

Real Estate

News

Swiss Life Asset Managers acquires around 17 600 square-metre senior care portfolio in southern North Rhine-Westphalia

23. Mai 2024

The portfolio comprises three fully inpatient care facilities, with a total of 270 care beds and 55 assisted living apartments in Würselen, Eschweiler and Meckenheim. The properties each offer more than 5000 square metres of usable space and are more than 95% occupied.

Swiss Life Asset Managers has acquired a senior care portfolio for its “Swiss Life ESG Health Care Germany V S.C.S., SICAV-SIF” institutional healthcare real estate fund. The three fully inpatient care facilities are located near to the major cities of Aachen and Bonn and have a total of around 17 600 square metres of usable space.

“The linked portfolio is broadly diversified and the corresponding properties and their operators with good credit ratings have been successfully established in the market for years. With an occupancy rate of around 95%, the properties are almost fully occupied. The transaction shows that our network, which has been built up over many years, also offers attractive opportunities for deals in the current market environment,” says Nikolai Schmidt, Head of Transaction Health Care at Swiss Life Asset Managers in Germany.

The “Senioren-Park Carpe Diem” in Würselen, near to Aachen, was completed in 2012 and has 90 fully inpatient one-bed rooms and six assisted living units over a total area of around 5640 square metres. The rental contract with the operator “carpe diem Gesellschaft für den Betrieb von Sozialeinrichtungen mbH” will run for another 14 years plus an option for the tenant to extend it by another five years.

The “AGO Seniorenzentrum Eschweiler” is also located near to Aachen and was opened in 2012. With 94% of the

rooms being single rooms, the approximately 6500 square-metre property has 100 beds for full inpatient care and 25 units for assisted living. The tenant is a subsidiary of “Alloheim Senioren-Residenzen Holding SE” and has been operating on the site since 2012. The contract runs for around 14 years more, plus an option for the tenant to extend it by another five years.



The “Senioren-Park Carpe Diem” in Würselen (top left), the “Johanniter-Stift Meckenheim” care facility (bottom left), the “AGO Seniorenzentrum Eschweiler” (right); © Cushman & Wakefield

The “Johanniter-Stift Meckenheim” care facility is located in Meckenheim in the Rhineland, just south of Bonn. On an area of 5480 square metres, 80 single rooms for full inpatient care and 24 places for assisted living are available. Since opening 2008, the property has been operated by a Society of the Order of Saint John. The rental contract with “Johanniter Betriebsgesellschaft mbH” will run for another 14 years.

“Swiss Life ESG Health Care Germany V S.C.S., SICAV-SIF” was launched in 2020 as an institutional healthcare real estate fund with a target volume of around EUR 1 billion. Most recently, the fund already contained certified real estate assets of more than EUR 620 million, spread across

46 properties. The fund invests in various segments in the healthcare market, with a focus on Core and Core+ properties. The investment programme is committed to transparency with regard to ESG topics, and takes account of environmental and social ESG criteria specific to this asset class in particular.

Auskunft

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Swiss Life Asset Managers

Swiss Life Asset Managers verfügt über 165 Jahre Erfahrung in der Verwaltung der Vermögenswerte der Swiss Life-Gruppe. Dieser Versicherungs-Ursprung hat die Anlagephilosophie entscheidend geprägt. Im Fokus dabei stehen oberste Grundsätze wie Werterhalt, die Erwirtschaftung langfristiger und beständiger Erträge und ein verantwortungsvoller Umgang mit Risiken. Diesen bewährten Ansatz macht Swiss Life Asset Managers auch Drittkunden in der Schweiz, Frankreich, Deutschland, Luxemburg, Großbritannien, Italien und den nordischen Ländern zugänglich.

Per 31. Dezember 2023 verwaltete Swiss Life Asset Managers EUR 275,4 Milliarden Vermögen für die Swiss Life-Gruppe, davon über EUR 120,4 Milliarden für das Anlagegeschäft für Drittkunden. Darüber hinaus ist Swiss Life Asset Managers ein führender Immobilien-Manager¹ in Europa. Von den insgesamt EUR 275,4 Milliarden verwalteten Vermögen, sind EUR 92,0 Milliarden in Immobilien investiert. Zusätzlich bewirtschaftet Swiss Life Asset Managers gemeinsam mit Livit insgesamt EUR 22,9 Milliarden an Liegenschaften. Total resultierten per Ende Dezember 2023 somit verwaltete Immobilien im Wert von rund EUR 114,9 Milliarden.

Swiss Life Asset Managers beschäftigt über 2200 Mitarbeitende in Europa.

Selbstbestimmtes Leben

Swiss Life unterstützt Menschen dabei, ein selbstbestimmtes Leben zu führen und zuversichtlich in die Zukunft blicken zu können. Dieses Ziel verfolgt auch Swiss Life Asset Managers: Wir denken langfristig und handeln verantwortungsbewusst. Mit unserem Wissen und unserer Erfahrung entwickeln wir zukunftsorientierte Anlagelösungen. So unterstützen wir unsere Kunden dabei, ihre langfristigen Anlageziele zu erreichen. Dies wiederum hilft ihren Kunden, damit sie langfristig planen und selbstbestimmt handeln können.

¹ INREV Fondsmanager-Umfrage 2023 (verwaltete Vermögen per 31.12.2022)