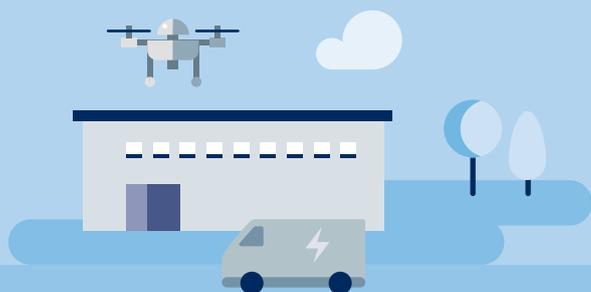


Drivers and trends in logistics

Logistics is a fantastic growth market which is subject to dynamic development due to increasing demand, the advance of technology and sustainability issues. Modern logistics properties with good links to traffic facilities will remain an attractive asset class in the future.

Onshoring – Nearshoring

Just-in-case is the new just-in-time. Based on experiences in the Corona crisis, we are expecting increased movement of manufacturing and distribution sites into the vicinity of production locations, and higher warehousing levels to create more resilient supply chains.



Growing E-Commerce

The growth in e-commerce and rising customer requirements trigger an increase in demand for transport and warehousing space in central regions and close to the city.



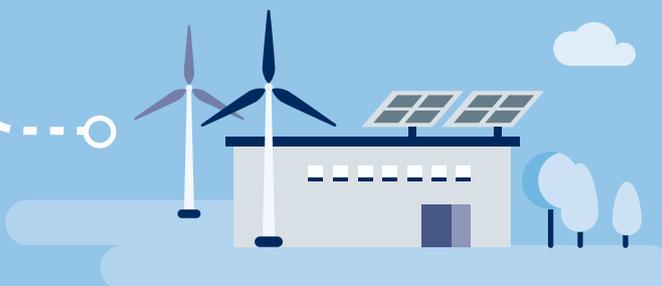
Digitalisation/ automation

Logistics properties are transforming themselves from warehouses into automated digital hubs. In the interests of transparent delivery routes and enhanced efficiency, the trend is towards the ongoing automation and digitalisation of processes.



Sustainability

Logistics experts are increasingly being asked to present concepts for regenerative energy supply and climate-friendly building operations.



Urbanisation

2050 will see 70 per cent of the world's population living in cities. But already now, the demand for a reliable supply of goods and commodities is going up and innovative city logistics with new delivery routes are on the march.

