



SwissLife
Asset Managers

*Shaping the
cities of
tomorrow.*



*Cities are
built out
of ideas.*



“Where do we want to live and work? How will our cities change as our lives become more digital, mobile and agile? What makes our surroundings nice to live in – our cities, our neighbourhoods, our homes? Questions like these determine how we act.”

Anett Barsch
Head Project Development
Swiss Life Asset Managers Deutschland

We accept the responsibility that we have as one of Europe’s largest real estate investors: we are creating a piece of the world each and every day.
Sustainable, innovative, visionary.

The following pages contain nine ideas for what the city of tomorrow will be like.



3.5 bn

euro project volume
under development*



550,000 sqm

net usable area
under development*



59

employees involved in
development* at eight
locations in Germany

*As at 31.12.2023

*People are drawn
to cities.*

We're already there.



Urbanisation is a megatrend of our time.

Large cities in particular have been booming for years. Culture, work, local amenities – everything is right there. What makes metropolitan regions so attractive is that everything is nearby.

And proximity is also important when it comes to development. We have a presence in eight major cities and have a local network throughout Germany. We know the markets and the cities. We are in Cologne. And Berlin. And Frankfurt. We are building all around – responsible and forward-looking.



*That we are
building the
right way today,
will be proven
in time.*

*Our developments will shape
cities for decades to come.*

That is why sustainability is always a priority for us. At all levels and for everyone involved. After all, a project is only sustainable if it benefits everyone: for the users of the property, for the immediate environment, for the city, for our planet. And at the same time for investors and partners.

ESG criteria don't just represent a promise, they are firmly embedded in our sustainability building directive. And in our day-to-day work on each and every project.





*Environmental.
The E in ESG.*

- Meeting numerous environmental certifications
- Energy concepts with renewable energies
- Reducing CO₂ emissions
- Ecological building



*Sustainability role models:
Project 515 (above) in Cologne uses 100% renewable energies with photovoltaics and heat supply via an air-to-water heat pump.*

The ZWEIKLANG project (below) in Bad Tölz uses an environmentally friendly timber-hybrid construction. This means putting in place the highest ecological standards and also offering a high-quality healthy living environment.



*Living and
working.
In the city of the
future, everything
comes together.*

*Commercial or residential?
In cities today, the boundaries
between different forms of use
are disappearing.*

In 15-minute cities, there is no rush hour or separation between dormitory town and the city itself. Modern cities combine everything that you need in life: modern office space with green oases, high-quality living space with cultural facilities, daycare centres and everything that modern metropolises have to offer. Proximity is not just a basic human need.

Proximity is the basic constant in the city of the future.

A district for everyone: VIVA AGRIPPINA in Cologne combines living and working, a daycare centre and two cultural monuments, excellent local amenities and recreational facilities.

Real estate is becoming mobile.

Digital transformation, modern mobility and the energy transition: everything is in flux.

That is why we need districts today that can keep up with our quickly evolving world. With every project development, we offer responses to the challenges of our times: from sustainable energy concepts to innovative e-mobility solutions. Our plans draw on concepts such as cradle-to-cradle or lean management, and we develop “sharing” offers as well as ideas for sustainable energy production. In short, we create innovative infrastructure. For everyone.

The Kleyers project in Frankfurt Gallus is an outstanding residential district with over 390 apartments and a large underground car park. The focus on high-quality architecture and sustainable solutions for the benefit of future residents serves as a good example for inner-city project developments.







*In the future even
bricks and mortar
must be flexible.*



In the course of extensive renovations, office space was created in the RHEINZEIT building complex in Cologne that is able to meet the sustainability requirements for existing buildings

There is only a limited amount of space. That is why we need to use what space we have intelligently.

Ideal for today's requirements – and at the same time ready for use tomorrow. Flexible planning means thinking about how a building will be used in the years to come. We incorporate the future into our projects. Today an open space, tomorrow a business club. And beyond tomorrow? Our properties are open for everything to come.



*Governance.
The G in ESG.*

- Security
- Reliability
- Transparent communication and documentation



Trust is the basis for change.

*Whether it is a small project or
developing an entire district:
every development begins with
trust.*

As part of an international group, we can not only think and plan big, but also reliably turn this into reality 100% of the time. We are there on location – and at the same time with our network of experts across Europe.

Our partners can fully count on the capital strength and solvency of the Swiss Life Group. And on our experience. We have been thinking about the future in risk management for over 160 years now. We develop projects for future generations. This long-term view forms the basis of what we do.



330 m

euro marketing volume in
project development in 2022*



9.95 bn

euro in real estate assets
under management*



200

residential units completed
in 2023

*Swiss Life Asset Managers Germany
overall (as of 31.12.2023)

The most important building material is responsibility.

Good neighbourhoods start with the planning.

With every project, we also keep in mind that we are not only creating living space for residents, but are also helping shape a piece of the city. Our projects involve transforming spaces into valuable urban space. Space for daycare centres and playgrounds, for living and working.

We take responsibility for every single part of our project. We create added value for people. In doing so, we keep the promise of the Swiss Life Group: “We enable people to lead a self-determined life.”





Social. The S in ESG

- Responsibility
- Creating infrastructure for everyone
- Far-sighted urban planning
- Social initiatives
- Urban space for everyone



Viva Agrippina (top right) in Cologne or KLEYERS (right) in Frankfurt are more than just residential districts: the courtyards are a green oasis where people can meet and children can play.



We are building for the future But above all for people.

Our customers are more than just tenants, partners or buyers of a property. They are the target and focus of all our projects: in the commercial sector as well as in residential real estate.

Digital sales tools:

e.g. special request configurator, flat finder

Digital real estate:

e.g. smart home, district app, mobility concepts

High level of living comfort:

Smart metering and gateway (electricity, heat etc.)

That's why a quality lifestyle and comfort have top priority. For us, sustainability also means ensuring that a property retains its value and remains attractive over the long term. That's why we only build in the best locations in city centres, and focus solely on flexible usage concepts and innovative infrastructure.

We develop future-proof projects with a broad perspective: districts that have as much value for our customers today as they will in the future.

The past is the foundation for our future.



*New inspiration in the historic district:
the NEUE PAULIHÖFE in Cologne.*

1857

1995



Conrad Widmer founds the first Swiss life insurance company: Rentenanstalt

Foundation of Corpus Immobiliengruppe, development into a leading real estate asset manager

Our future began in 1893 with the construction of our first property. The building is still part of Swiss Life's portfolio. A symbol of the far-sighted approach that has shaped our company's history.

Thinking long-term is part of our DNA. For over 160 years, we have tackled challenges and gained experience: a strong foundation for the demands of tomorrow.

We cannot predict what the city of the future will look like. But we can help shape it. Flexible, responsible and innovative.



2014

2018

2021

2023

Swiss Life acquires CORPUS SIREO Real Estate GmbH

Swiss Life acquires BEOS AG, a provider of corporate real estate

Merger of CORPUS SIREO Real Estate GmbH and Swiss Life Investment Management Deutschland Holding to become Swiss Life Asset

BEOS Logistics operates under the brand name Swiss Life Asset Managers

Residential properties



Rhein VII

Düsseldorf

Carlstadtufer	Hafenstraße	40213 Düsseldorf
Lambertus Eins	Lambertusstraße 1	40213 Düsseldorf
Amberhöfe	Palmenstraße 29	40217 Düsseldorf
Alte Sternwarte	Sternwartstraße	40223 Düsseldorf
Färber Viertel	Vlattenstraße 12-16, Feuerbachstraße 64	40223 Düsseldorf
Veenpark	Vennhauser Allee, In den Kötten	40229 Düsseldorf
Central Park	Graf-Recke-Straße 211	40237 Düsseldorf
Löbbecke Arcaden	Brehmerstraße, Weseler Straße	40239 Düsseldorf
Otto-Hahn-Straße	Otto-Hahn-Straße 21-31	40465 Düsseldorf
DYNE	Niederrheinstraße 12	40474 Düsseldorf
Egbertstraße	Egbertstraße 2-8	40489 Düsseldorf
Stadtgrün Wittlaer	Bergesweg, Einbrunger Straße	40489 Düsseldorf
Lanker Hof	Lanker Straße 38-40, Arnulfstraße 24-36	40545 Düsseldorf
Neuraum	Schanzenstraße 69-129	40549 Düsseldorf
Rhein VII	Kribbenstraße	40549 Düsseldorf
Heymat	Märkische Straße, Heyestraße	40625 Düsseldorf
D.STRICT	Walter-Eucken-Straße	40235 Düsseldorf



Rheingold

Bonn

Rheingold	Rüdigerstraße 84-90	53179 Bonn
Constance	Poppelsdorfer Allee	53111 Bonn
Kaiser-Karl-Ring	Kaiser-Karl-Ring 59	53179 Bonn

Completed projects
 Projects under development

Other residential
 projects can be
 found here: 



Neue Paulihöfe

Cologne and rest of the Rhineland

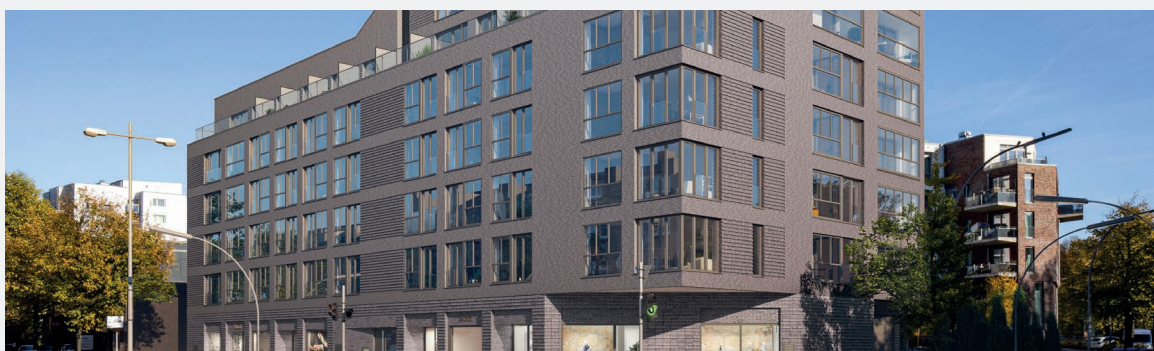
<i>Rosenhöfe</i>	Rosenhof	50226 Frechen
<i>Lebensstil</i>	Mohrenstraße 20–22, Cardinalstraße 3–7	50670 Cologne
<i>Südstadt²</i>	An St. Magdalenen 2–14	50678 Cologne
<i>Neu Nippes</i>	Kempener Straße	50733 Cologne
<i>Park Veedel</i>	Niehler Straße 242–248	50733 Cologne
<i>Philippstraße</i>	Philippstraße 31–39	50823 Cologne
<i>Pius Carré</i>	Piusstraße 22–24, Venloer Straße 217	50825 Cologne
<i>Wohnen am Melatengürtel</i>	Kohlenstraße, Eisenstraße	50825 Cologne
<i>Stadtwaldviertel</i>	Else-Lang-Straße	50858 Cologne
<i>Neue Paulihöfe</i>	Scheidtweilerstraße/Maarweg	50933 Cologne
<i>Paulihöfe</i>	Maarweg 76, Baesweilerhof	50933 Cologne
<i>Leben 50935</i>	Freiligrathstraße 31–35	50935 Cologne
<i>Victor & Friedrich</i>	Scheffelstraße 23–31	50935 Cologne
<i>Allegro Sülz</i>	Neuenhöfer Allee, Anton-Antweiler-Straße	50937 Cologne
<i>Sülz Pur</i>	Wichterichstraße 27–41, Kelberger Hof 1–19	50937 Cologne
<i>Zollstockhöfe</i>	Gottesweg, Neuer Weyerstraßer Weg	50939 Cologne
<i>Arnoldshöhe</i>	Bonner Str. 528	50968 Cologne
<i>Arnoldshöhe Apart</i>	Bonner Straße	50968 Cologne
<i>Quartier Reiterstaffel</i>	Bonner Straße, Gaedestraße	50968 Cologne
<i>Rheinkai</i>	Deutz-Mülheimer-Straße 213–233	51063 Cologne
<i>Arcadia</i>	Gremberger Straße 122–130	51105 Cologne
<i>KalkColonia</i>	Heinrich-Bützler-Straße 2–12	51109 Cologne
<i>Wohngarten Hand</i>	Carl-von-Ossietzky-Straße	51465 Berg.-Gladbach
<i>Vierfalt</i>	Franz-Geuer-Straße 10	50823 Cologne
<i>Viva Agrippina</i>	Riehler Straße	50668 Cologne
<i>Fünf Ems Fünf</i>	Bonner Straße 515	50968 Cologne



The Inbetween

Frankfurt, Rhein-Main

<i>Am Winterhafen</i>	Am Winterhafen	55131 Mainz
<i>Living I</i>	Edinger Weg	60320 Frankfurt a. M.
<i>Living II</i>	Henry-Budge-Straße	60320 Frankfurt a. M.
<i>Living III</i>	Edinger Weg	60320 Frankfurt a. M.
<i>Am Hauptbahnhof</i>	Am Hauptbahnhof 16	60329 Frankfurt a. M.
<i>The Inbetween</i>	Wilhelm-Leuschner-Straße 32–34	60329 Frankfurt a. M.
<i>Harry & Sally</i>	Im Geeren 53–105	60433 Frankfurt a. M.
<i>Wohnbogen 60435</i>	Huswertstraße 23–25a	60435 Frankfurt a. M.
<i>Wing</i>	Olof-Palme-Straße	60439 Frankfurt a. M.
<i>Dorotheenquartier</i>	Dorotheenstraße, Luisenstraße	61348 Bad Homburg
<i>Stemler Hof</i>	Wilhelmstraße 18–22	61381 Friedrichsdorf
<i>An der Rosenhöhe</i>	Türkisweg, Smaragdweg	64287 Darmstadt
<i>Leben im Stückes</i>	Im Stückes	65779 Kelkheim
<i>Wohnen an der Gartenstraße</i>	Alleestraße, Gartenstraße	65812 Bad Soden
<i>The Heart</i>	Wilhelm-Leuschner-Straße	60329 Frankfurt a. M.
<i>Höflich</i>	Eschersheimer Landstraße 28	60322 Frankfurt a. M.
<i>Kleyers</i>	Kleyerstraße 82	60326 Frankfurt a. M.
<i>Vido</i>	Ludwig-Landmann-Straße 389	60486 Frankfurt a. M.



Gute Stube Altona

Hamburg

<i>Gute Stube Altona</i>	Holstenstraße 75,	22767 Hamburg
<i>Weidenbaumsweg</i>	Weidenbaumsweg 133-143	21029 Hamburg



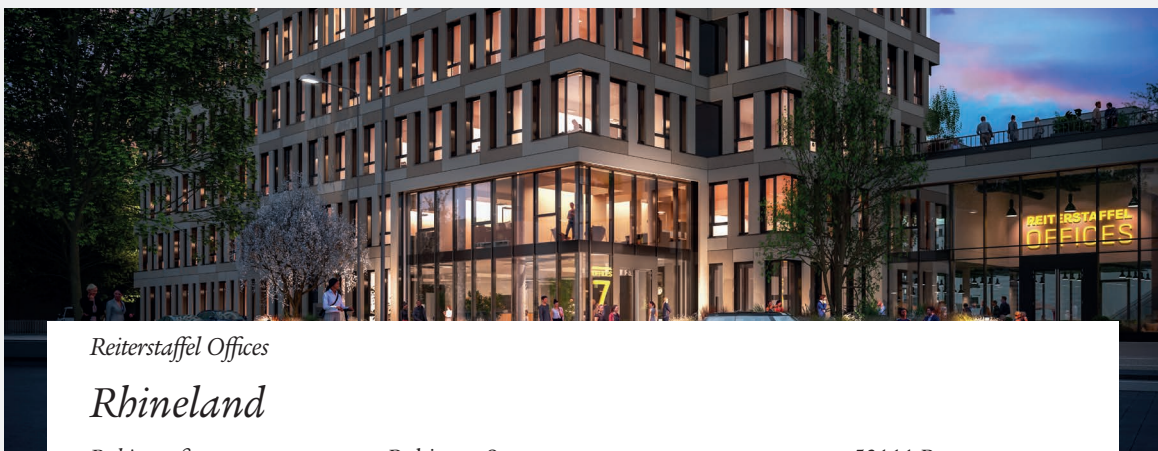
Easy

Munich, southern Germany

<i>Lessing Drei</i>	Lessingstraße 3	80336 Munich
<i>Neue Hirschbergterrassen</i>	Wilhelm-Hale-Straße 35	80639 Munich
<i>Easy</i>	Paul-Gerhardt-Allee	81245 Munich
<i>Mia</i>	Graf-Ottenburg-Straße 11	81245 Munich
<i>Am Schlosspark</i>	Pagodenburgstraße 6	81247 Munich
<i>Impuls Hadern</i>	Fürstenrieder Straße 172-176	81377 Munich
<i>Hochufer</i>	Wolfratshauer Straße 48	81479 Munich
<i>Atrium Lounge</i>	Geiseltasteigstraße 126	81545 Munich
<i>Zweiklang</i>	Schützenstraße	83646 Bad Tölz
<i>Cubio</i>	Hohenrechbergstraße 12	81245 Munich

Referenzen Commercial

Weitere
Commercial-Projekte
finden Sie hier: 



Reiterstaffel Offices

Rhineland

<i>Rabinstraße</i>	Rabinstr. 8	53111 Bonn
<i>Hauptverwaltung Uni Bonn</i>	Poppelsdorfer Allee 31-33	53113 Bonn
<i>West.side Offices</i>	Siemensstr. 21	53121 Bonn
<i>Rheinzeit</i>	Clever Str. 36	50668 Cologne
<i>Reiterstaffel Offices</i>	Gaedestraße	50968 Cologne



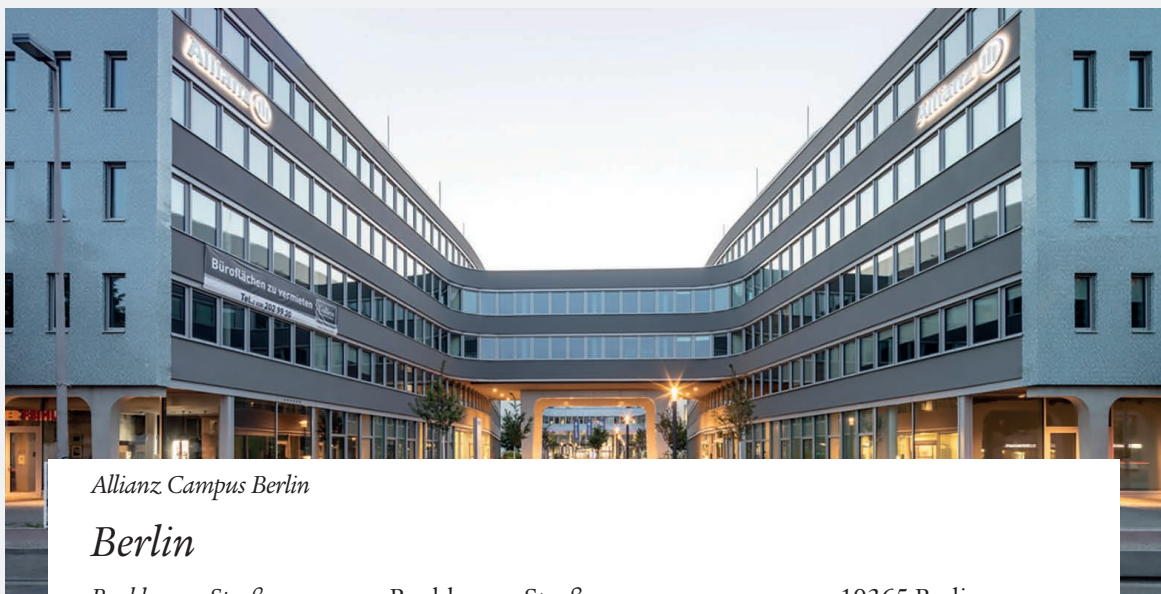
Schleißheimer Str.

Rhine-Main, southern Germany

*Drei Schwestern
Posthochschule
TZ-Areal
Schwarzwaldstraße
Breite Heerstraße
Am Aesculap-Platz
Artists
Aubing-Mitte
Neurieder Tor
Werksviertel
Josephsplatz
SYN*

Stiftstraße
Max-Planck-Straße
T-Online-Allee
Schwarzwaldstraße
Breite Heerstraße
Am Aesculap-Platz
Marsplatz
Colmdorfstraße
Neurieder Straße
Piusstraße
Josephsplatz
Schleißheimer Str.

60313 Frankfurt
64807 Dieburg
64295 Darmstadt
75173 Pforzheim
75365 Calw
78532 Tuttlingen
80335 Munich
81249 Munich
81475 Munich
81671 Munich
90403 Nürnberg
85748 Garching



Allianz Campus Berlin

Berlin

*Buchberger Straße
Allianz Campus
WorkNine13*

Buchberger Straße
Rudower Chaussee
Sickingenstraße


10365 Berlin
12489 Berlin
10553 Berlin

Imprint and contact

Swiss Life Asset Managers Deutschland GmbH
Clever Straße 36
50668 Köln

Give us a call or visit our website.

We look forward to hearing from you.

 0221 399000

 de.swisslife-am.com

Follow us on

Picture credits: Getty Images – ©jotily (S. 4, 5), ©gorodenkoff (S. 6), ©anatoliy_gleb (S. 9)

Disclaimer: This document is intended for marketing and information purposes only. This document was prepared by a legal entity of the Swiss Life Asset Managers Division (hereinafter “Swiss Life Asset Managers”). This document is for information purposes only and does not constitute any legal, tax or other business advice for the recipient. This document has been produced with the greatest possible care and to the best of our knowledge and belief. However, Swiss Life Asset Managers offers no guarantee with regard to its content and completeness or assumes no liability for losses which might arise from making use of this information. Swiss Life Asset Managers has made every reasonable effort to ensure that the facts in this document are true and accurate in every material respect and that there are no other material facts whose omission would result in a misleading statement in this document. Some of the information contained in this document is from public sources created by other parties. Neither Swiss Life Asset Managers nor the Swiss Life Group or any other person (including one of the directors of the aforementioned companies, their employees, representatives and/or shareholders) assume any responsibility for the accuracy or completeness of this information. The recipients of this document are not given an express or implicit assurance, guarantee or warranty regarding or in respect of the accuracy or completeness or any other aspect of this document or regarding the appropriateness of the assumptions contained in this document. This document may contain «forward-looking statements», which express our assessment and expectations at a given point in time. However, various risks, uncertainties and other influencing factors can cause the actual developments and results to differ significantly from our expectations. Neither this document nor extracts from it may be used without the knowledge and written consent of Swiss Life Asset Managers. “Swiss Life Asset Managers” is the brand name for the asset management activities of the Swiss Life Group. Further information can also be found at www.swisslife-am.com. Source: Swiss Life Asset Managers. All rights reserved.



SwissLife
Asset Managers

*We enable people to lead a financially
self-determined life.*