

Real Estate

News

Swiss Life Living + Working acquires The Grid in Utrecht, the Netherlands

August 30th, 2022

Completely renovated in 2021, the seven-storey office property with a total rental area of 5730 square metres impresses with a lounge area, its own bistro, meeting rooms and an outdoor area.

The open-ended public real estate fund “Swiss Life Living + Working” recently acquired The Grid as part of an asset deal in Utrecht, the Netherlands, which was sold in a joint venture between APF International and Angelo Gordon. The transfer of ownership of the property took place in early August 2022. Since then, it has been part of the asset management of Swiss Life Asset Managers Germany.

Completely renovated in 2021, the state-of-the-art office building at “Euclideslaan 251-265” in Utrecht, the Netherlands, has a total rental area of 5730 square metres over seven floors and offers a fully modern working environment. The entrance area contains a reception for visitors to The Grid. On the ground floor there is also an extensive lounge area with its own bistro and several meeting rooms as well as an outdoor area with a relaxation and green space. There are a total of 105 parking spaces, most of them in the building’s underground car park. The property also has 32 of its own e-charging stations. The solar system installed on the roof contributes to the building's electricity and thus reduces the external energy demand, which contributes particularly to the sustainability of the property. The building currently has six tenants with long-term leases. The Grid has EPA Energy label “A”.

Utrecht is the fifth largest city in the Netherlands and has a total population of 361 686. It is part of the “Randstad”, the economic and cultural heart of the Netherlands. The city is therefore easy to reach. The property itself is located between Utrecht Science Park and the city centre, right in Rijnsweerd business park. The infrastructural connection to public transport and the individual local and long-distance transport

(separate bus, bicycle and car lanes and connection to the A28) are excellent. There are several restaurants are within walking distance as well as the public bistro on site. The city centre of Utrecht is a few minutes away by bus, bicycle or car.



The Grid in Utrecht © Swiss Life Asset Managers

“The purchase of the modern office property The Grid in Rijnsweerd submarket represents another highly attractive investment for our fund in the important Dutch office market. After the renovation, the building concept also largely meets our objectives of modern office space and sustainable management,” says Walter Seul, fund manager of Swiss Life Living + Working.

Further information on Living + Working:

The investment focus of Swiss Life Living & Working is on German and European real estate in the residential and healthcare (Living) and office and retail (Working) segments. Through its multi-real estate strategy, the

fund has built up a European real estate target portfolio of residential and healthcare properties (including senior residences, nursing homes, medical office buildings) as well as office and retail properties.

Swiss Life REF (DE) European Real Estate Living and Working also takes ecological, social and governance characteristics into account when selecting and managing the properties and is thus to be classified as an ESG product within the meaning of Art. 8 Regulation (EU) 2019/2088.

After more than five years since its launch in December 2016, the fund assets of Swiss Life Living + Working now amount to over EUR 1 billion. The portfolio of 37 fund properties has real estate assets of around EUR 1 billion. It currently comprises 33.9% modern offices, 11.8% healthcare properties, 29.9% retail formats with a

focus on local supplies and specialist stores, and 24.4% residential properties.

Having started with investments in Germany, the fund is increasingly expanding its European strategy. It is currently invested in Germany (57.2%), the Netherlands (8.0%), Belgium (7.8%), France (8.4%), Switzerland (5.8%), Austria (11.0%) and Finland (1.8%). (All the above fund figures refer to the key date 31 July 2022).

Please note:

The full name of the fund is “Swiss Life REF (DE) European Real Estate Living and Working.”

For more about Swiss Life Living + Working go to www.livingandworking.de/en

Information

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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 30 June 2022 assets under management for third-party clients amount to EUR 99.7 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 249.9 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling EUR 249.9 billion, EUR 88.0 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 28.5 billion in value. Total real estate under management and administration at the end of June 2022 thus came to EUR 116.5 billion.

Swiss Life Asset Managers employs more than 2500 people in Europe.

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.

¹ INREV Fund Manager Survey 2022 (AuM as of 31.12.2021)

Disclaimer: This is a marketing advertisement. Please read the sales documentation for "Swiss Life REF (DE) European Real Estate Living and Working" before making any investment decision. These include the key investor information document, the sales prospectus and the latest Annual Report and, if applicable, subsequent semi-annual reports. The sales documents for "Swiss Life REF (DE) European Real Estate Living and Working" are available in German on the homepage www.livingandworking.de/en in electronic form. They may also be requested in paper form free of charge on +49 69 2648642 123 or by e-mail at kontakt-kvg@swisslife-am.com and are also available from Swiss Life Kapitalverwaltungsgesellschaft mbH, Frankfurt am Main. The acquisition of fund units can entail risks.