

Real Estate

News

Swiss Life Asset Managers expands healthcare portfolio with almost 9000 square-metre medical centre in Wolfsburg

29 May 2024

The health centre with a total of 29 rental units is located directly next to the Klinikum Wolfsburg in the Klieversberg district. The five-storey building houses various specialist practices and providers of medical services and products.

Swiss Life Asset Managers has acquired a modern medical centre directly at the Klinikum Wolfsburg for its “Swiss Life ESG Health Care Germany V S.C.S., SICAV-SIF” institutional healthcare real estate fund. 28 of the 29 tenants offer a range of medical or medical-related products and services across the total rental space of around 8850 square metres.

“The fully let property at Klieversberg, an established healthcare location, is an ideal addition to our broadly diversified portfolio. The location of the property, with its direct connection to the clinic, promotes synergy effects and is of great interest to many companies in the healthcare sector,” says Nikolai Schmidt, Head Transaction Health Care at Swiss Life Asset Managers.

Tenants primarily include doctors with different specialities that complement each other (including orthopaedics, psychotherapy and surgery). The property is also home to a pharmacy and modern laboratory space. The modern health centre was built in 2015 and is located on a plot of around 3770 square metres.

The Klinikum Wolfsburg has 547 beds and 20 specialist departments, and is directly adjacent to the medical centre with a direct connection to the property via a bridge. The property is easily accessible by public transport with a bus stop in front of the building. Wolfsburg main station is just over a 20-minute drive away.



The medical centre at the Klinikum Wolfsburg © Swiss Life Asset Managers

“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.

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 its investment philosophy, 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, Italy and the Nordic countries.

As at 31 December 2023, Swiss Life Asset Managers managed a total volume of EUR 275.4 billion in assets for the Swiss Life Group, including over EUR 120.4 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager¹ in Europe, with EUR 92.0 billion of its EUR 275.4 billion total 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 22.9 billion. Total real estate under management and administration at the end of December 2022 thus stood at around EUR 114.9 billion.

Swiss Life Asset Managers has over 2200 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 customers in achieving their long-term investment objectives. This in turn helps their customers to plan long term and act with self-determination.

¹ INREV fund manager survey 2023 (assets under management as at 31 December 2022)