

Real Estate

News

Swiss Life Asset Managers acquired a logistics facility in the Netherlands

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Swiss Life Asset Managers and BEOS acquired a logistics facility in the Netherlands between Utrecht and Arnhem for the “ESG European Thematic Income & Growth” (TIGR) fund. The 19,240 square meters are fully let to six companies.

Swiss Life Asset Managers and its subsidiary BEOS AG, which specializes in corporate real estate, have acquired a logistics facility in the Netherlands for the “ESG European Thematic Income & Growth” (TIGR) fund. The seller is a subsidiary of Arbon Holding BV. The parties have agreed not to disclose the purchase price.

Built in 2019, the facility offers a total of 19,240 square meters of lettable space. It is fully let to six companies. The property is located at Utrechtsestraatweg 230 in Rhenen.

“With this transaction, which we hope will soon be followed by further purchases, we have acquired the first logistics facility for one of our funds in the Netherlands. The facility now purchased is characterized by its excellent location in the logistics corridor between Amsterdam, Rotterdam, The Hague and the Rhine-Ruhr region,” says Hendrik Staiger, CEO of BEOS AG and Head Industrial & Logistics Germany at Swiss Life Asset Managers.

BEOS is the group-wide competence centre for industrial and logistics real estate at Swiss Life Asset Managers and is responsible for the acquisition, development and management of properties in these types of use throughout Europe.

The ESG European Thematic Income & Growth fund aims to build and manage a long-term oriented sustain-

able European portfolio to acquire Core and Core+ properties in selected markets. Since its inception in 2019, the fund, categorized under Article 8 of the SFDR, has now grown to over €500 million and currently manages 10 properties in 6 European countries.

The logistics facility stands out due to its positive energy balance and is therefore also convincing from an ESG perspective. The share of renewable energy is around 120%. A photovoltaic system on the roof and a heat pump contribute to this. The energy certificate is issued with class A+++++.

“This high-quality and fully-let logistics facility is an excellent addition to our portfolio, especially with regard to our ESG focus, and contributes to the further diversification of the fund,” says Maureen Mahr von Staszewski, portfolio manager of the ESG European Thematic Income & Growth fund.

Colliers advised the seller on the transaction.

Information

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Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 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 sustain-able performance and a responsible approach to risks. That's how we lay the groundwork for our clients to make solid, long-term plans – in self-determination and with financial confidence. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg and the UK.

As at 30 June 2021 assets under management for third-party clients amount to EUR 90.2 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 250.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling EUR 250.3 billion, EUR 74.6 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 26.3 billion in value. Total real estate under management and administration at the end of June 2021 thus came to EUR 100.9 billion.

Self-determined Life

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

Swiss Life Asset Managers employs about 2400 people in Europe.

¹ INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)