

Zurich, 16 March 2023

## “Swiss Life Brannhof” fully let

**Swiss Life has been renovating the two properties at Bahnhofstrasse 75 and 79 in Zurich for over two years. The building’s modern use concept attracted a great deal of interest, and the shop and office spaces are fully let. The first tenant fit-outs have been underway since the beginning of March. The retail units will open in stages from October 2023. The office space is still undergoing the basic fit-out and is expected to be handed over to the new tenants by the end of June this year. The first workplaces are set to be occupied at the beginning of 2024.**

The historical heritage of Julius Brann, who created the architecturally distinctive building at Bahnhofstrasse 75 in 1912, serves as the inspiration for the naming of “Swiss Life Brannhof”. New, flexible-use retail spaces totalling some 4600 m<sup>2</sup> will extend over three levels up to the first floor. Modern workplaces are being created on an area of around 5600 m<sup>2</sup> from the second to the fifth floors in Zurich's city centre.

### **High demand for retail and office space: full occupancy achieved**

“We are very pleased that the Brannhof has already been fully let over half a year before the planned opening. The high demand reinforces our forward-looking use concept, and we are confident that the new tenants will revitalise the building on all four sides and enrich the city centre,” says Giorgio Engeli, Head of Real Estate Portfolio Management Switzerland at Swiss Life Asset Managers.

Among the new tenants are **Teuscher with Café Felix** and **Massimo Dutti**. **Lush** will also return to the location. In addition, **General Motors** will be represented at the Brannhof, as part of the company’s innovative retail strategy for electric vehicles, which will seek to engage partners, community groups and customers in the company’s zero emissions future. The office space is also fully let. The Japanese insurance group **Sompo International** has been acquired as one of the two office tenants which will occupy the second floor. Further tenants will be announced in due course.

### **Opening will take place gradually from October 2023**

The basic fit-out of the retail space from the first basement floor to the first floor has been completed. Most of the new tenants took over the space at the beginning of March, and the first tenant fit-out work has already started. The retail space is planned to gradually open from October 2023. Construction work on the floors and cooling ceilings is currently underway in the office space on the second to fifth floors. The spaces are to be handed over to tenants for further fit-out at the end of June. The first workplaces are set to be occupied by the beginning of 2024.

### **Renovation of historical building is progressing**

The historical building has been extensively renovated in recent months. The exterior facade in natural and artificial stone is now visible again, and the historic lead glazing in a newly created hall on Lintheschergasse has also been restored. The pitched roof has also been re-covered with natural slate. In addition to numerous fit-outs, restoration work is currently underway on the four historic staircases inside the building. The courtyards have also been restored and will be planted in the coming months. Swiss Life is investing a total of over CHF 100 million in the renovation and revitalisation of the two historic properties at Bahnhofstrasse 75 and 79. The total construction time is around three years.

### **Sustainability as an important criterion**

Swiss Life invests in real estate over the long term on behalf of its policyholders. Sustainability aspects play a central role in that respect. Improving energy efficiency was therefore another important criterion during the renovation of "Swiss Life Brannhof": an intelligent energy concept will in future make optimal use of the synergies between cooling and demand for heating. The renovation of "Swiss Life Brannhof" is being carried out in close coordination with the preservation authorities and will bring the historical building structure up to the current standards. Following completion, the plan is to certify the property with the internationally recognised DGNB Silver sustainability label.

### **Construction site tour for media representatives**

Media representatives are cordially invited to a guided tour to gain an impression of the construction progress on site on Wednesday, 26 April 2023 from 9 a.m. to 10.30 a.m. More details will follow.

## Information

### Media Relations

Phone +41 43 284 77 77

[media.relations@swisslife.ch](mailto:media.relations@swisslife.ch)

### Investor Relations

Phone +41 43 284 52 76

[investor.relations@swisslife.ch](mailto:investor.relations@swisslife.ch)

[www.swisslife-am.com](http://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 and the Nordic countries.

As at 31 December 2022 assets under management for third-party clients amount to CHF 99.7 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 250.1 billion. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totalling CHF 250.1 billion, CHF 88.9 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 21.9 billion in value. Total real estate under management and administration at the end of December 2022 thus came to CHF 110.8 billion.

Swiss Life Asset Managers employs more than 2100 people in Europe.

### Self-determined Life

Swiss Life enables people to lead a 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 financial future in a self-determined manner.

<sup>1</sup> INREV Fund Manager Survey 2022 (AuM as of 31.12.2021)