



SwissLife
Asset Managers

EXPO REAL 2026

Swiss Life Asset Managers Nordic

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The Nordics consists of four submarkets

with unique characteristics providing a diversified investment market with the third highest volume in Europe

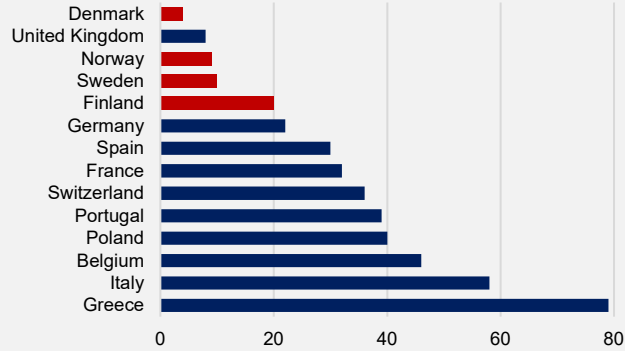
	Norway 	Sweden 	Denmark 	Finland 
Dominant players	Domestic capital	Domestic listed companies	International capital and domestic pension funds	International capital and domestic funds
Currency and interest rates	Norwegian kroner and high interest rates	Swedish kroner and low interest rates	Danish kroner. Currency and interest rates linked to euro	Euro
Financing market	Nordic banks	Bond financing and Nordic banks	Local realkreditt when applicable (low margins)	German and Nordic banks
Main business sectors	Energy and seafood industry	Industrial and finance	Pharma and commerce	It and industrial

Swiss Life AM's extensive experience in the Nordic markets combined with strong track record and proven deal sourcing ability, provides attractive risk adjusted returns for our clients

The Nordic region is a prime investment destination

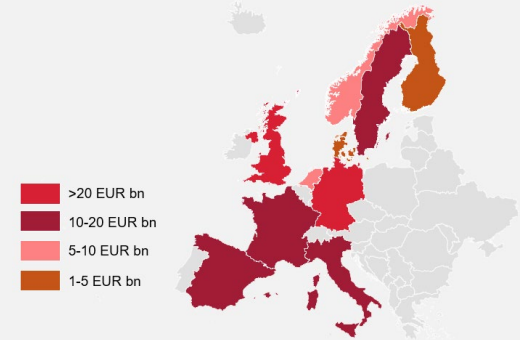
Business friendly environment which enhances the commercial real estate market by attracting businesses, ensuring investment security and improving operational efficiency

Ease of doing business index
(1 = most business-friendly regulations)

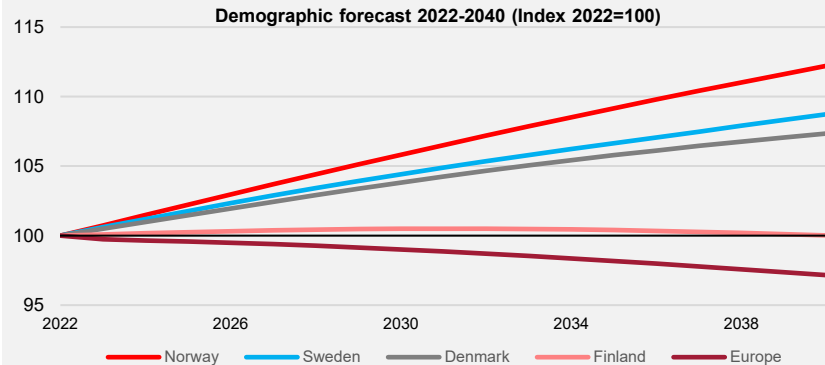


Large and liquid transaction market – the Nordics accounts for the third highest transaction volume in Europe

Transaction volume 2025
excl. residential investments

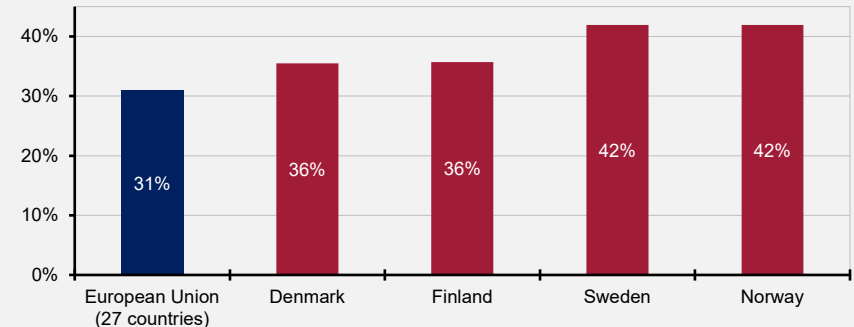


Europe's highest population growth fuels business activity and is expected to increase demand for commercial spaces, boosting property values and rental rates



Highly educated population which correlates with higher income levels, purchasing power and economic stability

% of population with bachelor-, master or doctorate degree



Experienced team with a strong track record

Transaction team

9 professionals



Knut Ekjord – CEO

- ✓ 25 years of relevant experience
- ✓ 23 years with the company
- ✓ Arranged more than 150 real estate projects
- ✓ Master of Science in Business, major in Finance from University of Colorado



Erlend Torsen – Head of Transactions

- ✓ More than 22 years of relevant experience
- ✓ 20 years with the company
- ✓ Arranged more than 100 real estate projects
- ✓ Master of Science in Business, major in Finance from Norw. School of Management (BI)

Morten Berg

Senior Transaction Manager
20 years of relevant experience

Hans Thomas Tollefsen

Transaction Manager
7 years of relevant experience

Ellen Baumann

Transaction Manager
5 years of relevant experience

Leopold Jørgensen

Analyst
1 year of relevant experience

Kristian Korbj

Senior Transaction Manager
10 years of relevant experience

Erik Woods

Transaction Manager
5 years of relevant experience

Carl C Bergsjø

Transaction Manager
5 years of relevant experience

Fund management team

6 professionals



Ove Christian Norheim – Head Funds & AM

- ✓ 30 years of relevant experience
- ✓ 6 years with the company
- ✓ Master of Management degree from the Norwegian School of Management (BI)



Eirik Forthun – Senior Portfolio Manager

- ✓ 25 years of relevant experience
- ✓ 10 years with the company
- ✓ Master of Science from the Norwegian University of Science and Technology



André Møller – Senior Portfolio Manager

- ✓ 20 years of relevant experience
- ✓ 6 years with the company
- ✓ Master of Business and Administration from the Norwegian School of Management (BI)

Andreas Sagbakken

CFO Funds
10 years of relevant experience

Martin Stabæk

Fund & Investment Manager
7 years of relevant experience

Ola Haukvik

Fund & Investment Manager
7 years of relevant experience

Other functions

IR & capital raising

Property management

Corporate management

Compliance & risk

ESG

Locations

Oslo,
Norway



Gothenburg,
Sweden



Copenhagen,
Denmark



Helsinki,
Finland



Nordic Real Estate Fund Performance

