

31 October 2022

Swiss Life Investment Foundation Mortgages Switzerland ESG PM

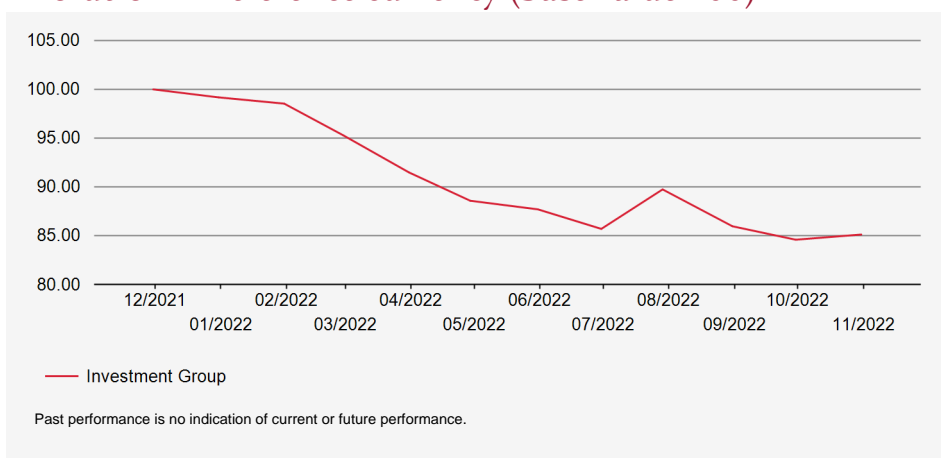


Net Asset Value (NAV) in CHF (m): 189.53
Net asset value per entitlement in CHF: 85.14

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	-14.16%	0.63%	-5.15%	-	-	-	-	-

Statistical information

Average remaining maturity (years)	9.22
Modified Duration (excl. forward mortgages)*	7.44
Modified Duration (incl. forward mortgages)*	8.06
Gross return to maturity	2.57%
Average loan-to-value	58%
Number of mortgages	378
Return difference to Swiss government bonds	1.50%

*incl. liquidity

Performance

Insufficient history of data

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: 30/09/2022 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.

Asset structure

MORTGAGES	90.00%
BONDS	5.30%
LIQUIDITY	4.70%
DERIVATIVES	0.00%

Distribution by amount of loan

<40%	10.01%
40 - 50%	14.31%
50 - 60%	11.26%
60 - 70%	55.92%
>70%	8.51%

Type of objects given in pledge

SINGLE-FAMILY HOMES	28.82%
CONDOMINIUMS	51.11%
APARTMENT BUILDING	11.65%
PROPERTIES USED FOR COMMERCIAL PURPOSES	8.43%

Share of mortgage types

FIXED-RATE MORTGAGES	98.50%
SARON MORTGAGES	1.42%
VARIABLE MORTGAGES	0.08%

Geographical spread of properties

ZURICH	25.22%
ESPACE MITTELLAND	11.65%
INNER SWITZERLAND	11.47%
NORTH-WEST SWITZERLAND	6.06%
EASTERN SWITZERLAND	1.98%
TICINO	0.92%
LAKE GENEVA REGION	42.70%

Maturity structure of mortgages

1-3 YEARS	11.34%
3-5 YEARS	11.41%
5-7 YEARS	16.19%
7-10 YEARS	27.97%
10-15 YEARS	18.49%
>15 YEARS	14.60%

Mortgages with outstanding payments of more than 90 days

NUMBER OF MORTGAGE DEBTORS	-
RELATIVE TOTAL VALUE OF OUTSTANDING MORTGAGES	-
AVERAGE LOAN-TO-VALUE	-