

Swiss Life Asset Managers celebrates topping-out ceremony for 25 apartments in Bad Tölz

18 November 2022

A total of 25 apartments are being built on Schützenstraße, using an innovative timber-hybrid construction method and planned with the environment in mind.

Yesterday, 17 November 2022, Swiss Life Asset Managers celebrated the topping out of the "Zweiklang" residential project on Schützenstraße in the spa area of Bad Tölz in Bavaria.

Swiss Life Asset Managers is developing a total of two residential buildings with 25 residential units and a landscaped green area on the site. The apartments are divided into two- and three-room apartments and four-room gallery apartments on two levels. A shared underground car park with 32 parking spaces connects the buildings, which are being constructed using a special timber-hybrid method that combines concrete with wood, a sustainable raw material.

In the residential buildings, only the basement and stairwells are made of reinforced concrete. All the exterior walls, interior walls and ceilings are of timber frame construction or solid wood. The high degree of prefabrication means that the construction time is shorter with this innovative building method compared to conventional methods. It also significantly improves the environmental footprint: Approximately 650 cubic metres of wood were used in the two buildings. This permanently stores around 524 tonnes of CO₂ emissions in the structure. Only PEFC-certified timber is used for construction.

"This project is a good example of how high ecological standards can be combined with modern living concepts," says Anett Barsch, Head of Real Estate Project Development and member of the Executive Board of Swiss Life Asset Managers in Germany. "With this innovative concept, we are taking another important step towards a more sustainable and resource-conserving construction method. I would like to thank everyone involved for all their hard work."

All of the apartments are accessible and have either a sun terrace and private garden or a balcony. All apartments can be reached using the lift, including from the underground car park.

The buildings are being implemented to the energy efficiency house standard 55 EE. There are also underground parking spaces that are pre-equipped for e-mobility. Energy is supplied by local heating from the Bad Tölz municipal utility company, with 95% of the heat generated from locally produced renewable sources.



Visualisation of the Zweiklang residential project © Swiss Life Asset Managers

Bad Tölz enjoys an excellent location close to the Munich metropolitan region, which is about 40 minutes away by car. At the same time, the town offers direct access to natural landscapes and recreational facilities. The Isar is within walking distance and can be reached from the Zweiklang development in a few minutes.

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 role in the 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 active in all major European and 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 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' real estate 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.

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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 goals and 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

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