Swiss Life Investment Foundation Mortgages Switzerland ESG PM

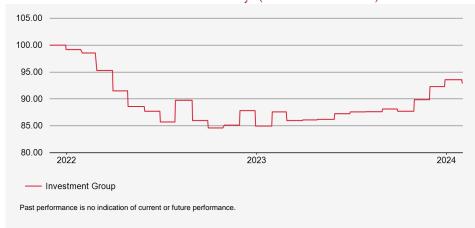


Net Asset Value (NAV) in CHF (m): 214.82 Net asset value per entitlement in CHF: 92.94

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.

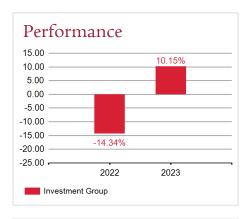
Evolution in reference currency (base value 100)



Performance in reference currency

Cumulative Performance				Ann	ualised per	formance		
	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%

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%	



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	

Disclaimer: This publication is not intended as a solicitation or recommendation to buy or sell investment instruments but only serves to provide information. All documents which form the legal basis for any investment decision can be obtained free of charge from the Swiss Life Investment Foundation, c/o Swiss Life Id, P.O. Box, 8022 Zurich, tel. 043 547 71 11 and at www.swissilfe.ch/anlagestiftung. The circle of investors is limited to 2nd and 3rd pillar institutions and other tax-exempt institutions domiciled in Switzerland, set up for the purposes of occupational provisions and persons who administer collective investments for these institutions who are supervised by the Swiss Financial Market Supervisory Authority FINMA and exclusively invest funds for these institutions with the foundation. In addition, the aforementioned investors must have entered into a special agreement with Swiss Life Asset Management SA. Past performance is not an indicator of current or future results. All product and company names are trademarks or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them. Source: Swiss Life Asset Managers. All rights reserved.