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| News |
| Swiss Life Asset Managers acquires the “Frisia” portfolio in Emden and Wittmund for a healthcare fund |

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The “Swiss Life ESG Health Care Germany V S.C.S. SICAV-SIF” portfolio is gaining two new additions. The two facilities have a total area of approximately 7,100 square metres.

Swiss Life Asset Managers has acquired the “Frisia” portfolio for “Swiss Life ESG Health Care Germany V S.C.S. SICAV-SIF” from Shaftesbury Real Estate Investment 1 (Luxembourg) S.à r.l. This comprises two existing properties providing full inpatient care in Emden and Wittmund, in northwestern Lower Saxony. The transfer of ownership took place in mid-March.

The “PflegeZentrum Emden” care facility was completed in 2009 and is located in the district of Barenburg, about 1.2 kilometres northeast of the centre of Emden. The care home has a total rental area of approx. 3,000 square metres, with 73 beds for full inpatient care.

The “Wohnpark Harlingerland” care facility is located in the south-east of Wittmund, close to the local hospital. The care home was completed in 2006 and consists of three identical buildings with a total rental area of approx. 4,100 square metres. The facility has a total of 95 beds for full inpatient care.

Both locations offer a good supply infrastructure in the immediate vicinity, as well as good transport connections and local recreation opportunities.

The operator of both properties is Peter Janssen Seniorenresidenzen GmbH, part of Orpea Deutschland GmbH. The Peter Janssen Group was founded in 1976 and operates exclusively in Lower Saxony in the two core areas of full inpatient care and assisted living. With around 963 full inpatient care places and 115 assisted living units spread over 13 locations, the company is one of the most experienced and established providers in the care sector in northern Germany. The company also offers special services for elderly people suffering from dementia as well as a range of short-term care places.

“With the acquisition of the ‘Frisia’ portfolio, we are continuing the fund’s success story. The two high-quality properties provide strategically important stimuli for a real estate portfolio that is both use-specific and regionally diversified,” says Nikolai Schmidt, Head of Transaction Health Care at Swiss Life Asset Managers.



*“PflegeZentrum Emden” in Lower Saxony*

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“Swiss Life ESG Health Care Germany V S.C.S. SICAV-SIF” was created as an institutional healthcare property fund in 2020 and has a target volume of around EUR 1 billion in terms of assets under management. Most recently, the fund already contained certified real estate assets of more than EUR 500 million, spread across 37 properties.

The fund invests in various segments of the healthcare market, and focuses on Core and Core+ properties. It is committed to transparency with regard to ESG topics, and takes account of environmental and social ESG criteria specific to this asset class in particular.

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| Information |
| Swiss Life Asset Managers, GermanyCommunicationsStephan PachoPhone: +49 69 240031 447media-de@swisslife-am.com |
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| [www.swisslife-am.com](http://www.swisslife-am.com) |
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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 its investment philosophy, 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 United Kingdom and the Nordic countries.As at 31 December 2022, Swiss Life Asset Managers managed a total volume of EUR 253.3 billion in assets for the Swiss Life Group, including over EUR 106.7 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager1 in Europe, with EUR 90 billion of the total EUR 253.3 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 22.2 billion. Total real estate under management and administration at the end of December 2022 thus stood at around EUR 112.2 billion. Swiss Life Asset Managers has over 2100 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. 1 INREV fund manager survey 2022 (assets under management as at 31 December 2021) |