

News

Swiss Life Asset Managers and Gelsenwasser acquire Infrareal, the owner and operator of two growing life science industrial parks in Germany

Swiss Life Asset Managers, on behalf of a Swiss Life Infrastructure Fund, and Gelsenwasser AG have agreed to acquire Infrareal GmbH, an owner and operator of Behringwerke and Jena life science parks.

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Based in Marburg, Germany, Infrareal is the owner and operator of Behringwerke Marburg and Pharmapark Jena industrial parks. Swiss Life Asset Managers and Gelsenwasser will support Infrareal's investment program over the next 10 years and spearhead management's efforts in growing best-in-class site operations as well as technical and logistics services for blue-chip life science companies.

Infrareal is well positioned to take advantage of the global growth in pharmaceuticals, projected at 7.4% between 2020 and 2026, whilst drawing on Swiss Life Asset Managers' experience in managing major infrastructure investments and Gelsenwasser's expertise in providing utility solutions to industrial clients as well as operating chemical parks.

"We are delighted to add Infrareal to our portfolio. Infrareal is our first investment in life sciences infrastructure, a strategic asset class given its macro tailwinds and importance to the society. We see Infrareal as a high-quality operator in one of the most stable economies globally", says Christoph Manser, Head Infrastructure Equity at Swiss Life Asset Managers.

"Based on the Gelsenwasser Group's existing industrial footprint, our investment in the Infrareal Group represents another step towards growth in this strategic business area and helps strengthen the Group's competitiveness. We are very much looking forward to working together with the management and customers of Infrareal", says Henning R. Deters, Chief Executive Officer of Gelsenwasser AG.

About Infrareal

Infrareal is the owner and operator of two prime life science-focused industrial parks in Marburg and Jena, Germany. Infrareal helps its clients focus on their core manufacturing and R&D competencies, providing them with all-encompassing infrastructure support which includes buildings, utilities, technical services, logistics and IT solutions. With its attractive locations and high-quality asset base, Infrareal is well-positioned to capture the growth in outsourced infrastructure in the life science industry.

Information

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Swiss Life Asset Managers

Swiss Life AM has more than 160 years of experience in managing capital on behalf of the Swiss Life Group and its clients. The investment philosophy of Swiss Life AM focuses on principles of long-term strategic approach, capital preservation, generation of consistent and sustainable returns as well as a responsible approach to risks. Swiss Life AM offers its asset management expertise to third-party clients in Switzerland, France, Germany, Luxembourg and the UK. As at 31 December 2020, assets managed by Swiss Life on behalf of third-party clients amounted to €85 billion. Together with the investment mandates for the Swiss Life Group, total assets under management by Swiss Life AM stood at €249 billion. Swiss Life AM has a dedicated infrastructure team of 23 investment professionals focusing on direct infrastructure equity investments across OECD countries. As at 31 December 2020, the team managed capital commitments of c. €6 billion. The team has advised 30 infrastructure investments in Europe and North America across the renewables, energy, regulated utilities, transportation, and communication sectors.

Swiss Life Asset Managers employs more than 2300 people in Europe.

About Gelsenwasser

All life comes from water – this is also how Gelsenwasser was created! Founded in 1887 in the Ruhr area to supply the coal and steel industry and the people of the region with water, we are today one of the largest German water utility companies. The protection of resources is very important to us. Our logo has been showing this orientation for over 40 years: The blue river in the green landscape stands for sustainable, responsible management of resources – this applies to all business areas. Infrastructure and supply are our main areas: From water and wastewater to energy (gas, electricity, wind, PV, heat) to the digital area. We also share our know-how with our partners as services or in joint projects. Always with a view to the specific needs on site to achieve sustainable, cost-effective solutions. This includes the partnership with Kamstrup and PHYSEC – for innovative, secure and responsible digitisation of the drinking water supply.