

## “Swiss Life REF (DE) European Living” makes a successful start in the French market by purchasing a residential project in the France, Germany and Switzerland border triangle

08. December 2022

The new construction project in Saint-Louis will create 106 modern apartments in an urban location with direct access to EuroAirport Basel-Mulhouse-Freiburg.

Swiss Life Asset Managers has acquired a new construction project for its “Swiss Life REF (DE) European Living” open real estate fund at the border triangle in the French city of Saint-Louis. The purchase was completed at the end of September and represents the entry of “Swiss Life REF (DE) European Living” into the French market. The new construction project comprises three buildings with a total of 106 apartments including green and communal areas. The vendor is the French Nexity Group, which will also take over the project development.

The project, with an area of approximately 4700 square metres, is located in the city centre of Saint-Louis, in the Rue du Ballon, within walking distance of local and long-distance transport, and 5 km from Euro Airport Basel-Mulhouse-Freiburg. The Basel conurbation is directly accessible and can be reached by public transport within about ten minutes.

There will be communal areas for all residents, including a gym, coworking space and access to a shared rooftop area. Furthermore, each apartment has its own parking space as well as a terrace or balcony. All units are fitted out to the highest standards, including fully equipped kitchens.

The project will be built to be more energy-efficient and lower in emissions than the current standard for new buildings in France. This corresponds to approximately EPC Level A. In addition, the buildings are aiming for the French “NF Habitat” quality certificate.

The city of Saint-Louis is located in the border triangle of France, Germany and Switzerland in the French Alsace, with around 1 million residents from three countries. It has a positive demographic trend, with the population having increased by more than 8.5 percent since

2006. The city benefits from excellent infrastructural connections, including EuroAirport Basel-Mulhouse-Freiburg, which is located on the city periphery.



Visualisation of the three buildings at 12 Rue du Ballon in Saint-Louis © Nexity S.A. and Arpen Architect Paysage Environnement

"With our successful market entry in France, we are setting a significant precedent for the expansion of the European portfolio allocation. The French real estate market offers many opportunities which we want to exploit for our investors. This property in an urban location connected to the greater Basel area is an ideal fit for our acquisition profile", says Viktoria Hoffmann, fund manager of European Living.

### Further information about “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 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 UK and the Nordic countries.

As at 30 June 2022, Swiss Life Asset Managers managed a total volume of EUR 249.9 billion in assets for the Swiss Life Group, including over EUR 99.7 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager<sup>1</sup> in Europe, with EUR 88.0 billion of a total volume of EUR 249.9 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 28.5 billion. Total real estate under management and administration at the end of June 2022 thus stood at around EUR 116.5 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 2022 (assets under management as at 31 December 2021)

**Disclaimer:** This is a marketing advertisement. Please read the sales documents for “Swiss Life REF (DE) European Living” before making any investment decision. The key investor information document, the sales prospectus and the latest Annual Report and, if applicable, subsequent semi-annual reports. The sales documents for “Swiss Life REF (DE) European Living” are available in German on the website [www.european-living.de](http://www.european-living.de) in electronic form. They can also be requested free of charge in paper form by calling +49 69 2648642 123 or by sending an e-mail to [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 can entail risks.