

## News

### Swiss Life Asset Managers plans new investment solution for European industrial and logistics real estate in the form of an investment group and a fund

2 June 2020

Swiss Life Asset Managers is planning a new investment solution for European industrial and logistics real estate in autumn 2020. This will take the form of both an investment group (investment foundation) for Swiss pension funds and a fund for institutional investors. The aim is to achieve a target volume of around EUR 1 billion.

With its new investment solution, Swiss Life Asset Managers is planning investments in industrial and logistics real estate with a regional allocation in Europe. The main focus will be on Germany, France, Benelux, Switzerland and the UK. The portfolio allocation to the industrial & logistics sectors is based on the specific characteristics of the respective regional target markets. Ideally, the properties purchased will be divided equally between the two sectors at portfolio level.

#### **Advantages of European industrial & logistics real estate investments**

Investments in European industrial and logistics real estate will benefit from a number of megatrends: de-globalisation, e-commerce, urban logistics and Industry 4.0. Industrial and logistics real estate is noted for

producing steady returns, as the focus is more on rental income and less on value increases from market growth. The mix of small industrial and large-scale logistics properties points to above-average returns with below-average earnings volatility. The Covid-19 crisis in particular shows that the right choice of property types is a decisive criterion for success in real estate investments. In addition to residential properties, industrial and logistics properties in particular are proving to be extremely robust. Moreover, investors can further diversify their real estate portfolio at the European level by entering this market.

#### **Longstanding experience in the industrial & logistics investment segment**

Swiss Life Asset Managers has successfully expanded its investment business for third-party clients in recent years. As at the end of March, assets under management totalled approximately CHF 79.3 billion. Together with the investments of Swiss Life's insurance companies, Swiss Life Asset Managers has assets of over CHF 250 billion under management. With real estate valued at around CHF 97.5 billion as at the end of 2019, Swiss Life Asset Managers is one of Europe's largest institutional real estate investors<sup>1</sup>.

BEOS AG – part of Swiss Life Asset Managers since 2018 – is a specialist and a market leader in Germany for the development and management of industrial and logistics real estate. It operates within Swiss Life Asset Managers as a European centre of expertise for this real estate asset class. As at the end of 2019, BEOS managed over CHF 4.2 billion in assets in this investment segment.

<sup>1</sup> PropertyEU Top 100 Investors, October 2019

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### 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. That's how we lay the groundwork for our clients to make solid, long-term plans – in self-determination and with financial confidence. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg and the UK.

As at 31 December 2019 assets under management for third-party clients amount to CHF 83.0 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 254.4 billion.

Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totaling CHF 254.4 billion, CHF 69.0 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 28.5 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of December 2019 thus came to CHF 97.5 billion.

Swiss Life Asset Managers employs more than 2100 people in Europe.

<sup>1</sup> PropertyEU, Top 100 Investors, October 2019

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"Swiss Life Asset Managers" is the brand name for the asset management activities of the Swiss Life Group. More information is available at [www.swisslife-am.com](http://www.swisslife-am.com).

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