

## News

# Swiss Life Asset Managers announces partnership with Club Estate to launch a Swiss prime commercial real estate strategy in Switzerland

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Swiss Life Asset Managers partners with Club Estate to launch a prime commercial real estate strategy targeting Switzerland's most sought-after cities. The partnership launches with a first close of CHF 220 million, with a total investment pipeline of up to CHF 1 billion.

The investment strategy focuses on income-generating, high-quality commercial assets located in Zurich, Geneva, Lausanne, and Basel – cities characterised by persistent supply constraints in the prime segment. The partnership aims to capitalise on the structural imbalance between supply and demand for prime commercial space in Switzerland's top-tier cities – offering eligible investors exposure to Swiss Francs, long-term pricing power, stable yields, and capital appreciation.

The alliance between Club Estate and Swiss Life Asset Managers will provide eligible investors with exclusive access to institutional-grade real estate opportunities. It establishes a powerful new platform for long-term value creation in one of Europe's most stable real estate markets.

Club Estate is a leading club deal platform serving family offices and private investors with access to carefully curated private markets investment opportunities across Europe and beyond. The firm specialises in off-market transactions and co-investment structures, focusing on stable income and long-term capital preservation.

“This collaboration with Swiss Life Asset Managers marks a major milestone for Club Estate and is a strong endorsement of our platform and strategy,” comments

Dr. Marcus Sasse, CEO and Managing Partner at Club Estate. “Access to exclusive opportunities in Switzerland's most attractive urban markets through a leading institutional partner is invaluable. We are proud to join forces with Swiss Life Asset Managers to build a meaningful portfolio in this resilient and high-potential segment.”

Fabian Linke, Co-Head Real Estate Business Development Switzerland at Swiss Life Asset Managers, adds: “We are excited to launch this partnership, providing unique access to prime commercial properties in major Swiss cities and showcasing our expertise in Portfolio, Asset, and Real Estate Management at Swiss Life Asset Managers. This collaboration underscores our commitment to delivering long-term value for our investors by leveraging our in-depth market knowledge, exclusive access to the Swiss real estate landscape, and a proven track record in managing high-quality, income-generating assets.”

## About Club Estate

Club Estate is a leading specialist in Private Markets Club Deals, dedicated to serving family offices and private investors. The firm focuses exclusively on off-market transactions and co-investment opportunities, offering a fully integrated platform for efficient execution and institutional-grade management. With a presence in Zurich, Singapore, Hong Kong, and Luxembourg, Club Estate serves clients across Europe, Asia, and the Middle East. The firm's approach is guided by the core principles of patience, impact, and legacy – values that reflect and support the long-term investment objectives of family offices.

## 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, Italy and the Nordic countries.

As at 30 June 2025, assets under management for third-party clients amount to CHF 137.6 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 281.8 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe<sup>1</sup>. Of the assets totalling CHF 281.8 billion, CHF 88.7 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 24.2 billion in value. Total real estate assets under management and administration at the end of June 2025 thus came to CHF 112.9 billion.

Swiss Life Asset Managers employs more than 2300 people in Europe.

### A financially self-determined life

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

<sup>1</sup> #2 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe, #2 INREV Fund Manager Survey 2025

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Swiss Life Asset Managers is the brand name for the asset management activities of the Swiss Life Group.

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