

31 January 2024

Swiss Life Investment Foundation

Mortgages Switzerland ESG PM

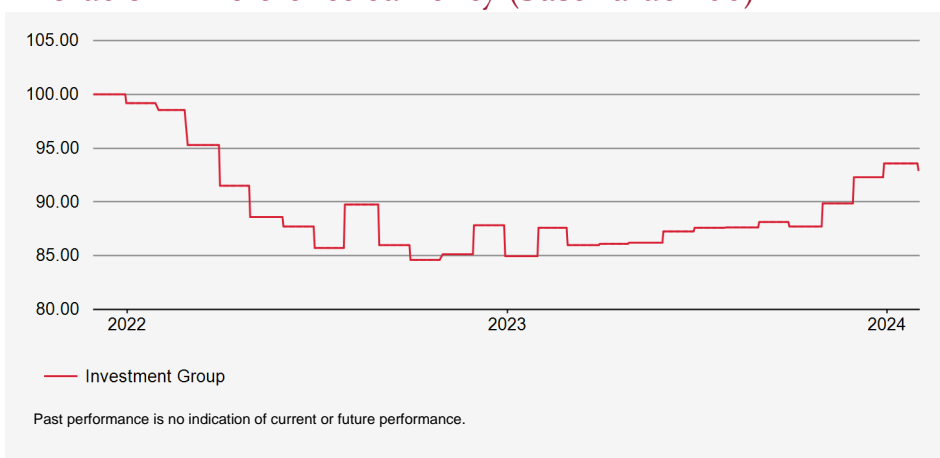


Net Asset Value (NAV) in CHF (m): 214.82
Net asset value per entitlement in CHF: 92.94

Investment Strategy

Investment in sustainable Swiss mortgages: at least 85% after deduction of any liquid assets.
Target duration of eight. Implementation by using the "Swiss Life ESG Mortgage Fund" the Swiss Life Mortgage Funds sub-fund, a contractual umbrella fund under Swiss law.

Evolution in reference currency (base value 100)



Performance in reference currency

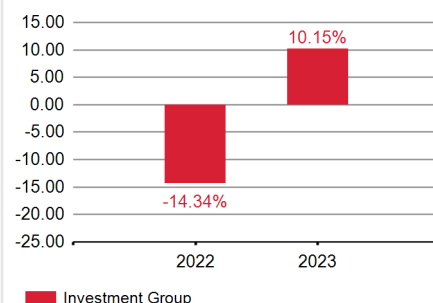
	Cumulative Performance				Annualised performance			
	YTD	1 month	3 months	1 year	3 years	5 years	10 years	Incep.
Investment Group	-0.68%	-0.68%	3.42%	6.10%	-	-	-	-3.32%

Statistical information

Average remaining maturity (years)	8.79
Modified Duration (excl. forward mortgages)*	7.62
Modified Duration (incl. forward mortgages)*	8.60
Gross return to maturity	1.73%
Average loan-to-value	59%
Number of mortgages	571
Return difference to Swiss government bonds	0.92%

*incl. liquidity

Performance



Product information

Swiss security number: 112778775
ISIN: CH1127787757
LEI: 254900V4K2D79T13EF45
Bloomberg Code: SLHSEPM SW
Currency: CHF
Domicile: Switzerland
Launch Date: 30/11/2021
Initial subscription price: 100.00
End of financial year: 30.9
Issuing/Redemption: monthly
Issuing/redemption commission: none
Distribution policy: Profit retention
Asset manager:
Swiss Life Asset Management Ltd
Price listings: Bloomberg: ASSL
www.swisslife.ch/investmentfoundation
Total expense ratio TER KGAST
ex ante: 0.35%
ex post as at: 30/09/2023 0.35%

PM tranche: Purchases in this tranche are only possible on the basis of a special agreement with Swiss Life Asset Management Ltd.

Issue: Monthly subject to a 1-month subscription period.

Redemption: Monthly subject to a 6-month period of notice. Entitlements may be redeemed for the first time on 30 January 2024, subject to the abovementioned six-month period of notice.

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.

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Asset structure

Mortgages	97.44%
Liquidity	2.56%
Derivatives	0.00%

Distribution by loan-to-value ratio

<40%	9.40%
40 - 50%	12.69%
50 - 60%	15.16%
60 - 70%	53.40%
>70%	9.35%

Geographical spread of properties

Zurich	28.00%
Espace Mittelland	13.81%
Inner Switzerland	8.83%
North-West Switzerland	5.50%
Eastern Switzerland	1.51%
Ticino	1.31%
Lake Geneva Region	41.05%

Type of objects given in pledge

SINGLE-FAMILY HOMES	33.67%
CONDOMINIUMS	51.93%
APARTMENT BUILDING	8.70%
PROPERTIES USED FOR COMMERCIAL PURPOSES	5.71%

Maturity structure of mortgages

1-3 YEARS	8.96%
3-5 YEARS	12.41%
5-7 YEARS	11.32%
7-10 YEARS	36.88%
10-15 YEARS	19.30%
>15 YEARS	11.13%

Mortgage types

Fixed-rate mortgages	98.00%
Saron mortgages	1.85%
Variable mortgages	0.14%

ESG Distribution

Minergie	55.90%
GEAK	41.16%
THPE	2.94%
No label/certificate	-

Mortgages with outstanding payments of more than 90 days

Average loan-to-value	-
Number of mortgage debtors	-
Relative total value of outstanding mortgages	-