

Real Estate

News

Swiss Life Asset Managers extends green lease contract with clinic operator ATOS MediaPark in Cologne until 2035

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Swiss Life Asset Managers announces rental success in MediaPark in Cologne for one of its healthcare funds. Specialist clinic group ATOS commits itself to the location in Cologne city centre for at least another twelve years.

Swiss Life Asset Managers and ATOS MediaPark Klinik GmbH have concluded a long-term extension to the rental contract for ATOS MediaPark Clinic in Cologne. The contract amendment serves to extend the lease, which has been running since 2002, until the end of 2035, with a one-off renewal option for a further five years.

The agreement also includes so-called green lease clauses committing both landlord and tenant to the sustainable use and management of the building. In accordance with the mutual letter of intent, both parties will work constructively to ensure the most resource-efficient and environmentally friendly operation of the building possible and regularly exchange data and information, among other things, on the property's energy consumption and carbon footprint that is useful for enhancing sustainability aspects.

“The lease extension underscores our sustainable partnership and confidence in the long-term collaboration. At the same time, it demonstrates the attractiveness and resilience of healthcare properties. All the pieces of the puzzle fit together ideally at MediaPark Cologne, and we are accordingly investing strategically in further enhancing the properties,” says Luisa Glotz, Senior Asset Manager at Swiss Life Asset Managers in Germany.

Modern specialist clinic in the inner city district

The ATOS MediaPark Clinic, completed in 2001, has 65 beds in comfortable patient rooms and six state-of-the-art operating theatres. Around 40 staff split across three

specialist centres are currently employed at the single-tenant property.



ATOS MediaPark Clinic Cologne, © ATOS MediaPark Klinik GmbH

The core of the renowned private clinic is firstly the practice for orthopaedics, chirotherapy, sports medicine and physiotherapy, secondly the practice for neurosurgery and spine therapy, and lastly the ENT specialist centre. The ground floor contains a pharmacy and a medical store. As part of an extension grant, Swiss Life Asset Managers is making targeted investments alongside ATOS in upgrading the space on the ground floor and the offices on the top floor. The ATOS MediaPark clinic is immediately adjacent to August Sander Park and located in MediaPark, a multi-cluster industrial park with various media enterprises, universities and cultural offerings.

Long-term expertise in healthcare products

The property is part of the “Swiss Life Health Care III SICAV-FIS” institutional fund launched in 2015 which invests exclusively in healthcare properties.

Swiss Life Asset Managers is one of the pioneers in designing fund products for institutional investors in the healthcare real estate sector. Since 2006, five funds for German institutional investors with an investment focus on medical and medical care centres, full inpatient care and assisted living have been successfully launched. The in-house asset management team offers the full range of services, from transaction management and the

creation of individual property strategies to operator monitoring and letting. Overall, the healthcare sector portfolio under management amounts to a volume of approximately EUR 2.2 billion in Europe, of which EUR 1.5 billion are in Germany alone. The German portfolio comprises 115 individual properties. Private investors can also invest in healthcare properties via the “Swiss Life REF (DE) European Real Estate Living and Working” open-ended public fund that is diversified by type of use, while both domestic and pan-European healthcare funds are available to institutional investors.

Information

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Swiss Life Asset Managers

Swiss Life Asset Managers has 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 30 June 2023, Swiss Life Asset Managers managed a total volume of EUR 265.8 billion in assets for the Swiss Life Group, including over EUR 114.8 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager¹ in Europe, with EUR 91.7 billion of the total EUR 265.8 billion in 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 21.6 billion. Total real estate under management at the end of June 2023 thus stood at around EUR 113.3 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)