

Swiss Life Asset Managers announces Oslo residential joint venture with REBUS and Usbl

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Swiss Life Asset Managers enters a joint venture with REBUS and Usbl to invest in a multi-family residential development in Nydalen, Oslo. The site is attractively located in Nydalen, offering a diverse range of services, quick access to public transportation, green spaces along the Akerselva River, and excellent sunlight conditions.

The zoning of the property is expected to be completed by autumn 2025. The planning program allows for the construction of approximately 200 residential units, with commercial spaces and outward-facing businesses on the ground floor.

The acquisition aims to address the shortage of living space that has become increasingly pronounced in central Oslo over recent years. Upon completion, the property will feature an urban multi-family block development, including underground parking, an inner courtyard, and a shared park area adjacent to neighbouring structures.

The structure of the joint venture has been established by Swiss Life Asset Managers Nordic.

«We are optimistic about the housing market in the coming years. The site has an excellent micro-location, and we look forward to this project becoming a positive contribution to the urban landscape in Nydalen. Swiss Life Asset Managers seeks development projects in partnership with others, and we look forward to collaborating with REBUS and Usbl on this exciting project in Nydalen,» says Morten Berg, Senior Transaction Manager at Swiss Life Asset Managers.



There are currently two office buildings at the property. The seller will continue to manage these until the handover in early 2029, after which Usbl, REBUS, and Swiss Life Asset Managers plan to start the construction of approximately 200 residential units.

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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, Italy and the Nordic countries.

As at 31 December 2024 assets under management for third-party clients amount to EUR 132.7 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 289.9 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling EUR 289.9 billion, EUR 93.4 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 22.1 billion in value. Total real estate assets under management and administration at the end of December 2024 thus came to EUR 115.4 billion.

Swiss Life Asset Managers employs more than 2300 people in Europe.

A financially self-determined life

Swiss Life enables people to lead a financially 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 future in a financially self-determined manner.

¹ #2 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe, #2 INREV Fund Manager Survey 2024

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