



Aquisition profile

Healthcare



As a pioneer in the investment of professionally managed healthcare real estate funds, we draw on an industry network that has developed over 15 years and are particularly committed to needs-based investments at locations with sustainable letting prospects.

🔍 We are looking for projects and properties from the healthcare real estate sector with the following characteristics:

- Care Homes*
- Assisted living*
- Medical centres*
- Medical care centres*
- Health centres*

Investment criteria

<i>Risk class</i>	Core, Core +
<i>Countries</i>	Germany, Netherlands, Austria
<i>Year of Construction</i>	Existing buildings constructed in or after 2000, project developments (forward deals)
<i>Nursing homes and assisted living</i>	Single tenant, WALT min. 15 years
<i>Medical centres etc.</i>	Multi-tenant, min. 80% let, WALT min. 6 years
<i>Investment volume</i>	EUR 8 to 50 million per individual property
<i>Transaction structure</i>	Preferably asset deal, share deal

Your points of contact for your offer



Nikolai Schmidt
Mobile +49 151 64948404
nikolai.schmidt@swisslife-am.com



Dorothea von Domarus
Mobile +49 160 2203676
dorothea.vondomarus@swisslife-am.com



Daniel Handrack
Mobile +49 170 8813800
daniel.handrack@swisslife-am.com



Christian Johanson
Mobile +49 170 7016255
christian.johanson@swisslife-am.com



Fikret Nerse
Mobile +49 170 5860930
fikret.nerse@swisslife-am.com

Selected reference properties



**“Harsewinkeler Höfe”,
residential and nursing home
district, Harsewinkel**

Type of use: 21 residential units for assisted living, 24 places in shared accommodation with outpatient care, 24 places for daycare plus an office and a practice unit; year of construction: 2022; total rental area: 2850 m²



**“Quartier am Wald”, retirement
home, Worpsswede**

Type of use: 54 places for fully inpatient care + day nursery; year of construction: 2019; total rental area: care 2798 m²/day nursery 355 m²/commercial space 224 m², quota of single rooms: 100%



**“Bahnstadt” health centre,
Heidelberg**

Type of use: medical centre, year of construction: 2021; total rental area: 9434 m², special feature: the “Bahnstadt” in Heidelberg is the largest passive house development in the world; all buildings in the district have been and continue to be built according to the passive house standard.

Please send suitable offers to: investment@swisslife-am.com

Please note: This acquisition profile does not constitute a brokerage mandate and does not justify any brokerage commission claims in the event of a purchase. Brokerage commissions are generally only paid after written commission agreements have been concluded. Please send us an informative investment teaser for initial review. Only properties comprising a full address will be considered.

Swiss Life Asset Managers Deutschland GmbH
Clever Straße 36
50668 Köln
Germany
www.swisslife-am.com