

Real Estate

News

"Swiss Life European Living" acquires assisted living property in innovative wood-hybrid construction in Leipzig

17 October 2022

The modern new complex offers age-appropriate housing for seniors with communal areas and day care. It is being built using an innovative wood-hybrid construction method.

Swiss Life Asset Managers recently acquired a residential property for seniors with 111 apartments in Leipzig-Neulindenau as part of an asset deal for its "Swiss Life REF (DE) European Living" open real estate fund. The seller is a medium-sized project developer from whom Swiss Life Asset Managers acquired a new senior construction property last year. Completion is scheduled for October 2023.

The project is an innovative new wood-hybrid building that is ideally tailored for senior citizens and, in combination with day care and common rooms, results in a successful overall concept for age-appropriate living. The day care and range of services will be taken over by a nationally established company with years of experience. The essentially two-room apartments with 54 square metres of rental space have a fitted kitchen. Most also have a balcony or terrace.

The Neulindenau district is located in the western part of Leipzig, well served by public transport (bus stop on the doorstep) and is in a largely quiet residential area, well equipped with supermarkets, other shops and medical practices.

"The project is of particular interest to the fund, as it serves the senior housing segment and thanks to the innovative timber modular construction method can be built in a more climate-friendly fashion and faster than with conventional construction methods. In addition, it will also be very energy efficient thanks to the KfW Efficiency House Standard 55EE. So I am very pleased that we have acquired the project for the fund", says Viktoria Hoffmann, fund manager of "Swiss Life European Living".



*The new building in Leipzig-Neulindenau
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Further information on "Swiss Life European Living":

"Swiss Life REF (DE) European Living" is an open-ended public fund for private investors in Germany with residential properties in Europe. It is set up and managed by Swiss Life Kapitalverwaltungsgesellschaft mbH. Distribution is exclusively through Deka. The investment strategy of "Swiss Life European Living" aims to address the growing demand for living space in European metropolitan regions and attractive urban areas. The investment focus is on residential properties in regions with positive demographic and economic development. In addition to traditional forms of housing, modern forms such as micro-apartments, serviced, senior and student housing are also considered.

Please note:

The full name of the fund is "Swiss Life REF (DE) European Living." For more information about Swiss Life

European Living go to <https://www.deka.de/privatkunden/produkte/fonds/immobilienfonds/swiss-life-european-living>

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 Living" 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 Living" are available in German on the homepage www.european-living.de 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.