

Zurich, 23 June 2021

## **"Swiss Life Brannhof": pioneering spirit and restored splendour on Zurich's Bahnhofstrasse**

**Swiss Life has been renovating the two properties at Bahnhofstrasse 75 and 79 in Zurich for about a year. The properties are being prepared for another lifecycle with extensive structural measures plus the careful revitalisation of the façade. "Swiss Life Brannhof" incorporates an attractive use concept that references the building's historical heritage, thus creating a lively meeting place for the future.**

Since the beginning of the 20th century, Zurich's Bahnhofstrasse has evolved into one of the world's most renowned addresses for strolling, business and shopping. One of the pioneers of this period was Julius Brann, who created an architecturally distinctive building in 1912 in today's property at Bahnhofstrasse 75 and helped shape the further development of the entire street with his department store. This historical heritage serves as the inspiration for "Swiss Life Brannhof", which takes the pioneering spirit from the time of its inception into the present and future of Zurich's Bahnhofstrasse.

### **A meeting place through an attractive use concept**

The renovation of the two properties at Bahnhofstrasse 75 and 79 will bring the original atriums and inner courtyards to the fore once again. New, flexible-use retail spaces totalling some 4600 m<sup>2</sup> will extend over three levels up to the first floor. They will enliven the building on all four sides and provide venues for inspiration, experience and exchange. Modern workplaces will be spread over an area of around 5600 m<sup>2</sup> from the second floor at this central location in downtown Zurich. The aim of this attractive use concept is to make "Swiss Life Brannhof" a genuine meeting place.

### **Sustainability as an important criterion**

Swiss Life invests in real estate over the long term on behalf of its insured persons. Sustainability aspects play a central role in that respect. The improvement in energy efficiency is therefore also an important criterion in the renovation of both properties: an intelligent energy concept will in

future make optimal use of the synergies between cooling and demand for heating. "Swiss Life Brannhof" is undergoing renovation in line with the latest standards and, once completed, it will be certified with the internationally recognised DGNB Silver sustainability label. The building will also be upgraded to the current requirements in terms of earthquake safety and technical installations.

### **Meticulous renovation of historical features**

The renovation is being performed in close consultation with the heritage authority and in compliance with its requirements. For example, inside the building four historic staircases will be preserved, all original windows restored, the natural and gravel stone façade renovated and the leaded glazing facing Lintheschergasse brought to prominence in a new hall. The roof is being re-covered with natural slate.

Swiss Life is investing a total of over CHF 100 million in the renovation and revitalisation of the two historic properties at Bahnhofstrasse 75 and 79 and anticipates a construction period of three years. The rental spaces are expected to be transferred to the new tenants from autumn 2023. Swiss Life is attaching great importance to the smooth progress of the construction work during the construction period. As a foretaste of the revitalised splendour of the properties, the construction site installations will be covered with an image of the property's future appearance over the next few months.

### **Further information**

You can find further details on the renovation and new use concept for "Swiss Life Brannhof" [here](#).

### **Information**

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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 2020 assets under management for third-party clients amount to CHF 91.6 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 269.7 billion. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totaling CHF 269.7 billion, CHF 77.7 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 27.7 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of December 2020 thus came to CHF 105.5 billion.

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

<sup>1</sup> INREV Fund Manager Survey 2020 (AuM as of 31.12.2019)