

31 January 2024

Swiss Life Investment Foundation

Real Estate Switzerland Retirement and Healthcare ESG



Net Asset Value (NAV) in CHF (m): 528.57
Net asset value per entitlement in CHF: 133.28

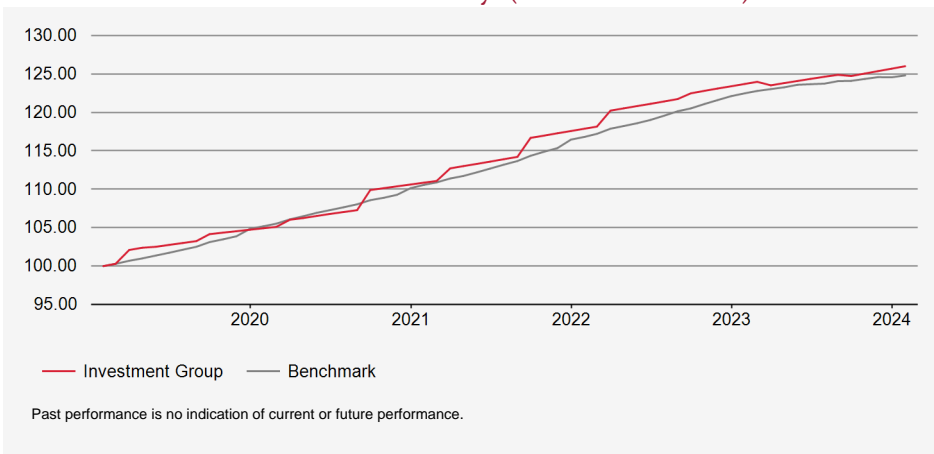


GRESB is an industry-driven company that assesses the performance of real estate funds in terms of environmental, social and governance aspects. Each year, GRESB reviews the sustainability performance of real estate investments in the portfolios of Swiss Life Asset Managers.

Investment Strategy

Investments are made in directly held properties in Switzerland in the area of retirement and health: Facilities with no inpatient care services: 20-90%, Nursing and old-people's homes: 0-50%, Healthcare properties (paramedicine and rehabilitation facilities, doctor's offices, hospitals etc.): 0-50%, Ancillary use: 0-50%, Project developments: 0-30%.
Target borrowing ratio: 0-30%.

Evolution in reference currency (base value 100)



Performance in reference currency

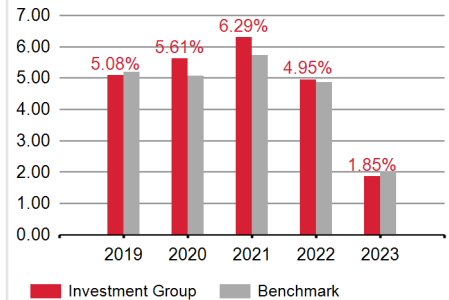
	Cumulative Performance				Annualised performance			
	YTD	1 month	3 months	1 year	3 years	5 years	10 years	Incep.
Investment Group	0.26%	0.26%	0.76%	1.86%	4.35%	4.73%	-	4.77%
Benchmark	0.20%	0.20%	0.37%	1.90%	4.11%	4.53%	-	4.66%

Statistical information (annualised)

	1 year	3 years	5 years	10 years	Incep.
Investment Group volatility (in %)	0.67	1.61	1.73	-	1.76
Benchmark volatility (in %)	0.34	0.63	0.61	-	0.61
Tracking Error ex post (in %)	0.73	1.47	1.64	-	1.69
Information Ratio	-0.04	0.17	0.12	-	0.07
Sharpe Ratio	0.50	2.49	2.76	-	2.81
Correlation	0.06	0.54	0.42	-	0.38
Beta	0.10	1.08	0.97	-	0.90
Jensen's alpha	0.32	-0.06	0.36	-	0.60
Maximum Drawdown (in %)	-0.60	-0.60	-0.60	-	-0.60
Recovery Period (years)	0.22	0.22	0.22	-	0.22

Investment strategy: During the portfolio construction phase it may be deviated from these targets.
Redemption: Redemption at the end of the quarter with six months notice period. Max. CHF 2 million per investor and quarter (cap).
Redemption commission: If entitlements can be reallocated as of the value date, no redemption commission is charged.
Management Fee: Includes costs for portfolio management, administration, accounting, NAV calculation, ordinary auditing, supervisory activities and reporting.
Total expense ratio TER ISA: The total expense ratio TER ISA includes all costs with the exception of transaction costs and transaction-related taxes.
Performance: Total returns over a given period based on time-weighted returns.
Statistical information: The risk key figures are based on logarithmic, monthly time-weighted returns.
Tracking error ex ante: The expected tracking error for the next 12 months corresponds to the 3 year ex post tracking error.

Performance



Product information

Swiss security number: 38555648
ISIN: CH0385556482
LEI: 254900NECAZFGP93OC21
Bloomberg Code: SLISAUG SW
Benchmark: KGAST Immo-Index (CHF)
Currency: CHF
Domicile: Switzerland
Launch Date: 30/11/2017
Initial subscription price: 100.00
End of financial year: 30.09
Issuing: Currently closed for subscriptions
Redemption: According to prospectus
Redemption commission: 3.00%
Distribution policy: Profit retention
Asset manager
Swiss Life Asset Management Ltd
Price listings: Bloomberg: ASSL
www.swisslife.ch/investmentfoundation
Management Fee: 0.60%
Property management as % of net rental income max. 4.50%
Transaction commission for acquisitions and divestments as % of purchase/sales price max. 2.00%
Building & renovation fee as % of building costs max. 3.00%
Additional costs such as transfer of ownership costs, estimates, etc., acc. to actual time/effort
Total expense ratio TER ISA
GAV basis as at: 30/09/2023 0.75%
NAV basis as at: 30/09/2023 0.84%

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Real estate income by type of use

Facilities with no inpatient care services	78.63%
Nursing and old-people's homes	10.23%
Healthcare properties	-
Services and retail	5.44%
Ancillary uses and parking spaces	5.70%
Thereof project developments*	8.80%

*as % of the market value

Geographical spread of properties*

Zurich	63.41%
Berne	9.47%
Inner Switzerland	-
Western Switzerland	-
North-West Switzerland	17.52%
Eastern Switzerland	2.32%
South Switzerland	7.28%
Lake Geneva	-

*acc. monitoring regions of Wüest Partner AG

Key figures of properties

Market value*	598.51
Number of properties	17
Rental rate	98.30%

*in m CHF

Other key figures

Debt financing*	61.3
Borrowing ratio	10.24%
Liquidity*	0.1

*in m CHF

Age structure of properties

2020-2023	58.41%
2010-2019	20.16%
2000-2009	17.75%
1990-1999	0.74%
1980-1989	-
1970-1979	-
1960-1969	-
before 1960	2.93%