

Swiss Life Asset Managers signs off-market acquisition of a healthcare asset in the Toulouse region

Swiss Life Asset Managers has just acquired a healthcare clinic located in Bondigoux in the Haute Garonne on behalf of the Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Healthcare fund, dedicated to healthcare investments.

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Swiss Life Asset Managers announces the acquisition from the Sanguignol family of Château de Vernhes clinic, located in Bondigoux, in the centre of the Montauban, Toulouse and Albi triangle.

The post-acute care and rehabilitation facility is a leading institution in France, specialising in the treatment of obesity and more particularly complex pathologies. It comprises a 17th century castle and two buildings built in 1974 and 2000. It has 148 post-acute care and rehabilitation beds (120 rooms) and ten day hospitalisation beds.

With its grounds of more than 5000m², the clinic benefits from large green spaces including a 1km fitness trail, tennis court and outdoor gym. Many services are also offered to residents (art therapy workshops, hairdresser, laundry, ...).

The acquisition was completed in partnership with Réseau Sérenis and three regional independent clinics that are taking over the clinic's operation from the historic owner. This partnership includes an ambitious works programme to increase the number of beds and improve the building's energy performance, in line with the fund's ESG targets.

"The entire team of the Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Healthcare fund is proud of this acquisition, which strengthens the anchoring of a healthcare offering in the Toulouse region," says Valérie Maréchal, Head of Resi&Care at Swiss Life Asset Managers France.



Château de Vernhes - ©CC Wikicommons / Didier Descouens

Created in 2018, the Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF - ESG European Healthcare fund aims to respond to structural challenges in the healthcare sector while offering investors attractive prospective returns. With customised access to the European healthcare market and strong diversification by geographic zone, operator and sub-sector, the fund focuses on high-quality assets with a focus on EHPAD residential care homes and senior residences.

The fund's strategy proposes a global vision while maintaining a local approach: the choice of operator, management of the establishments, and regular meetings with the management are integral to the strategy.

The portfolio of this European fund consists of 31 properties to date: 12 senior residences in France, 16 EHPADs in Germany, two EHPADs in Spain, one EHPAD in Belgium and two assets under sale agreement. Further acquisitions are planned in the near future throughout the European EHPAD, senior residence and psychiatric clinic market.

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About Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years' experience managing the Swiss Life Group's assets. This close link with insurance underpins its investment philosophy, the main objectives of which are to take a responsible approach to risks and to act each day in its clients' best interests.

Swiss Life Asset Managers also offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK and the Nordics.

As at 31 December 2021, Swiss Life Asset Managers managed EUR 266.3 billion in assets for the Swiss Life Group, with more than EUR 99.1 billion in assets under management on behalf of third-party clients. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the EUR 266.3 billion in assets under management, EUR 84 billion are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 27.8 billion of real estate assets jointly with Livit. Thus, as at 31 December 2021, Swiss Life Asset Managers managed EUR 111.8 billion in real estate assets.

The clients of Swiss Life Asset Managers benefit from the commitment and expertise of more than 2500 employees in Europe.

¹ INREV Fund Manager Survey 2021 (based on AuM as at 31 December 2020)

Swiss Life Asset Managers, data from 31 December 2021

The self-determined life

Swiss Life enables people to lead a self-determined life and look to the future with confidence. This is also the goal of Swiss Life Asset Managers: we think long-term and act responsibly. With our expertise and experience, we develop future-oriented savings and investment solutions. We support our clients in achieving their long-term investment goals so that they, in turn, can take into account the needs of their clients and build a self-determined financial future.