

Swiss Life Asset Managers acquires the office building The Market in Valby, Copenhagen

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Swiss Life Asset Managers on behalf of a fund in the Nordics has completed the purchase of the 9,400 square meter office building from Urban Partners. The building is part of the wider Torveporten mixed-use project, located within the increasingly popular Valby district in Copenhagen.

The office building is based on Urban Partners' Woods office concept, which emphasizes flexibility, community and sustainability at central locations. With its 9,400 sq m spread over five floors, The Market is characterised by its double-height foyer with floor-to-ceiling windows. The building is fully leased to real estate firm DEAS, which occupies the premises as its corporate headquarters.

The property has been acquired in partnership with ArthaScope, one of Denmark's leading independent asset managers. Holding a minority stake in the investment, ArthaScope brings extensive expertise in real estate and long-term value creation, supported by their strong presence within the alternative investment space.

"We are excited to have successfully completed this transaction, which represents an excellent opportunity to own a state-of-the-art office building in Copenhagen, secured by a strong and reliable tenant", says Hans Thomas Tollefsen, Transaction Manager at Swiss Life Asset Managers Nordic.

The transaction marks the final investment in the Swiss Life REF ESG Nordic 2022 fund, which is now fully invested. Given the extended timeline of this transaction, Swiss Life Asset Managers Nordic is already well underway with raising capital for and investing from its next vintage fund.

"It was nice to get this transaction across the finish line. We are very happy with this deal, and even more thrilled about how the portfolio has come together. We started investing in a challenging market, but the latter part of the investment period has been in a very exciting environment. The result is a portfolio we are truly proud of,

and we continue to see strong opportunities ahead", says André Møller, Senior Portfolio Manager at Swiss Life Asset Managers Nordic.

This fund is the ninth Nordic core-plus fund. The transaction completes a portfolio primarily focused on logistics, retail, and office assets, diversified across Sweden, Denmark, and Finland. The fund's projected annual dividend yield exceeds 7%.

Since 2000, Swiss Life Asset Managers in the Nordics has managed eight core-plus funds, delivering an average annual net return to investors exceeding 16%. This exceptional track record has earned numerous awards, including the 2023 Preqin award for Top Performing Real Estate Core & Core Plus Fund Manager in Europe.

After a successful completion of fund nine, Swiss Life Asset Managers in the Nordics is already underway with the tenth Nordic core-plus fund. The fund is in the process of raising capital and has also made its first investments.

Information

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Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on the investment philosophy of Swiss Life Asset Managers, which is governed by such principles as value preservation, the generation of consistent and sustainable performance and a responsible approach to risks. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

As at 31 December 2025, assets under management for third-party clients amount to CHF 145.7 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 288.3 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling CHF 288.3 billion, CHF 89.5 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 24.5 billion in value. Total real estate assets under management and administration at the end of December 2025 thus came to CHF 114 billion.

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

A financially self-determined life

Swiss Life enables people to lead a financially self-determined life and 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. This is how we support our customers in achieving their long-term investment objectives, which in turn also take account of their client's needs so they can plan their future in a financially self-determined manner.

¹ #2 IPE Top 150 Real Estate Investment Managers 2025 Ranking Europe, #2 INREV Fund Manager Survey 2025