

## News

### “Swiss Life REF (DE) European Living” buys residential property in Aarhus, Denmark

March 28<sup>th</sup>, 2022

“Swiss Life REF (DE) European Living” has secured another property in Aarhus, Denmark's second-largest city, with Stenpassagen 3, 7, 9, 15, 17.

Swiss Life Asset Managers recently acquired a residential property with 36 apartments in the Danish city of Aarhus as part of an asset deal for its open real estate fund “Swiss Life REF (DE) European Living”. The property in Denmark's second-largest city was sold by ØB Udsigten ApS. The transfer of ownership is planned for the beginning of May 2022, when the property will be transferred to the asset management of Swiss Life Asset Managers Germany.

The award-winning, modern property Stenpassagen 3, 7, 9, 15, 17, built in 2019, is in a prime location and comprises total rental area of 2685 square metres divided into two buildings with 36 apartments and five storage areas. The size of the different apartments varies from 39 to 96 square metres depending on the number of rooms. There are also 16 parking spaces available. The property is fully let and certified to EPC Level A+. It was awarded the Aarhus City Architecture Prize in 2020.

Aarhus is the second-largest city in Denmark and is located 187 kilometres northeast of Copenhagen. Since 2010, the population of Aarhus has increased significantly by around 46 000 people, a growth rate of more than 15%. Thanks to its extensive road networks, the whole of Denmark can be easily reached from Aarhus. The city is also home to the largest university in Denmark with 33 000 students. The property itself is located in the city centre in the Latin quarter, the oldest district in Aarhus, and thus enjoys a prime location. The beach is one kilometre away, and there is a bus stop and a train station within walking distance. There are also several supermarkets, restaurants, bars and a fitness studio nearby.



Stenpassagen 3, 7, 9, 15, 17 in Aarhus  
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“Following the acquisition of the first property in Aarhus, Vindrosen 2-14, for “Swiss Life European Living” at the end of last year, we are very pleased to have secured another particularly attractive and centrally located building in Aarhus for our fund,” says Viktoria Hoffmann, portfolio manager at European Living.

**Further information on “Swiss Life European Living”:**  
“Swiss Life REF (DE) European Living” is an open-ended public fund for private investors in Germany with residential properties in Europe. It is set up and managed by Swiss Life Kapitalverwaltungsgesellschaft mbH. Distribution is exclusively through Deka. The investment strategy of “Swiss Life European Living” aims to address the growing demand for living space in European metropolitan regions and attractive urban areas. The investment focus is on residential properties in regions with positive demographic and economic development. In addition to traditional forms of housing, modern forms such as micro-apartments, serviced, senior and student housing are also considered.

**Please note:**

The full name of the fund is Swiss Life REF (DE) European Living. Further information on Swiss Life European Living is available at:

<https://www.deka.de/privatkunden/produkte/fonds/immobilienfonds/swiss-life-european-living>

## Information

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#### Swiss Life Asset Managers

Swiss Life Asset Managers has over 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 earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the United Kingdom and the Nordic countries.

As at 31 December 2021, Swiss Life Asset Managers managed a total volume of EUR 266.3 billion in assets for the Swiss Life Group, including over EUR 99.1 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager<sup>1</sup> in Europe, with EUR 84 billion of the total EUR 266.3 billion in assets under management invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate worth a total of EUR 27.8 billion. Total real estate under management and administration at the end of December 2021 thus stood at around EUR 111.8 billion.

Swiss Life Asset Managers has over 2500 employees in Europe.

#### A self-determined life

Swiss Life enables people to live a self-determined life so they can 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. That's how we support our clients in achieving their long-term investment objectives. This in turn helps their customers to plan long term and act with self-determination.

<sup>1</sup> INREV fund manager survey 2021 (assets under management as at 31.12.2020)

**Disclaimer:** This is a marketing advertisement. Please read the sales documents of "Swiss Life REF (DE) European Living" before making an investment decision. The key investor information, the prospectus and the latest annual report and any subsequent semi-annual report. The sales documents for "Swiss Life REF (DE) European Living" are available in German in electronic form on the website [www.european-living.de](http://www.european-living.de). They can also be requested free of charge in paper form by calling + 49 69 2648642 123 or by e-mail at: [kontakt-kvg@swisslife-am.com](mailto:kontakt-kvg@swisslife-am.com) and are also available from Swiss Life Kapitalverwaltungsgesellschaft mbH, Frankfurt am Main. The acquisition of fund units may involve risks.