lettable floor space
EUR 0.7 million rental income



VELTEN
Zum Stichkanal 1/
Am Jägerberg 10
Velten near Berlin

December 2018
12,622 sqm site area
8,097 sqm lettable floor space
EUR 0.5 million rental income



PARADIESSTRASSE
Paradiesstrasse 208, 208a+b
Berlin-Bohnsdorf

December 2018
5,628 sqm site area
7,898 sqm lettable floor space
EUR 0.9 million rental income



ALTLANDSBERG
Seeberger Strasse 10
Altlandsberg near Berlin

December 2018
177,145 sqm site area
193,858 sqm lettable floor space
EUR 3.6 million rental income



BEOS Value Investment Fund Germany I

In addition to the successful BEOS Corporate Real Estate Fund series, which invest in established core properties, BEOS Value Investment Fund Germany I was launched in 2016. As a repositioning fund, it enables a select group of investors to enter the corporate real estate value chain at an earlier stage. Following the implementation of a new management concept and several new leases, the first value-add cycle was successfully concluded with the sale of Technologiezentrum Karlspark, which had originally been acquired in a sale-and-leaseback transaction.

In 2021, investors enjoyed two new additions to the fund: In Leingarten, in the heart of the high-growth Heilbronn region, a two-part property with expansion potential was acquired. The plan is to develop a multi-use hall directly adjacent to the existing property. And speaking of neighbours, directly opposite Rheinhöfe, a commercial park steeped in history that was added to the fund in 2018, one of the last available brownfield sites in the Düsseldorf metropolitan area was snapped up last year: Werft 86 offers a variety of development opportunities for different types of use, including revitalisation of office space and repositioning as a modern multi-tenant commercial park.

Gross fund assets (market values)	EUR 215,000,000
Sites under management	5
Lettable floor space	249,300 sqm
Annual net cold rent	EUR 9,665,000
Rented area	112,500 sqm
Average rent	EUR 7.61/sqm
WALT	4.9 years



LEINGARTEN
Daimlerstrasse 8
Leingarten near Heilbronn

December 2021
26,289 sqm site area
9,628 sqm lettable floor space



TECHNOLOGIEPARK
BERGISCH GLADBACH (TBG)
Friedrich-Ebert-Strasse 75
Bergisch Gladbach near Cologne

October 2017
126,988 sqm site area
73,764 sqm lettable floor space
EUR 6.0 million rental income



REISHOLZER
WERFTSTRASSE
Reisholzer Werftstrasse 68
Düsseldorf-Holthausen

December 2021
64,323 sqm site area
39,482 sqm lettable floor space
EUR 0.4 million rental income



RHEINHÖFE
Reisholzer Werftstrasse 19-47
Düsseldorf-Holthausen

December 2018
38,740 sqm site area
25,954 sqm lettable floor space
EUR 1.7 million rental income



ALTES GIESWERK
Beim Zeugamt 8
Glinde near Hamburg

November 2018
31,760 sqm site area
16,900 sqm lettable floor space
EUR 1.9 million rental income



Value Add developments

The purchase of a transformation property in Berlin-Neukölln in 2002 sounded the starting bell: Investors were given the opportunity to invest in individual properties on a private equity basis.

Over the years, renowned sites such as Air Tech Campus Oberpfaffenhofen were joined by other exciting projects, including Industriepark Griesheim in Frankfurt, BERLIN DECKS on the Spree Canal in the heart of the German capital, and GIESSEREI in Garching near Munich. Formerly an aluminium foundry, GIESSEREI was acquired in 2019 and the existing building fabric was demolished in 2021. In addition to these acquisitions, BEOS has accomplished a number of major leasing successes as a result of its active asset management strategy: NK20 in Dachau, the new West’N building in Nuremberg and the entire hall space in the Augsburg Licht-hallen achieved full occupancy last year.

Total investment volume	EUR 522,000,000
Properties under management	9
Lettable floor space	496,600 sqm
Annual net cold rent	EUR 20,160,000
Leased area	359,900 sqm
Average rent	EUR 5.20/sqm
WALT	5.1 years



INDUSTRIEPARK
GRIESHEIM
Stroofstrasse 27
Frankfurt am Main

December 2019
545,000 sqm site area
233,179 sqm lettable floor space
EUR 3.0 million rental income



LICHTHALLEN
Steinerne Furt 62-66
Augsburg-Lechhausen

November 2019
51,332 sqm site area
35,045 sqm lettable floor space
EUR 1.1 million rental income



GIESSEREI
Zeppelinstrasse 22
Garching near Munich

June 2019
21,000 sqm site area
12,687 sqm lettable floor space



NK20
Kopernikusstrasse 20
Dachau near Munich

December 2018
9,870 sqm site area
7,072 sqm lettable floor space
EUR 0.6 million rental income



WEST'N
Vershofenstrasse 10
Nuremberg-Höfen

December 2018
22,439 sqm site area
20,047 sqm lettable floor space
EUR 0.8 million rental income



BERLIN DECKS
Friedrich-Krause-Ufer 16-21
Berlin-Mitte

June 2018
28,152 sqm site area
8,887 sqm lettable floor space
EUR 0.6 million rental income



K14
Kaiserin-Augusta-Allee 14
Berlin-Moabit

September 2017
4,702 sqm site area
10,254 sqm lettable floor space
EUR 1.6 million rental income



AIR TECH CAMPUS
OBERPFAFFENHOFEN
Claude-Dornier-Strasse 1/
Friedrichshafener Strasse 4-6
Oberpfaffenhofen near Munich

December 2016
2,760,379 sqm site area
235,455 sqm lettable floor space
EUR 14.4 million rental income





MONTAN
Montanstrasse 18-26
Berlin-Reinickendorf

July 2016
38,374 sqm site area
17,145 sqm lettable floor space
EUR 1.4 million rental income



GBD 149
Gross-Berliner Damm 149
Berlin-Adlershof

April 2015
34,237 sqm site area
18,644 sqm lettable floor space
EUR 1.8 million rental income



WENDENSCHLOSSSTRASSE
Wendenschlossstrasse 142
Berlin-Köpenick

January 2015
26,677 sqm site area
23,285 sqm lettable floor space
EUR 0.5 million rental income



OSTSTRASSE "AURORA"
Oststrasse 1c
Norderstedt near Hamburg

December 2013
100,039 sqm site area
10,089 sqm lettable floor space
EUR 0.8 million rental income



KUBUS 11
Wiesenauer Strasse 11, 13
Hanover-Brink-Hafen

December 2011
43,480 sqm site area
24,662 sqm lettable floor space
EUR 0.7 million rental income



CAMPUS ALTENESEN
Teilungsweg 28
Essen-Altenessen-Nord

December 2011
12,180 sqm site area
14,650 sqm lettable floor space
EUR 0.5 million rental income



ALZENAU NORD
Brentanostrasse 7
Alzenau near Frankfurt am Main

September 2008
40,117 sqm site area
21,989 sqm lettable floor space
EUR 0.8 million rental income



NORDPARK ALZENAU
FACHMARKTZENTRUM
Emmy-Noether-Strasse 1-7
Alzenau near Frankfurt am Main

August 2008
48,062 sqm site area
13,833 sqm lettable floor space
EUR 1.8 million rental income



WHITE ATRIUM
Avenue de la Toison d'Or 56-60
Brussels

November 2007
10,331 sqm lettable floor space
EUR 1.6 million rental income



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think ahead