

## Swiss Life Asset Managers France acquires a prestigious office asset in the heart of Amsterdam's historic city centre on behalf of the MAIF Group

July 18<sup>th</sup>, 2022

Signing of Keizersgracht 124-128, a 17th century office building that has been adapted and transformed to become sustainable and modern.

On 5 July, Swiss Life Asset Managers France signed the deed of transfer of an entirely freehold, prestigious 3,289 sqm trophy office building in the canal district of the historic city centre of Amsterdam. The asset is entirely freehold, a unique find in the centre of Amsterdam.



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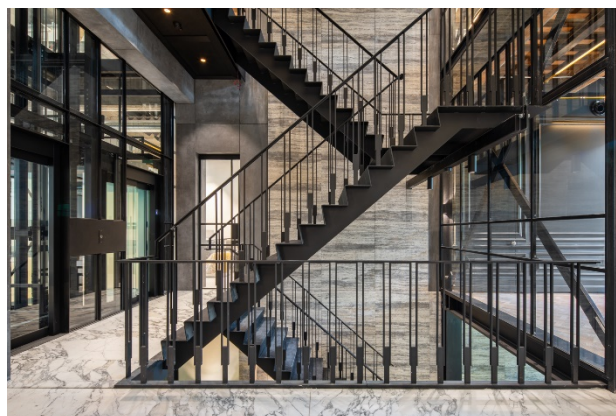
### A historic asset in a highly regarded neighbourhood

Keizersgracht 124-128 is a typical canal building built in the 17th century and listed as a historical monument in the heart of Amsterdam, in the Canal District ("Gracht"). Located on the main axis of Amsterdam's historic city centre, the train station is only 14 minutes away by walk and 5 minutes by bike. The excellent location, coupled with the building's high-end amenities, makes the asset a prestigious character, and a rarity on the market.

Furthermore, the asset is fully leased to two first-class tenants, the main one being Europe's third largest FinTech company, Mollie.

### A complete renovation to improve the ESG profile of the building

A major restructuring programme designed by HEYLIGERS architects was completed in 2021. The renovation preserves the building's historic integrity, while modernising the interior with an industrial design, and optimizing the ESG performance to reduce energy consumption and improve user comfort. The asset now benefits the EPA Energy label at A+++ level and now offers from the latest technical and services with restaurant areas, bicycle parking and shower areas.



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Fabrice Lombardo, Director of Real Estate Activities at Swiss Life Asset Managers France, commented: *"This acquisition from a private Dutch investor on behalf of MAIF demonstrates our ability to complete prestigious transactions in the prime office market in Europe."*

*"The exceptional location of the building combined with its ESG qualities make it an asset that is fully in line with our responsible investment philosophy"*, added Philippe Laffitte, Head of Financial Assets Management - Real Assets at MAIF.

### Acquisition advisors:

- Notary and lawyer: NewGround Law
- Broker: NL real estate - Knight Frank
- Technical due diligence: Stevens Van Dijck
- Tax due diligence: vanOlde

## Media relations

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### About 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 EUR 99.1 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 266.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totalling EUR 266.3 billion, EUR 84 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 27.8 billion in value. Total real estate under management and administration at the end of December 2021 thus came to EUR 111.8 billion.

Swiss Life Asset Managers' clients benefit from the commitment and expertise of more than 2,500 employees in Europe.

1 INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)  
Swiss Life Asset Managers data as of 31/12/2021

### 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.

### About MAIF

MAIF is the 6th largest motor insurer and the leading insurer in the non-profit sector. It covers nearly 4 million members (property insurance, personal protection, health, assistance, savings, credit, etc.), with a turnover of €3.93 billion in 2021. Regularly praised for its customer relations, MAIF became a company with a mission in 2020, whose raison d'être is to pay sincere attention to others and to the world and to place this at the heart of each of its commitments and actions.

More information on: [entreprise.maif.fr](http://entreprise.maif.fr)