



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

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

Your points of contact for your offer



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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, Worpswede**

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.

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