

Swiss Life Asset Managers France signs *off market* on freehold acquisition of office building in Belgium

December 15, 2021

Swiss Life Asset Managers France, on behalf of Swiss Life REF (CH) European Properties – a fund dedicated to Swiss institutional investors – signs *off market* a freehold acquisition of an office building in Anvers, from AG Real Estate, a real estate subsidiary of AG Insurance Group.

Swiss Life Asset Managers France announces the signing of a freehold acquisition for a property from AG Real Estate, real estate subsidiary of the Belgian AG Insurance Group. The asset is in the area of Berchem, in Anvers and is fully let to AG, the tenant since construction of the building in 2006, under a firm nine-year lease.

Anvers is the number two investment market in Belgium, after Brussels.

Belgium's second biggest city, it has an airport and two main stations – Anvers-Central and Anvers Berchem (1.7 km from the building) – very well networked and connected to Belgium's main business locations. These two microzones surrounding the stations and "Singel" (international Flemish arts centre located along the southern periphery) comprise the main office market in Anvers.

Berchem is easily accessible by car, bicycle and public transport.

The building has a surface area of 9300 m² and is in excellent condition and very well maintained. It should shortly receive BREEAM In-Use Very Good certification.

Swiss Life Asset Managers France was advised by Loyens & Loeff (legal study and structuring) for this *off market* operation, Vroninks acted as notary, Socotec (technical survey) and Anker 18 as the agent.



AG Real Estate was also advised by Damien Hisette, of Bureau d'études Van Halteren, associate notaries public.

Swiss Life REF (CH) European Properties invests in offices, retail, logistical real estate, mixed-use property and other commercial real estate in Europe. The fund invests in Core et Core Plus sites in the main European business locations and regional centres and their suburbs. The geographic emphasis is on the main European markets of Germany, France, Benelux and Austria, with a target strategic allocation of more than 50% of the fund assets.

"With this asset, we are expanding our portfolio with an attractive office building in a dynamic and growing region in Belgium", says Adrian Bamert, portfolio manager of Swiss Life REF (CH) European Properties.

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About Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 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 Norway.

As of 30 June 2021, assets under management for third-party clients amount to EUR 90.2 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 250.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling EUR 250.3 billion, EUR 74.6 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 26.3 billion in value. Total real estate under management and administration at the end of June 2021 thus came to EUR 100.9 billion.

Swiss Life Asset Managers' clients benefit from the commitment and expertise of more than 2,400 employees in Europe.

¹ INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)
Swiss Life Asset Managers data as of 30/06/2021

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.