

News

Fund managed by Swiss Life Asset Managers acquire office complex in Barcelona's 22@ district

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The building is located at Calle Llacuna 10-20 and is let to several tenants.

Swiss Life Asset Managers France has completed an investment in Barcelona's office segment on behalf of one of its funds dedicated to the French leading insurance company MAIF. The office complex is located at Calle Llacuna 10-20 in Barcelona's 22@ district. Global real estate services company JLL advised the seller, on the transaction.

The office building at Llacuna 10-20 has a GLA (Gross Leasable Area) of over 4,700 sqm. Initially an industrial unit, the asset was fully renovated in 2006 and comprises two annexed buildings. Building A spans approximately 2,400 sqm distributed across four above-ground levels and houses the reception area for the complex, and Building B comprises a similar floor area distributed across two above-ground levels. The complex also features 62 underground parking spaces.

Fabrice Lombardo, Head Real Estate at Swiss Life Asset Managers France, said: *"We are proud to have completed the acquisition of this office building in Barcelona, the first one in Spain for our client. This building will be part of the fund's sustainable development strategy, which aims to improve its ESG profile through the 'Best in Progress' SRI approach we adopt for all our assets."*



Calle Llacuna 10-20 - Barcelona's 22@ district

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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 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 employs about 2400 people in Europe.

¹ INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)