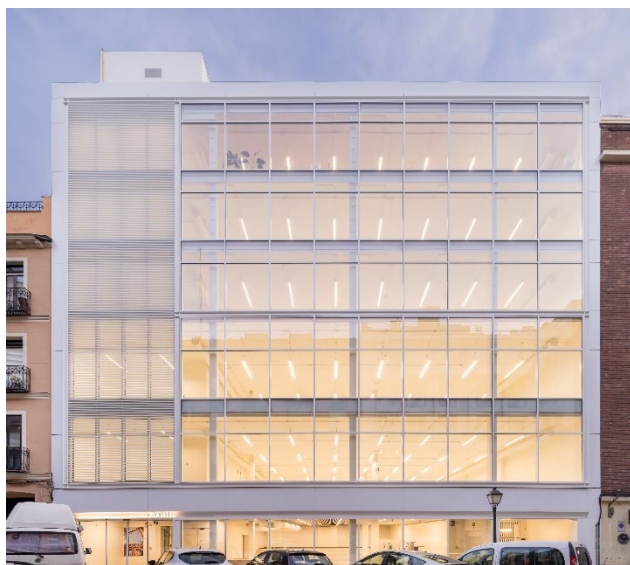


## Swiss Life Asset Managers France acquired a restructured office asset in Madrid on behalf of MAIF Group

19 Mai 2022

Swiss Life Asset Managers France closed a new acquisition for a refurbished office building in Madrid on behalf of a fund dedicated to an institutional client.

Swiss Life Asset Managers France completed a new office asset acquisition on the Madrid real estate market of one of its funds dedicated to the French insurance company MAIF. The building totals 3,535sqm and is located in calle de Vizcaya, in the immediate vicinity of Atocha train station, on the edge of the Mendez Alvaro district.



Calle de Vizcaya, 12 - Madrid ©Estudio Balloon

The asset is located in one of the most dynamic areas of Madrid, where Amazon and Just Eat installed their head office. 450 meters from the city's main transport hub, the building will benefit from the greater attractiveness of this mixed area.

Built in 1970, the building underwent a major restructuring and completed in February 2022. The building has 200sqm of outdoor space with a terrace on the 6<sup>th</sup> floor and a rooftop terrace on

the 7<sup>th</sup> floor. The solar panels installed on the roof produce part of the energy needed to operate the building.

This asset is currently being commercialised and is unique on the Madrid office market. The works redefined the office space in line with users' latest expectations and the latest ESG standards, achieving LEED Platinum and WELL Gold certification. The building also has services that are now sought after by tenants: showers, bike and electric bike parking, parking with charging stations for electric vehicles, intelligent lighting management and air conditioning...



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*"We are delighted to have concluded this transaction on behalf of MAIF Group, which demonstrates our ability to position ourselves in an asset that meets the latest ESG standards in a very attractive area of Madrid and"* asserted Fabrice Lombardo, Head of Real Estate Operations at Swiss Life Asset Managers France.

Swiss Life Asset Managers France was advised by Cushman & Wakefield, law firm Garrigues, Savills and Russell Bedford on this transaction.

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### **About Swiss Life Asset Managers**

Swiss Life Asset Managers has more than 165 years' experience managing the Swiss Life Group's assets. This close link with insurance underpins 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. Swiss Life Asset Managers also offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK and the Nordics.

As at 31 December 2021, Swiss Life Asset Managers managed EUR 266.3 billion in assets for the Swiss Life Group, with more than EUR 99.1 billion in assets under management on behalf of third-party clients. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the EUR 266.3 billion in assets under management, EUR 84 billion are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 27.8 billion of real estate assets jointly with Livit. Thus, as at 31 December 2021, Swiss Life Asset Managers managed EUR 111.8 billion in real estate assets.

The clients of Swiss Life Asset Managers benefit from the commitment and expertise of more than 2 500 employees in Europe.

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

### **The self-determined life**

Swiss Life enables people to lead a self-determined life and look to the future with confidence. This is also the goal of Swiss Life Asset Managers: we think long-term and act responsibly. With our expertise and experience, we develop future-oriented savings and investment solutions. We support our clients in achieving their long-term investment goals so that they, in turn, can take into account the needs of their clients and build a self-determined financial future.