

Swiss Life Asset Managers Launches New Nordic Fund Following Full Investment of Predecessor

18 March 2025

In 2022, Swiss Life Asset Managers Nordic launched its ninth Nordic core-plus fund. The final investment is now complete, resulting in an impressive portfolio. Given the attractive opportunities in the Nordic market, a tenth fund has been launched and has already made its first investment.

Swiss Life Asset Managers Nordic, headquartered in Oslo, Norway with additional offices in Sweden and Denmark, is part of Swiss Life Asset Managers. The fund management team has built a portfolio primarily focused on logistics, retail, and office assets, strategically diversified across Sweden, Denmark, and Finland. The fund's projected annual dividend yield exceeds 7%.

With the final investment in the ninth fund being a retail asset in Finland, the tenth fund has made its initial investment in a Finnish logistics asset. The tenth core-plus fund had its first closing in December, highlighting the continued trust and loyalty by our investors. This support remains essential as we consistently seek attractive market opportunities.

“We are delighted to announce the successful completion of our ninth Nordic fund. We capitalised on the buyer's market outside of Norway over the past years and are extremely pleased with the resulting portfolio. Due to a scarcity of attractive investment opportunities in Norway, the fund has not made any investments within the country”, says Knut Ekjord, Head of Real Estate Transactions at Swiss Life Asset Managers Nordic.

Since 2000, Swiss Life Asset Managers Nordic has managed eight core-plus funds, delivering an annual net return to investors exceeding 17%. This exceptional track record has earned numerous awards, including the 2023 Prequin award for Top Performing Real Estate Core & Core Plus Fund Manager in Europe.

“The support from investors is crucial as we consistently pursue compelling market opportunities. Our disciplined investment strategy, which capitalises on market inefficiencies within the Nordic region, has proven highly effective. We are confident in continuing to identify strong opportunities in the market. The fund has a target equity size of NOK 2 billion, with final closing expected by December 2025”, says Ove Christian Norheim, Head of Fund Management at Swiss Life Asset Management Nordic.



Image source: Ahlsell's main logistics facility outside Helsinki, Finland

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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