

## “Swiss Life REF (DE) European Living” acquires new build property in Strausberg from KW-Development

16 November 2022

“Swiss Life REF (DE) European Living” is expanding its portfolio with an attractive new build complex in the Brandenburg town of Strausberg.

Another property in the Berlin metropolitan region has recently been acquired by Swiss Life Asset Managers as part of an asset deal for “Swiss Life REF (DE) European Living”. The completed new build, consisting of 30 semi-detached houses and a single-family house, is being sold by Berlin-based project developer KW-Development.

In a very good location, the new build complex impresses with its modern and homely ambience. First-time letting is being carried out by the seller. This includes a rent guarantee from the time of ownership transfer in order to generate a constant and secure cash flow.

Strausberg is located about 35 kilometres northeast of Berlin in the Märkisch-Oderland district of Brandenburg, and is part of the Berlin metropolitan area. With more than 26 000 inhabitants and educational facilities including a local primary school and grammar school, the town offers an ideal environment for young families and commuters. The landscape is shaped by the two ice-age channels to the west of the town, which today form chains of lakes running from south to north. The Straussee lake, with its renowned electric cable-hauled ferry, the only one of its kind in Germany, lies a short distance from the historic town centre. In combination with its efficient supply infrastructure and good transport connections via the nearby S-Bahn connection, the town offers a place of retreat from the hustle and bustle of Berlin.

*Residential property in Strausberg © Andreas Schwarz*

“We are pleased to be able to expand the portfolio with an additional location in the Berlin metropolitan region. The modern new build complex, consisting of 30 semi-detached houses, offers an idyllic place of retreat for families withdrawing from the city, and fits ideally into the fund strategy,” says Viktoria Hoffmann, Fund Manager of European Living.

“Housing is now also starting to become scarce in Berlin’s commuter belt. And Strausberg in particular offers a perfect location for those wishing to live in the countryside but not too far away from Berlin. Our aim with this project, which we are now placing in the hands of Swiss Life REF (DE), was therefore to create something to attract both people from Berlin and locals from Strausberg,” says Jan Kretzschmar, Managing Director of KW Development.

### **Further information about “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.



<https://www.deka.de/privatkunden/produkte/fonds/im/mobilienfonds/swiss-life-european-living>

**Please note:**

The full name of the fund is “Swiss Life REF (DE) European Living”. Further information on Swiss Life European Living is available at:

## Information

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#### Swiss Life Asset Managers

Swiss Life Asset Managers has 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 earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK and the Nordic countries.

As at 30 June 2022, Swiss Life Asset Managers managed a total volume of EUR 249.9 billion in assets for the Swiss Life Group, including over EUR 99.7 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager<sup>1</sup> in Europe, with EUR 88.0 billion of a total volume of EUR 249.9 billion in assets under management invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate worth a total of EUR 28.5 billion. Total real estate under management and administration at the end of June 2022 thus stood at around EUR 116.5 billion.

Swiss Life Asset Managers has over 2500 employees in Europe.

#### A self-determined life

Swiss Life enables people to live a self-determined life so they can 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. That's how we support our clients in achieving their long-term investment objectives. This in turn helps their customers to plan long term and act with self-determination.

<sup>1</sup> INREV fund manager survey 2022 (assets under management as at 31 December 2021)

**Disclaimer:** This is a marketing advertisement. Please read the sales documents 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 report. The sales documents for “Swiss Life REF (DE) European Living” are available in German on the website [www.european-living.de](http://www.european-living.de) in electronic form. They can also be requested free of charge in paper form by calling +49 69 2648642 123 or by sending an e-mail to [kontakt-kvg@swisslife-am.com](mailto: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.