

## Swiss Life Asset Managers acquires a serviced apartment property in Copenhagen under development, to be operated by Movinn A/S

20 October 2025

Swiss Life Asset Managers' institutional open-ended European fund "Swiss Life Real Estate Funds (LUX) S.A. SICAV-SIF – ESG European Thematic Income & Growth" has acquired a serviced apartment property under development from AG Gruppen. The property will comprise 95 units on completion (2027) and will be operated by Movinn A/S.

Swiss Life Asset Managers on behalf of "Swiss Life Real Estate Funds (LUX) S.A. SICAV-SIF – ESG European Thematic Income & Growth" (TIGR) has acquired a serviced apartment property. The property is located in Amager, within walking distance to the popular beach park and a short commute to Copenhagen city center and Copenhagen airport. When completed, the asset will be fully let to Movinn A/S and will comprise 95 units, as well as a wellness area, reception and shared workspace. AG Gruppen will continue their involvement in the project as the turnkey contractor.

The investment is based off a conviction that the serviced apartment market in Denmark is expected to continue its historical growth, with strong demand from both operators and end-users. Amager enjoys excellent connectivity and a strategic location, close to numerous corporate and leisure demand drivers including the city center, airport, major business districts, and research and educational institutions. It offers a high quality of life, with vibrant neighborhoods, green spaces, and a variety of recreational activities. Upon completion, the property is targeting EPC A2020 and DGNB Gold.

The acquisition supports the Fund's strategy to build and actively manage a diversified European portfolio, guided by a thematic investment approach that targets buildings in locations expected to experience sustained occupational demand. Since its launch in 2019, the Fund has grown to a GAV exceeding €600 million and now comprises 14 properties across 8 countries. In recognition of its ESG performance, the Fund received a rating of 4 Green Stars in GRESB 2025.

"This acquisition provides compelling exposure to Copenhagen's living segment, which benefits from attractive

fundamentals. The property's scale offers operational efficiencies in a fragmented serviced apartment market, and we're excited to support Movinn A/S's continued growth," says Guillaume Lau, Portfolio Manager at Swiss Life Asset Managers UK.

Bjarke Windeløv Graae, CEO at AG Gruppen adds: "We are pleased to announce the commencement of construction for Movinn's new serviced apartments nearby Amager Strand. We also extend our congratulations to Swiss Life Asset Managers on their acquisition of the project and would like to thank both Movinn and Swiss Life Asset Managers for an excellent collaboration."



Visualisation: serviced apartments in Amager, Denmark (Source: AG Gruppen)

## Information

### Swiss Life Asset Managers

Communications

Phone: +41 43 547 66 88

communications@swisslife-am.com

www.swisslife-am.com



#### 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 30 June 2025, assets under management for third-party clients amount to EUR 147.3 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 301.7 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe<sup>1</sup>. Of the assets totalling EUR 301.7 billion, EUR 94.9 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 25.9 billion in value. Total real estate assets under management and administration at the end of June 2025 thus came to EUR 120.9 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.

<sup>1</sup> #2 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe, #2 INREV Fund Manager Survey 2025

#### Disclaimer:

This press release is for informational purposes only and does not constitute an offer or solicitation to invest. The referenced investment structure may not be available in all jurisdictions. Interested parties should consult their advisors to confirm eligibility under applicable laws and regulations.