

Swiss Life Asset Managers and Norges Bank Investment Management to invest in Berlin and Paris through an investment vehicle

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- The investment vehicle will acquire two landmark office buildings: “VoltAir” a visionary 30,000 square metre property in Berlin and 86 Boulevard Haussmann, a prestigious Haussmannian building in the heart of Paris.
- Swiss Life Asset Managers on behalf of Swiss Life Group entities will invest in this investment vehicle together with Norges Bank Investment Management.
- The investment vehicle is managed by Swiss Life Asset Managers and targets investments in Berlin and Paris with focus on prime locations and sizeable high-quality assets.

The investment vehicle will target core assets in Berlin and Paris, predominantly with commercial use. To date, two real estate transactions have already been signed by the investment vehicle, VoltAir in Berlin for the amount of EUR 457 million and 86 Boulevard Haussmann in Paris for EUR 217 million. The closing of the transactions are expected in February 2023 and December 2022 respectively.

The strategy of the investment vehicle is similar to the one Swiss Life Asset Managers applies in its core markets Germany and France, where it has a long-standing track record in the management of various real estate asset classes. For Swiss Life Asset Managers, the transactions underline its ability to source high quality real estate assets through local and specialised teams and further strengthen its presence as one of Europe’s leading asset managers. Berlin and Paris are dynamic and future-proof cities with exemplary development ambitions in the areas of sustainability and modernisation. Both cities are good examples of solid and innovative investment opportunities.

“We are pleased to partner with an experienced and financially strong institutional investor with a long-term investment horizon. We are successfully leveraging our proprietary asset management portfolio strategy for third parties by launching this investment vehicle with a likeminded counterparty. Drawing on our knowledge

and experience of over 165 years in risk management, we develop future-oriented investment solutions. That’s how we support our clients in achieving their long-term investment objectives,” comments Stefan Mächler, Group CIO at Swiss Life.

This achievement demonstrates Swiss Life Asset Managers’ ability to successfully enter into commercial relationships with sophisticated investors globally and further credentials its real asset platform.

VoltAir, Berlin

The investment vehicle will acquire the 30,000 square meter “VoltAir” property in Berlin from ABG Real Estate Group, making it one of the biggest office transactions on the German market in 2022. 90% of its space is allocated to office and 10% to retail. The modern space offers plenty of flexibility for occupants from all business sectors and disciplines and has been fully let since its completion in mid-2022. For its sustainability and comfort features VoltAir is endorsed as a Green building with LEED Gold certification; it boasts excellent digital infrastructure and is WiredScore certified.

86 Bd Haussmann, Paris

The prime office building is located in the Central Business District of Paris. Its modern 11,000 square meters are exclusively dedicated to office use and have been fully leased since 2002 whilst its rigorous renovations improved the property’s overall attractiveness, in

particular its common areas and service spaces. 86 Bd
Hausmann is certified BREEAM In Use and HQE Very

Good and follows a sustainable strategy of continuous
improvement.

Information

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Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on the investment philosophy of Swiss Life Asset Managers, which is governed by such principles as value preservation, the generation of consistent and sustainable performance and a responsible approach to risks. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK and the Nordic countries.

As at 31 December 2021 assets under management for third-party clients amount to CHF 102.8 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 276.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling CHF 276.3 billion, CHF 87.2 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 28.8 billion in value. Total real estate under management and administration at the end of December 2021 thus came to CHF 116 billion.

Swiss Life Asset Managers employs more than 2500 people in Europe.

Self-determined Life

Swiss Life enables people to lead a self-determined life and look to the future with confidence. Swiss Life Asset Managers pursues the same goal: We think long-term and act responsibly. We use our knowledge and experience to develop future-oriented investment solutions. This is how we support our customers in achieving their long-term investment objectives, which in turn also take account of their client's needs so they can plan their financial future in a self-determined manner.

¹ INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)