

Swiss Life Asset Managers signs off market on freehold acquisition for a nursing home in Belgium

Swiss Life Asset Managers signs off market an acquisition for a nursing home in Uccle, Belgium, from ETHIAS SA Group on behalf of Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Healthcare fund, dedicated to healthcare investments.

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Swiss Life Asset Managers announces that it has signed the acquisition of all the shares in Les Hauts Prés SA for a nursing home held by ETHIAS SA Group in Brussels, Belgium. This building is located on Rue Egide van Ophem 28, in the city of Uccle. The building is mainly let to Vesta Senior, a subsidiary of the ORPEA group, for a nursing home and various tenants in high street retail. ORPEA holds a long-term emphyteusis for the residence.



The building was built in 2011 as part of the Hauts Prés project, redeveloping a former industrial area into a new multifunctional residential area.

It is located near the Brussels ring road and Uccle-Calevoet train station (100 m) which gives a direct connection to the Brussels-Sud international station (7 min). Tram lines 4 and 51 and many bus lines nearby facilitate access to the building.

Informations relatives au fonds

Created in 2018, the Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Healthcare fund aims to respond to structural challenges in the healthcare sector while offering investors attractive return prospects. It focuses on high-quality assets with tailor-made access to the European healthcare market and significant diversification by geographic area, operator and sub-sector. The fund's strategy is also based on a partnership approach with operators to create an environment of trust to support them in their development.

"The entire Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – ESG European Healthcare fund team is proud of this acquisition, which extends the fund's European coverage with this Belgian asset in a market deemed to be difficult and with a recognised operator," says Valérie Maréchal, Head of Resi&Care.

The portfolio of this European fund consists of 36 properties to date: 12 senior housings in France, 16 nursing homes in Germany, 2 nursing homes in Spain, 1 nursing home in Belgium and five assets under sale agreement in Italy and Germany. Further acquisitions are planned in the near future on all European nursing home markets, senior housings and psychiatric clinics.

Swiss Life Asset Managers was advised by Loyens & Loeff (legal study and structuring) for this off market operation, Socotec (technical survey) and the CBRE and JLL as the agent.

Media relations

Alexandra LEBOURG - +33 1 45 08 33 89 – alexandra.lebourg@swisslife-am.com

FARGO pour Swiss Life Asset Managers France

Yohann HENDRICE - + 33 (0)6 16 83 28 89 – yhendrice@fargo.agency

Héloïse LACHOUQUE - +33 (0)6 16 83 04 94 – hlachouque@fargo.agency

Yohan ABRIEL - + 33(0)6 16 83 88 17 – yabriel@fargo.agency

www.swisslife-am.com



About Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 years' experience managing the Swiss Life Group's assets. Its close ties with insurance influence its investment philosophy, the main objectives of which are to take a responsible approach to risks and to act each day in its clients' best interests in order to enable them to make sustainable decisions. This is the proven approach that Swiss Life Asset Managers offers to its third-party clients based in Switzerland, France, Germany, Luxembourg, the UK and Norway.

As at 30 June 2021, Swiss Life Asset Managers managed EUR 250.3 billion in assets for the Swiss Life Group, with more than EUR 90.2 billion in assets under management on behalf of third-party clients. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the EUR 250.3 billion in assets under management, EUR 74.6 billion are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 26.3 billion of real estate assets jointly with Livit. Thus, as at 30 June 2021, Swiss Life Asset Managers managed EUR 100.9 billion in real estate assets.

The clients of Swiss Life Asset Managers benefit from the commitment and expertise of more than 2400 employees in Europe.

¹ INREV Fund Manager Survey 2021 (based on AuM as at 31 December 2020)
Swiss Life Asset Managers, data from 30 June 2021