

# Swiss Life Investment Foundation

*Real Estate Switzerland*

*Real Estate Switzerland Retirement and Healthcare*

*Commercial Real Estate Switzerland*

ESG Product Report

Portfolio overview

Property directory

as at 30 September 2021



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*In case of doubt, the German version shall take precedence.*

# Real Estate Switzerland – ESG product report

*This report summarises the key elements of the ESG management approach and the ESG initiatives used for the "Real Estate Switzerland" investment group and presents the key ESG performance results for the product.*

## *ESG management approach*

### **Systematic ESG integration**

The investment philosophy for the Real Estate Switzerland investment group is based on the three pillars of responsibility as defined by Swiss Life Asset Managers in its cross-divisional *approach to responsible investment*: our fiduciary duty, our intergenerational responsibility and our active stewardship towards our stakeholders. The Responsible Property Investment Framework which builds on this defines the ecological, social and governance principles throughout the entire real estate investment process – from the acquisition through the design of development and construction projects to the management of the investment portfolio: In the case of acquisitions, an assessment of ESG risks and potentials is carried out as an integral part of the due diligence process. In construction projects, a specially developed sustainability building manual is applied. This includes, for example, minimum energy requirements and guidelines for the targeted application of construction standards such as BREEAM, LEED, DGNB, SNBS and Minergie. ESG aspects are also systematically taken into account in the existing portfolio, for example through the integration of corresponding guidelines in the management manual.

### **Targeted ESG action focus**

In addition to the comprehensive integration of ESG criteria throughout the real estate investment process, there is targeted action planning and implementation in defined action focal areas (see section "ESG action focus & initiatives"). These are derived from the Swiss Life Asset Managers materiality matrix, which assesses ESG topics in the dimensions of environmental, social and governance according to their relevance and the extent to which they can be influenced.

### **Continuous improvement cycle**

Finally, all elements of ESG management – from the definition of the strategy and goals through implementation measures to monitoring and reporting – are embedded in a continuous improvement process. This enables a steady, iterative improvement in the ESG performance of the Real Estate Switzerland investment group.



### *Swiss Life Asset Managers' responsible investment approach*

For more information on responsible investment activities at Swiss Life Asset Managers in the area of real estate and other asset classes, visit our website where the comprehensive Responsible Investment Report is available.

## ESG action focus & initiatives



### ESG environment action focus: Reducing climate impacts

Buildings are very CO<sub>2</sub>-intensive by nature and are therefore among the main causes of climate change. Monitoring and improving the energy and CO<sub>2</sub> balance sheet of our properties is therefore the focus of our intergenerational responsibility.

#### Energy-related portfolio optimisation in the portfolio

After a systematic, cross-product energy-related portfolio analysis in 2018, a comprehensive programme of energy-related operational optimisations (OO) and maintenance analyses (MA) was formulated, the implementation of which started in mid-2019. The programme aims to reduce energy consumption and CO<sub>2</sub> emissions by an average of 5 to 10% per optimised property (OO) and by an average of 50% per refurbished property (MA). Since then, 16 energy operational optimisations (OO) and two energy-related maintenance analyses (MA) have been initiated in the Real Estate Switzerland investment group by the end of the reporting year.

#### Comprehensive elimination of fossil fuel heating

With the entry into force of an internal CO<sub>2</sub> manual in May 2021, a practice that had already been implemented to a large extent was firmly rooted in the core processes. The manual stipulates that fossil fuels (oil, gas) may no longer be used for all measures involving the purchase of a new heating system. Exceptions must be technically justified and accompanied whenever possible by mitigating strategies. At the end of the financial year, the proportion of space heated with renewable systems was 37%<sup>1</sup>. With the implementation of the manual, this proportion will gradually increase over the next few years.

#### Expansion of photovoltaic (PV) systems

In order to further increase the use of renewable energies in the existing properties, we, the Swiss Life Investment Foundation and its agents, are conducting a portfolio-wide analysis of potential for photovoltaic (PV) systems. The aim of the project is to identify suitable properties for the installation of photovoltaic systems and to exploit the existing PV potential of the portfolio while taking ecological and economic aspects into account.

#### Central locations, sparing use of land

Not least in mountainous and populous Switzerland, usable land is scarce. Many of our long-standing properties are now located in central, urban locations where, thanks to densely built plots, they make sparing use of the land. Potential in the existing portfolio is identified by means of systematic portfolio analyses and refurbishment strategies, and suitable projects are then defined for the consolidation and upgrading of the properties. In addition to creating economic value, land use is minimised and high building quality is achieved in accordance with the best energy standards. As they are easily accessible, central locations also help to reduce traffic volumes and enhance quality of life for the users.



### ESG social action focus: Satisfaction & well-being of tenants

Active stewardship also includes involving our tenants in order to understand their needs and seize opportunities that create shared and long-term added value. The satisfaction and well-being of our tenants are the focus of our social activities.

#### Active tenant feedback process

Since 2019, Swiss Life Asset Managers has conducted regular comprehensive surveys on tenant satisfaction. The aim of the initiative is to understand the factors contributing to tenant satisfaction and to identify potential for optimisation. Alternating surveys are planned for around 30% of residential tenants and 15% of business tenants per year. The results are interpreted for the investment group and confirm our efforts to continuously improve tenant satisfaction, focusing on such aspects as room temperature, building condition, ancillary costs and assistance from estate and facility management staff. Potential at property level is further analysed by our management company LIVIT Ltd., and measures are implemented to further increase the satisfaction of our tenants.

<sup>1</sup> % of the portfolio's gross floor area not primarily oil or gas heated.

### **Maximum consideration**

Some development and renovation projects have a severe impact on tenants – in extreme cases, terminating the lease on the property may be unavoidable. In order to deal with such situations with the greatest possible regard for the tenants concerned, a rental-termination programme has been defined to cushion the possible social impact of such interventions. This includes, among other things, ensuring that communication is prompt, transparent, tactful and personal, actively searching for alternative rental properties in LIVIT Ltd.'s own portfolio, as well as proactive referrals and recommendations to third-party estate managers. No restructuring-related terminations were issued during the reporting period.

### **Solidarity in times of Covid-19**

Swiss Life Asset Managers decided at an early stage to provide assistance in the form of rental waivers to very small businesses and self-employed individuals who were particularly affected by the Federal Council measures to counter Covid-19. Other companies were also granted unbureaucratic deferral of rent.



### **ESG governance action focus: Stakeholder engagement & transparency**

We view a high level of transparency in investment decision-making as a key aspect of our fiduciary duty. As a further element of our ESG governance, we actively seek dialogue with our stakeholders, i.e. tenants, users and operators as well as national and international organisations.

### **Stakeholder engagement: Integration of sustainability aspects in leases**

Some sustainable development goals can only be achieved jointly. That's why we have been integrating green lease clauses in new leases since September. Landlords and tenants thus commit to doing their utmost to manage and use the property in an environmentally friendly manner within their scope of action.

### **Stakeholder engagement: Raising user awareness**

Conserving natural resources pays off for all of us and works best with combined forces. We therefore also endeavour to raise our tenants' and users' awareness of sustainability aspects. For example, we provide our tenants with information about ecological user behaviour via the website of our property manager.

The aim of the initiative is to show tenants how they can usefully save energy, electricity and water and avoid waste in their homes. In future, the information about ecological user behaviour will be available via an app provided by our management company, which is currently being rolled out.

Another approach we have used to encourage our tenants to pursue common ecological goals is our "hot water challenge", which was conducted in 2019 (see 2019/2020 Real Estate Report). The playful awareness campaign, conceived by a research group of the Swiss Federal Institute of Technology (ETH) in cooperation with the Swiss Life Asset Managers Economic Research Team, proved extremely effective. Not only did the participating households save around 6% of their hot water consumption compared to the control group during the challenge period, but significant effects were also observed several months after the hot water challenge was concluded. The later data analysis also showed that the challenge had significant spill-over effects on cold water and heating energy consumption, so that these consumption levels were also significantly reduced. The Swiss National Science Foundation (SNSF) decided during our financial year to support the research cooperation (now under the umbrella of the University of Zurich) for the next four years. This is intended to enable further environmental and behavioural economic projects to be realised in cooperation between research and practice.

### **Transparency regarding ESG performance**

In order to ensure ESG transparency for our investors, Swiss Life Asset Managers has been a member of GRESB since 2018 and since then has been participating in the annual global ESG benchmarking. GRESB is a real estate industry company that assesses the performance of real estate portfolios in terms of the environment, social affairs and corporate governance. Swiss Life Asset Managers publishes the results of the benchmarking for the Real Estate Switzerland investment group on an annual basis (see GRESB scoring) and analyses them to identify further potential for improvement. Swiss Life Asset Managers also participates in other national and international initiatives that pursue overarching goals related to sustainable development. For example, Swiss Life Asset Managers is a signatory to the Principles for Responsible Investment (PRI) and a supporter of the Task Force on Climate-Related Financial Disclosures (TCFD).

## ESG case study

### Sustainable new construction at Baslerstrasse 54-64 in Rheinfelden, "Rhyvage" residential complex

- New construction
- Construction year 2021
- Use: Residential
- Rentable living space: 7134 m<sup>2</sup>
- Parking: 108
- Minergie certification
- Good public transport connections
- Spacious green areas
- Flat roof with extensive greenery



The four C-shaped, four-storey apartment buildings at Baslerstrasse 54-64 have an attractive mix of apartment sizes and fit-outs with brightly lit stairwells and skilfully proportioned apartments. Each individual apartment has its own private outdoor space and offers the benefits of modern, high-quality construction. All of these features amount to a popular living space of 7134 m<sup>2</sup>, connected by an underground car park with 108 parking spaces.

The "Rhyvage" residential complex occupies an excellent location directly on the banks of the Rhine. With flat roofs covered by extensive greenery, the properties are harmoniously integrated in the surrounding area and provide a recreational space close to the city with the Jura hills in the background. The car-free, picturesque Old Town of Rheinfelden is just a few minutes away by foot, inviting residents to take a stroll. It also offers a wide range of cultural, sports and leisure activities for all ages and interest groups. The properties also have optimal and regular public transport connections. In addition, a partnership will result in the installation of photovoltaic systems on the roofs to ensure a sustainable power supply.

A self-determined life is possible thanks to the modular service options and a comprehensive network of services for residents. In addition, the properties are Minergie-certified and, with spacious green areas and optimal lighting, they offer quality of life in an urban setting close to nature directly on the Rhine.





#### Contribution to the UN Sustainable Development Goals:



The 17 United Nations Sustainable Development Goals

## ESG performance

### Measurements and key values on ESG action focus

	<b>Environment</b>	<b>16</b> energy-related operational optimisations initiated in the past two years
		<b>2</b> energy-related repairs initiated in the past two years
	<b>Social</b>	<b>32%</b> of apartment tenants surveyed about their satisfaction during the financial year
		<b>7%</b> of business tenants surveyed about their satisfaction during the financial year*
	<b>Governance</b>	 GRESB Green Star Status
		<b>75</b> points scored in the 2021 GRESB assessment

\* Due to the current coronavirus situation and the associated bilateral discussions with retail tenants, the business tenant survey has been limited to office tenants this year. The survey response rate as a percentage of office tenants is 14%.

Key Performance Indicators <sup>1</sup>	2018/2019	2019/2020
<b>Energy consumption (excluding tenant electricity)<sup>2</sup> [kWh]</b>	<b>57 496 730</b>	<b>65 237 484</b>
of which general electricity [kWh]	4 508 324	4 501 439
of which energy for heat generation [kWh]	52 988 406	60 736 045
Data coverage for general electricity <sup>3</sup> [%]	81.2	77.4
Data coverage for heat generation <sup>3</sup> [%]	82.9	78.9
<b>Energy intensity<sup>4</sup> [kWh/m<sup>2</sup>]</b>	<b>82.4</b>	<b>82.4</b>
<b>CO<sub>2</sub> emissions<sup>5</sup> [kg CO<sub>2</sub>-eq]</b>	<b>11 912 348</b>	<b>13 387 716</b>
<b>CO<sub>2</sub> intensity<sup>4</sup> [kg CO<sub>2</sub>-eq/m<sup>2</sup>]</b>	<b>17.0</b>	<b>16.9</b>
<b>Proportion of properties with building standards[%] label<sup>6</sup></b>	<b>n/a</b>	<b>6.2</b>

<sup>1</sup> As at 3 November 2021

<sup>2</sup> The kWh are for the energy consumed for heat generation and general electricity. No extrapolated values are used based on the GRESB reporting requirements. Values incl. vacancy correction, excl. climate correction.

<sup>3</sup> Calculation of data coverage based on the "data coverage" as per GRESB for the reporting period 1 October – 30 September (Cover in terms of area and time, not suitable for linear extrapolations).

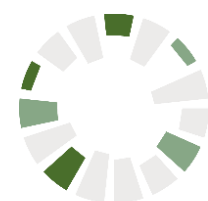
<sup>4</sup> The m<sup>2</sup> are for the gross floor area. For the calculation of the intensity indicators, only those properties for which a complete 12-month data series was available for heating energy and general electricity consumption were included. Due to the small number of properties with full data coverage, the values for the 2019/2020 financial year are only representative to a limited extent. Values incl. vacancy correction and climate correction.

<sup>5</sup> CO<sub>2</sub> emissions in kg CO<sub>2</sub> equivalents. Emission factors have been used that comply with the methodological principles of the GHG Protocol.

<sup>6</sup> In % of gross floor area. Since 2021, based on the GRESB reporting requirements, only completed certifications are taken into account, excluding construction projects. There is no recalculation of the previous year's values.

### GRESB scoring

GRESB is an organisation that assesses the performance of real estate funds and real estate companies on the basis of environmental, social and governance factors. GRESB has reviewed the sustainability performance of the Real Estate Switzerland investment group every year since 2018.



GRESB  
☆☆☆☆☆ 2021

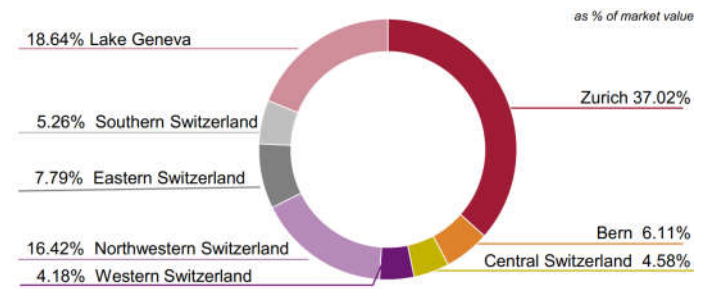


# Real Estate Switzerland – Portfolio overview

## Key figures

Market value	CHF 3 663.35 m
Rent (gross) p.a.	CHF 147.0 m
Number of properties	240
Total number of rental properties / total usable area	17 600 / 624 333 m <sup>2</sup>
Apartments	7 178
Offices	259
Retail	197
Parking spaces and ancillary uses	9 966

## Geographical breakdown

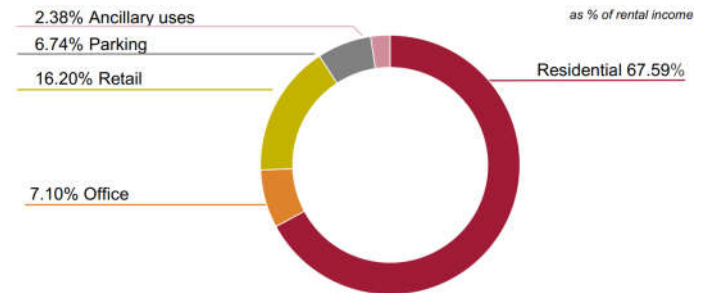


## Valuation by Wüest Partner AG

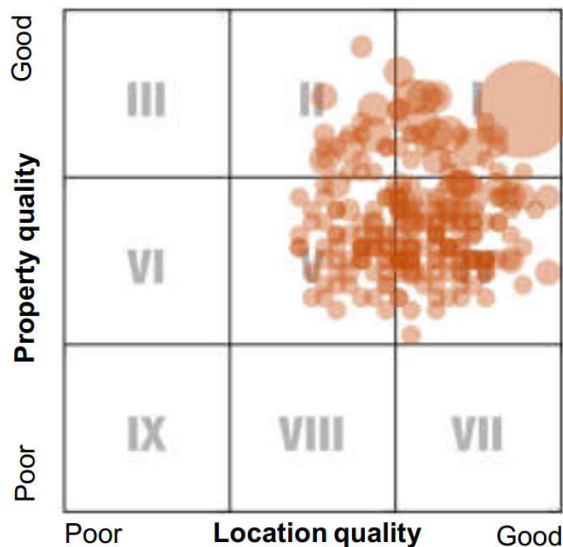
	Grade	Weighting
<b>Overall rating</b>	<b>3.8</b>	
<b>Location</b>	<b>4.0</b>	<b>40</b>
Macro-location	4.4	40
Micro-location	3.7	60
<b>Property</b>	<b>3.6</b>	<b>40</b>
Usability	3.5	37
Standard	3.5	33
Condition	3.7	30
<b>Investment</b>	<b>3.8</b>	<b>20</b>
Lettability	3.7	35
Saleability	3.9	35
Income risk	3.7	29

Note: 1 = lowest score, 5 = best score

## Types of use



## Quality profile portfolio



## Residential property: Place des Alpes 2, Geneva



# Real Estate Switzerland – Property directory

## COMPLETED BUILDINGS INCL. LAND

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Aarau, Gönhardweg 2 4	1932	02.10.2019	Mixed	19'917'906	20'020'000	668'028	7.73%
Aarau, Kasinostrasse 25	1956	01.01.2011	Commercial building	9'749'130	13'690'000	606'624	0.80%
Adliswil, Zopfstrasse 8	1966	01.12.2019	Residential	3'092'193	3'302'000	105'588	0.06%
Aigle, Chemin de Pré-d'Emoz 55 57 59	2013	02.05.2011	Residential	13'127'033	16'230'000	710'724	8.98%
Andwil, Dorfstrasse 67-75	1974	01.09.2016	Residential	8'934'000	9'875'000	427'944	1.31%
Andwil, Dorfstrasse 77	1998	01.09.2016	Residential	2'194'000	2'383'000	106'320	1.41%
Arbon, Alpenblickweg 11 13 17 19	1986	01.01.2011	Residential	4'894'222	6'140'000	298'009	3.64%
Arbon, Grüntalstrasse 2 4 6 8	1983	01.12.2009	Residential	6'148'785	8'090'000	396'926	2.64%
Ascona, Via della Brima 9 11	1993	01.09.2011	Residential	7'200'000	7'053'000	362'688	11.35%
Baar, Neugasse 27	1955	01.12.2013	Mixed	3'496'772	5'296'000	214'050	2.73%
Basel, Austrasse 25; Byfangweg 1a	1970	01.02.2011	Mixed	15'690'711	17'970'000	918'948	0.60%
Basel, Gasstrasse 53	1928	31.05.2013	Residential	1'692'041	2'635'000	89'712	0.00%
Basel, Grenzacherstrasse 4	1878	31.05.2013	Mixed	2'932'079	4'136'000	148'896	0.87%
Basel, Henric Petri-Strasse 15	1974	01.12.2014	Commercial building	12'193'852	16'210'000	744'393	2.80%
Basel, Hiltalingerstrasse 3	1970	11.03.2020	Residential	6'700'000	6'928'000	248'112	0.74%
Basel, Holeestrasse 147 149	1971	11.03.2020	Residential	10'900'000	11'360'000	387'516	3.68%
Basel, Leimenstrasse 49	1980	31.05.2013	Mixed	11'635'323	14'260'000	582'396	3.48%
Basel, Metzgerstrasse 38	1966	31.05.2013	Residential	1'963'446	2'565'000	103'092	0.01%
Basel, Missionsstrasse 30	1931	01.12.2019	Mixed	5'508'443	5'883'000	206'076	1.69%
Basel, Riehenstrasse 62 62a 64	1931	01.12.2013	Mixed	8'008'505	9'800'000	463'304	4.65%
Basel, Sempacherstrasse 47 49	1969	01.12.2013	Mixed	9'992'781	13'530'000	537'012	3.99%
Basel, Sevogelstrasse 144	1949	11.03.2020	Residential	4'160'000	4'467'000	151'176	4.13%
Basel, Socinstrasse 71 73 75	1945	11.03.2020	Residential	8'240'000	8'883'000	303'432	2.31%
Basel, Strassburgerallee 66	1937	01.12.2019	Residential	2'563'223	2'759'000	100'356	0.00%
Bellinzona, Via Antonio Arcioni 7 9	1962	01.12.2014	Residential	5'196'187	6'253'000	389'808	7.88%
Bellinzona, Via Brenno Bertoni 8	1964	01.09.2011	Residential	1'867'096	2'103'000	111'192	46.61%
Bellinzona, Via Convento 4 4a 4b	1981	01.12.2009	Residential	9'590'345	11'560'000	510'384	27.65%
Bellinzona, Via Giuseppe Torti 6	1983	01.12.2013	Residential	3'903'863	5'018'000	239'340	28.62%
Berikon, Gartenweg 2-18	1975	01.12.2014	Residential	35'309'400	41'380'000	1'840'060	2.64%
Bern, Jurastrasse 7 9	1952/1962	12.12.2012	Mixed	9'996'090	15'020'000	574'464	0.27%
Bern, Könizstrasse 38 40 42	1945	01.12.2014	Residential	9'539'000	12'770'000	502'788	0.11%
Bern, Marzillstrasse 6	1957	12.12.2012	Residential	1'932'743	2'751'000	87'276	0.00%
Bern, Schenkstrasse 21	1952	12.12.2012	Residential	3'052'269	4'947'000	177'108	0.66%
Bern, Wangenstrasse 86b 86c 86d	2000	15.06.2021	Residential	22'886'350	21'160'000	690'300	2.17%
Beromünster, Buechweg 1 3 5	2010	22.09.2015	Residential	14'539'055	14'750'000	655'734	3.87%

<sup>1)</sup> Measured by rental income

# Real Estate Switzerland – Property directory

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Biel/Bienne, Chemin du Parc 12	1960	01.12.2013	Mixed	5'230'419	5'531'000	298'020	20.04%
Biel/Bienne, Feldeckstrasse 5 7 9 11 13	1954	01.12.2013	Residential	8'739'428	9'783'000	532'872	2.89%
Biel/Bienne, Narzissenweg 6 8 10	1986	01.12.2014	Residential	7'522'895	9'646'000	501'696	3.59%
Biel/Bienne, Zentralstrasse 45 47	1895	01.12.2009	Mixed	11'294'152	13'320'000	719'462	0.00%
Birsfelden, Hauptstrasse 23; Rheinstrasse 2	1986	01.12.2013	Mixed	6'624'690	7'526'000	402'562	0.45%
Bonstetten, Alte Stationsstrasse 9 11; Chüeweid 1-11; Büelmatt 2	2003	01.12.2019	Residential	51'409'194	53'470'000	2'024'376	1.51%
Breganzona, Via Vergio 7	1986	01.12.2013	Residential	4'932'725	5'652'000	268'368	17.21%
Brugg, Dahlienstrasse 9	1972	01.12.2019	Wohnhaus	5'361'324	5'370'000	255'420	3.32%
Brugg, Paradiesstrasse 15	1972	01.09.2016	Commercial building	1'616'000	1'545'000	95'208	0.00%
Bulle, Rue de la Léchère 27 29 33 35	1985	01.07.2010	Residential	6'070'387	7'654'000	425'532	6.41%
Bulle, Rue du Château-d'En-Bas 20 22 24 26	1988	01.12.2009	Residential	7'806'702	9'094'000	520'524	7.03%
Burgdorf, Gyrischachenstrasse 57	1976	12.12.2012	Residential	3'678'170	4'897'000	226'056	1.20%
Burgdorf, Poliergasse 10 12	1987	01.12.2013	Residential	3'781'112	4'755'000	220'512	0.00%
Cham, Bahnhofstrasse 7	1949	01.12.2009	Mixed	4'776'702	7'542'000	306'456	1.05%
Chêne-Bougeries, Chemin de l'Armoise 1 3 5 7 9 11 13 15	2017	20.11.2018	Residential	60'796'509	58'000'000	2'161'969	0.51%
Chêne-Bougeries, Chemin de l'Armoise 2-12	2017	30.11.2017	Residential	49'049'788	46'800'000	1'814'374	1.08%
Chur, Bahnhofstrasse 21	1920	01.12.2009	Commercial building	6'944'091	8'630'000	404'088	0.61%
Chur, Grabenstrasse 47	1976	01.12.2014	Mixed	3'368'350	4'519'000	217'536	0.00%
Chur, Quaderstrasse 19 23	1955	01.12.2009	Mixed	10'668'067	13'660'000	656'964	5.65%
Clarens, Sentiers des Borgognes 2a	1991	01.12.2013	Mixed	8'950'607	11'560'000	557'652	0.52%
Colombier NE, Chemin des Sources 8 10 10a 12	1993	01.12.2009	Residential	10'676'761	12'060'000	680'520	5.41%
Dietikon, Kronenplatz 12 14	1891	01.12.2013	Mixed	2'503'150	3'343'000	141'948	0.00%
Dietikon, Steinmürlistrasse 2 4	1970	28.03.2018	Residential	9'751'645	9'684'000	323'652	0.89%
Dübendorf, Am Wasser 20-46; Seidenweg 10	2016	30.06.2016	Residential	41'109'001	51'420'000	1'680'616	0.39%
Echallens, Rue de Praz-Palud 3 5 7 9	1992	01.12.2014	Mixed	9'363'711	11'920'000	620'616	5.83%
Ecublens, Chemin des Triaudes 4a-4c	2016	16.08.2016	Residential	44'572'961	46'300'000	2'387'838	1.15%
Egg b. Zürich, Bachtelweg 26b 28 30	1976	01.12.2014	Residential	13'190'000	17'330'000	603'036	0.62%
Ehrendingen, Wetentalstrasse 1 3 11	2013	22.05.2012	Residential	12'769'436	16'120'000	629'408	3.82%
Epalinges, Le Grand Chemin 106-112	2005	01.01.2011	Residential	12'541'932	16'900'000	690'262	3.43%
Ermenswil, Rössliweg 7 9	1987/1966	01.11.2018	Residential	3'161'521	3'297'000	147'864	0.46%
Ermenswil, Rössliweg 8 10	1970	01.11.2018	Residential	2'713'321	2'774'000	137'040	0.19%
Eschenbach, Gütschweg 10 12 14; Rütistrasse 13 15; Speerstrasse 1 3	1962/1964/ 1966/1995	01.11.2018	Residential	17'336'245	18'210'000	772'440	2.12%
Eschenbach, Gütschweg 17; Kirchackerweg 4 6	1966/1967	01.11.2018	Residential	4'204'107	4'390'000	191'844	2.10%
Eschenbach, Steinhauerweg 3 5 8 10	1967	01.11.2018	Residential	7'377'379	7'979'000	361'848	1.93%
Fislisbach, Zelglistrasse 12a 12b 14a 14b	1985	01.12.2009	Residential	9'158'575	11'090'000	543'228	0.94%

<sup>1)</sup> Measured by rental income

# Real Estate Switzerland – Property directory

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Fislisbach, Zelglistrasse 2 4 6 8 10	1984	01.01.2011	Residential	6'906'169	8'879'000	411'828	0.69%
Fislisbach, Zelglistrasse 20a 20b 22a 22b	1987	01.01.2011	Residential	5'426'831	6'556'000	327'516	1.65%
Flamatt, Mattenstrasse 2 4 6 8	1961	01.12.2009	Residential	4'457'447	6'147'000	294'108	1.60%
Frauenfeld, Bahnhofstrasse 16 18 20	1967	01.12.2019	Residential	11'916'175	11'850'000	512'544	0.87%
Fribourg, Boulevard de Pérolles 79 81 83	1950	01.12.2009	Mixed	10'090'974	14'320'000	708'180	1.55%
Fribourg, Route de Berne 7 7a	1986	01.12.2019	Residential	4'965'682	4'900'000	241'992	6.69%
Fribourg, Route de l'Aurore 2 2a 2b	1990	01.12.2014	Mixed	12'867'456	15'070'000	760'476	2.10%
Fribourg, Rue Aloys-Mooser 1 3	1988	01.07.2010	Residential	5'456'621	7'000'000	401'700	5.98%
Fribourg, Rue des Alpes 44	1914	01.12.2019	Mixed	3'292'342	3'277'000	159'948	3.50%
Fribourg, Rue Marcello 3 5 7 9	1984	01.12.2009	Residential	14'519'094	18'960'000	969'828	2.24%
Füllinsdorf, Ergolzstrasse 56 58 60	1981	01.12.2019	Residential	12'874'123	13'150'000	535'206	1.99%
Genève, Boulevard des Tranchées 4	1900	22.05.2019	Mixed	12'341'938	12'740'000	445'548	8.22%
Genève, Boulevard des Tranchées 52	1929	01.12.2019	Mixed	9'628'278	10'560'000	358'248	0.00%
Genève, Place des Alpes 2 4	1990	01.12.2014	Mixed	33'237'026	39'500'000	1'610'604	10.31%
Genève, Rue Charles-Giron 14	1927	01.12.2019	Residential	6'943'031	7'259'000	317'712	3.55%
Genève, Rue Dancet 31	1960	01.12.2014	Mixed	17'935'408	27'480'000	917'502	2.19%
Genève, Rue de Lausanne 97	1928	01.12.2019	Residential	9'087'221	9'692'000	271'536	0.70%
Genève, Rue des Délices 9	1928	01.12.2019	Residential	6'886'031	7'210'000	290'628	0.00%
Genève, Rue Michel-Roset 2	1900	01.01.2011	Mixed	12'641'866	15'220'000	500'256	17.13%
Giubiasco, Via Rovedaro 1 3	1959	01.12.2019	Residential	3'039'111	3'153'000	165'456	13.24%
Giubiasco, Viale Sartori 11 11a 19	1974	01.12.2009	Residential	9'860'496	11'630'000	663'060	6.38%
Grabs, Kirchbuntstrasse 2 4 6 8	1996	01.04.2015	Residential	6'026'283	6'292'000	303'528	4.18%
Grabs, Unterdorfstrasse 2 4	1986	01.04.2015	Residential	3'545'055	4'121'000	211'176	0.65%
Gränichen, Lochgasse 21-27, Lochweg 22-30	2018	06.12.2017	Residential	45'063'543	47'550'000	1'922'492	3.20%
Grenchen, Freiestrasse 50 52 54 56 58 60	1989	01.12.2019	Residential	17'569'805	17'850'000	954'636	1.41%
Gümligen, Worbstrasse 223 225	1994	01.12.2009	Commercial building	14'389'015	12'760'000	903'089	2.29%
Herisau, Burghalden 8	1969	01.04.2015	Residential	7'030'455	7'802'000	403'992	3.96%
Horgen, Neudorfstrasse 40 41 43 45 45a	1996	01.12.2013	Residential	26'395'327	34'960'000	1'204'068	0.39%
Horgen, Schärbächlistrasse 3 5; Neudorfstrasse 31 33	1993	01.12.2013	Mixed	20'499'080	28'170'000	1'005'660	0.34%
Horn, Seeackerstrasse 10 12	1990	01.12.2009	Residential	6'065'337	7'413'000	341'712	2.67%
Horn, Seestrasse 107 109	1993	01.01.2011	Residential	4'843'858	5'736'000	277'908	21.36%
Inwil-Baar, Eschenweg 4	1968	01.09.2016	Residential	5'326'403	6'372'000	224'568	0.85%
Kreuzlingen, Esslenstrasse 24 26 28 30	1991	01.12.2009	Residential	9'821'836	13'160'000	565'344	1.97%
Kriens, Brunnmattstrasse 12-16a	1995	01.12.2014	Residential	32'760'420	40'530'000	1'635'768	2.54%
Kriens, Houelbachstrasse 1 3	1995	01.12.2014	Residential	8'653'274	11'300'000	459'060	1.60%

<sup>1)</sup> Measured by rental income

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La Tour-de-Peilz, Avenue Ed.-Müller 21	1952	01.12.2009	Residential	2'251'661	2'930'000	121'608	0.00%
Landquart, Bahnhofstrasse 37	1997	01.12.2013	Mixed	6'824'280	6'786'000	432'600	13.14%
Laupen, Speerstrasse 12	1965	01.11.2018	Residential	1'620'360	1'671'000	68'220	4.12%
Lausanne, Avenue de Bethusy 51 53	1932	01.12.2009	Residential	7'427'046	11'510'000	456'000	0.37%
Lausanne, Avenue de France 59 61	1930	01.12.2009	Residential	3'925'523	7'471'000	298'548	2.22%
Lausanne, Avenue de la Confrérie 12 14 16	1966	01.12.2014	Residential	15'516'308	20'430'000	762'600	0.76%
Lausanne, Avenue de la Harpe 21 23	1932	01.12.2013	Mixed	8'575'898	11'910'000	424'344	0.08%
Lausanne, Avenue Victor-Ruffly 37	1954	01.12.2013	Mixed	5'187'703	7'398'000	302'772	0.00%
Lausanne, Avenue Warnery 9 13	1931	01.12.2019	Residential	6'849'782	7'116'000	231'312	0.00%
Lausanne, Boulevard de Grancy 23 25 27	1900	01.12.2019	Mixed	11'969'558	12'450'000	469'236	0.00%
Lausanne, Chemin de Bellerive 13 15	1954	01.12.2019	Residential	2'683'619	2'749'000	92'556	0.00%
Lausanne, Chemin de Berée 54 56 58 60	1990	01.12.2009	Residential	9'614'236	15'830'000	680'076	0.07%
Lausanne, Chemin du Muveran 15	1932	01.12.2019	Residential	6'650'067	7'122'000	252'024	0.18%
Lausanne, Impasse Vincent-Perdonnet 1 3	1969	01.12.2013	Mixed	22'473'472	31'400'000	1'169'112	1.77%
Lausanne, Rue de Bourg 29; Ruelle de Bourg 4	1750	31.08.2019	Mixed	27'502'859	28'340'000	855'376	0.12%
Lausanne, Rue de l'Ale 1 3	1985	08.05.2018	Mixed	16'828'240	17'430'000	735'588	0.08%
Lausanne, Rue Marterey 56	1964	01.12.2013	Mixed	10'302'538	14'000'000	563'952	2.50%
Lausanne, Rue William-Haldimand 8	1870	01.10.2010	Mixed	3'886'927	5'499'000	245'688	0.00%
Lausen, Brühlstrasse 42-50	1989	01.12.2019	Residential	18'332'973	18'560'000	864'055	2.35%
Lenzburg, Aavorstadt 30 32	1951	01.12.2013	Mixed	2'754'972	3'847'000	191'712	1.79%
Liestal, Benzburweg 2 4 4a 6 6a 8 10 12	2001	01.12.2019	Residential	32'671'416	32'760'000	1'429'740	2.44%
Losone, Via Saleggi 2	1962	01.09.2011	Residential	2'800'000	3'180'000	187'392	0.88%
Lugano (Castagnola), Piazza Bossi 3; Via Pico 1	1899	31.05.2013	Mixed	3'804'670	1'667'000	82'752	15.11%
Lugano (Pregassona), Via alle Fontane 9	1930	31.05.2013	Residential	1'611'928	1'490'000	66'612	15.78%
Luzern, Löwengrube 8	1968	31.05.2013	Residential	11'273'546	14'430'000	597'912	3.13%
Luzern, Würzenbachhalde 14 16	1963	01.12.2013	Residential	7'823'001	10'490'000	364'092	8.33%
Lyss, Kappelenstrasse 11 13 15	1973	12.12.2012	Residential	5'825'966	7'947'000	333'384	7.19%
Lyss, Knospweg 10 12	1967	12.12.2012	Residential	3'557'716	4'228'000	204'936	4.57%
Männedorf, Bergstrasse 157 159	1961	01.12.2019	Residential	8'269'466	8'294'000	306'312	2.70%
Männedorf, Haldenstrasse 61 63	1974	01.12.2019	Residential	10'496'249	10'730'000	363'504	3.90%
Massagno, Via Ceresio 8a	1958	01.12.2019	Residential	5'197'543	5'192'000	217'472	3.44%
Massagno, Via Guisan 7 9	1976	01.09.2011	Residential	9'865'087	11'600'000	634'860	20.78%
Melide, Via al Doyro 10	1900	31.05.2013	Residential	3'545'062	3'126'000	170'555	0.04%
Mellingen, Im Geerig 63 65 79	2012	02.08.2012	Residential	12'470'763	17'310'000	678'948	2.53%
Minusio, Via Navegna 5	1966	01.12.2019	Residential	3'550'212	3'162'000	176'904	0.00%

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Monthey, Rue des Granges 2	1993	01.12.2013	Mixed	3'905'730	4'172'000	235'104	4.69%
Morges, Avenue de Chanel 33 35	1972	01.12.2009	Residential	10'292'673	16'150'000	641'244	0.32%
Muttenz, Gründenstrasse 60	1980	01.12.2013	Residential	9'855'554	14'600'000	517'800	6.20%
Neuchâtel, Rue de Champréveyres 1 3 5	1974	01.12.2013	Mixed	16'076'514	18'170'000	1'012'404	8.59%
Neuchâtel, Rue de l'Evole 68	1981	01.12.2019	Residential	4'957'697	5'168'000	229'488	2.59%
Neuhausen am Rheinfall, Langrietstrasse 16 18	1973	01.12.2019	Residential	5'377'475	5'382'000	266'604	5.19%
Nürensdorf, Alte Winterthurerstrasse 214	2008	01.12.2014	Residential	24'354'408	30'700'000	1'167'336	0.62%
Nussbaumen b. Baden, Haldenstrasse 18 20	1974	01.12.2019	Residential	9'606'713	9'776'000	356'388	1.33%
Nyon, Route de Saint-Cergue 47 49 51 55 57, Route d'Oulteret 4	1930	16.11.2020	Residential	23'143'659	22'830'000	-	0.00%
Oberengstringen, Zürcherstrasse 104	1952	01.12.2013	Mixed	2'467'662	3'135'000	153'392	0.05%
Oberglatt, Breitenstrasse 8 10	1968	01.09.2016	Residential	3'729'000	4'438'000	181'368	2.66%
Oberkirch LU, Feldhöflistrasse 1 3 5 7 9 11	1966	01.12.2009	Residential	13'739'310	19'580'000	857'604	2.28%
Olten, Friedenstrasse 85 87 89	1951	15.02.2012	Residential	11'915'859	13'820'000	585'672	0.39%
Onex, Rue du Vieux-Moulin 5	1969	22.05.2019	Residential	17'563'440	17'700'000	639'372	0.32%
Ostermundigen, Mitteldorfstrasse 7-15	1962	01.12.2014	Residential	12'231'557	16'640'000	654'432	0.20%
Pfäffikon ZH, Hittnauerstrasse 60 62	1957	01.12.2009	Residential	2'795'632	4'683'000	191'412	0.00%
Pfäffikon ZH, Pfaffbergstrasse 7 11	1970	01.12.2019	Residential	10'637'954	11'120'000	388'380	3.79%
Pratteln, Muttenzerstrasse 79a 79b; Wartenbergstrasse 48	2006	01.12.2009	Mixed	10'711'211	15'420'000	633'676	0.75%
Rapperswil, Untere Bahnhofstrasse 26	1919	01.12.2014	Mixed	3'829'024	3'938'000	177'108	0.25%
Renens VD, Chemin de Borjod 37	1956	01.12.2009	Residential	3'283'082	4'840'000	186'864	3.47%
Renens VD, Chemin de Perrelet 2 4 6 8	1931	01.12.2019	Residential	10'868'915	11'430'000	476'172	0.37%
Renens VD, Rue de l'Avenir 20-28	2017	20.12.2017	Residential	65'527'182	61'820'000	2'168'376	2.10%
Reussbühl, Täschmattstrasse 11	1964	01.12.2009	Residential	6'585'282	9'588'000	430'860	0.95%
Rheinfelden, Baslerstrasse 54-66	2021	31.08.2018	Residential	50'818'090	56'870'000	2'048'880	1.11%
Rheinfelden, Marktgasse 61	1930	01.09.2011	Mixed	4'299'478	4'274'000	220'456	10.00%
Riehen, Inzlingerstrasse 57 59 61	1996	11.03.2020	Residential	8'670'000	8'984'000	354'192	2.54%
Riva San Vitale, Via Generale Guisan 2	1900	31.05.2013	Mixed	986'820	616'200	40'104	61.01%
Rapperswil, Schweizstrasse 23-27; Alter Schulweg 46-50	2013	01.02.2016	Residential	43'832'726	46'580'000	1'980'168	1.28%
Rüti, Bergacherstrasse 20 20a	1980	01.11.2018	Residential	2'900'360	3'155'000	125'160	0.00%
S. Antonino, Via del Tiglio 1 3 5 7 9	1972	01.09.2011	Residential	12'963'751	16'860'000	841'153	9.05%
Savosa, Via Canva 13 15 15a	1982	01.12.2009	Residential	10'216'923	13'970'000	676'932	9.34%
Savosa, Via Canva 9 9a 11	1983	01.12.2009	Residential	11'494'803	15'430'000	698'268	8.56%
Schaffhausen, Felsenaustrasse 20-28	2014	01.09.2015	Residential	21'357'642	21'530'000	868'728	2.10%
Schaffhausen, Felsenaustrasse 4 8 10	1996	01.09.2015	Residential	6'985'332	7'072'000	344'820	1.52%
Schaffhausen, Krummack 11 13	1982	01.12.2014	Residential	13'796'534	17'000'000	810'684	3.40%

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Schaffhausen, Nordstrasse 58 58a 58b	1966	01.12.2009	Residential	3'443'915	4'262'000	216'780	8.21%
Schaffhausen, Zur Stahlgesserei 7 8	2020	19.10.2020	Residential	36'177'623	39'650'000	1'537'806	7.79%
Schlieren, Bernstrasse 33 35 37 39; Rütistrasse 1 1A 1B; Engstringerstrasse 2 4 6 8	2009	01.10.2014	Mixed	103'828'620	123'710'000	4'260'334	3.47%
Schlieren, Brandstrasse 29 31	2009	01.03.2011	Mixed	22'476'248	36'770'000	1'234'557	0.67%
Sion, Rue du Scex 26 28 30 32	1958	01.12.2013	Mixed	8'073'559	9'152'000	453'840	1.88%
Sion, Rue du Stade 14 16 18 20	1984	01.12.2009	Residential	6'906'980	8'406'000	491'124	6.68%
Sion, Rue du Stade 8 10 12	1989	01.12.2009	Residential	6'336'433	7'973'000	464'940	2.06%
St. Gallen, Axensteinstrasse 11 15	1911	01.12.2019	Residential	2'861'406	2'937'000	122'856	0.00%
St. Gallen, Brühlgasse 50; Spisergasse 31	1900	01.12.2013	Mixed	6'074'132	8'484'000	322'572	1.72%
St. Gallen, Burgstrasse 80	1920	04.10.2017	Residential	5'222'702	5'075'000	193'260	5.90%
St. Gallen, Helvetiastrasse 47 47a 51a	1920	25.06.2020	Commercial building	13'766'230	13'690'000	321'743	2.84%
St. Gallen, Langgasse 36	1953	01.09.2016	Mixed	5'233'000	5'390'000	207'144	5.02%
St. Gallen, Lindenstrasse 81	1905	01.09.2016	Residential	2'541'953	2'766'000	122'964	0.00%
St. Gallen, Lindenstrasse 83	1915	12.02.2021	Residential	1'597'584	1'171'000	44'520	11.32%
St. Gallen, Schreinerstrasse 1	1966	01.12.2009	Commercial building	7'281'260	7'997'000	456'348	2.39%
St. Gallen, St. Jakobstrasse 64	1912	01.12.2013	Mixed	3'552'579	4'386'000	202'068	3.17%
St. Gallen, Stationsweg 4	1956	01.09.2016	Residential	1'506'994	1'855'000	83'760	0.93%
St. Gallen, Unterer Graben 1	1890	01.12.2009	Commercial building	9'620'276	10'720'000	617'647	5.86%
St. Gallen, Webergasse 5	1919	01.12.2014	Commercial building	8'659'153	9'071'000	431'688	0.00%
St. Gallen, Wiesentalstrasse 4a 4b 4c	1953	01.12.2014	Residential	8'303'393	10'760'000	499'692	0.93%
Stallikon, Uetlirain 1-7	2008	01.12.2013	Residential	33'324'297	40'010'000	1'570'092	1.19%
Steffisburg, Austrasse 19 21	1986	12.12.2012	Residential	4'727'000	6'095'000	262'380	0.00%
Steinach, Schulstrasse 23 25	1959	01.12.2009	Residential	3'463'751	4'263'000	204'768	3.65%
Steinmaur, Riedterstrasse 11a - 11e	1994	22.05.2014	Residential	11'502'206	12'180'000	496'320	2.62%
Stetten, Aspstrasse 18 20 22 24 26	2013	14.03.2018	Residential	20'232'519	20'930'000	840'384	1.42%
Thalwil, Aubrigstrasse 3 5 7 9	1979	01.12.2009	Residential	9'714'541	19'290'000	587'952	1.15%
Thun, Bälliz 48	1979	01.12.2009	Mixed	10'814'940	14'630'000	655'980	0.00%
Thun, Bubenbergstrasse 31 33 35 45	1990	12.12.2012	Residential	12'726'176	16'940'000	715'596	0.82%
Thun, Waisenhausstrasse 1 3 3a; Länggasse 12	1943	18.12.2013	Residential	8'832'574	12'970'000	522'672	0.32%
Tour-de-Peilz, Chemin de Vassin 34 36	1964	01.12.2019	Residential	11'228'776	11'300'000	426'336	0.00%
Vevey, Rue du Léman 5	1979	01.01.2011	Mixed	3'500'213	5'070'000	246'288	1.47%
Vevey, Rue du Simplon 29	1934	01.12.2019	Mixed	2'663'462	2'624'000	131'412	0.87%
Viganello, Via Emilio Rava 1 1f	1989	01.12.2014	Mixed	25'739'248	34'350'000	1'798'318	3.19%
Villars-sur-Glâne, Route du Fort St-Jacques 135	1980	01.12.2013	Residential	5'747'036	6'784'000	299'040	7.87%
Wallisellen, Neue Winterthurerstrasse 99	1975	01.10.2020	Commercial building	390'826'330	392'923'260	17'354'139	0.05%

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Weinfelden, Bahnhofstrasse 3	1934	01.09.2016	Commercial building	1'381'000	1'254'000	93'225	0.00%
Wettingen, Lindenstrasse 1 3 5 7; Staffelstrasse 36	1952	01.12.2013	Mixed	6'228'720	8'160'000	371'702	1.53%
Wil SG, Gallusstrasse 57 59 61 63	1995	01.12.2009	Residential	12'186'725	16'410'000	701'940	1.62%
Wil SG, St-Gallerstrasse 54 54a 54b 56	1980	01.12.2013	Residential	14'466'326	22'070'000	849'060	2.84%
Winterthur, Zürcherstrasse 47; Jägerstrasse 49-57 61-81 83-91	1873/1890	26.01.2018	Residential	15'974'479	18'220'000	617'424	0.37%
Yverdon-les-Bains, Av. du Général-Guisan 49-53	1990	01.12.2019	Residential	12'053'990	12'480'000	608'388	1.29%
Zollikofen, Bernstrasse 123 125	1970	01.08.2010	Residential	7'273'474	9'106'000	406'176	1.28%
Zufikon, Sonnenhofstrasse 23 24	2012	01.12.2014	Mixed	12'660'000	15'360'000	619'476	1.82%
Zug, Neugasse 9	1976	01.01.2011	Mixed	2'413'765	3'545'000	176'436	0.00%
Zürich, Allmendstrasse 140 146 148; Spindelstrasse 13	1978	01.11.2017	Commercial building	41'197'445	42'875'000	481'469	0.04%
Zürich, Bleichenweg 50; Stockerstrasse 43	1894	01.01.2011	Commercial building	26'611'453	31'070'000	980'230	2.62%
Zürich, Fellenbergstrasse 279-289	1972	01.12.2013	Mixed	19'570'245	28'370'000	909'000	0.23%
Zürich, Gallusstrasse 6	1897	16.09.2020	Residential	6'250'783	6'004'000	126'588	1.76%
Zürich, Gallusstrasse 4	1973	01.12.2009	Commercial building	9'062'779	9'152'000	530'948	1.18%
Zürich, Gessnerallee 48	1995	01.12.2013	Mixed	5'098'477	7'627'000	231'588	0.00%
Zürich, Heinrichstrasse 114	1989	01.12.2014	Mixed	7'251'875	11'830'000	347'107	0.95%
Zürich, Lintheschergasse 10	1878	01.12.2009	Commercial building	15'154'889	26'610'000	862'391	0.00%
Zürich, Mutschellenstrasse 125	1935	01.12.2019	Residential	5'145'895	5'729'000	153'420	2.68%
Zürich, Neunbrunnenstrasse 210 212 222-232	1956	01.12.2019	Residential	28'330'387	30'930'000	960'552	0.86%
Zürich, Oetenbachgasse 11	1812	01.12.2014	Mixed	10'617'373	11'950'000	407'736	10.31%
Zürich, Rämistrasse 39	1888	14.12.2017	Mixed	7'666'880	9'998'000	302'816	1.86%
Zürich, Rotbuchstrasse 3 5	1906	15.12.2017	Residential	13'049'802	13'600'000	397'692	0.00%
Zürich, Schaffhauserstrasse 163 165 167	1943	01.10.2011	Residential	9'568'531	16'450'000	518'843	2.27%
Zürich, Seminarstrasse 28	1963	01.12.2014	Commercial building	22'769'107	27'650'000	1'292'696	6.92%
Zürich, Tödistrasse 38	1890	01.12.2014	Mixed	14'305'845	17'660'000	545'420	6.98%
Zürich, Wehntalerstrasse 286	1956	01.12.2019	Mixed	7'536'652	7'640'000	262'872	0.21%
Zürich, Wibichstrasse 92	1938	01.12.2019	Residential	4'154'977	4'458'000	119'748	0.00%
<b>Total 237 properties</b>				<b>3'132'368'534</b>	<b>3'609'805'460</b>	<b>146'924'078</b>	<b>2.64%</b>

<sup>1)</sup> Measured by rental income



# Real Estate Switzerland – Property directory

## PROPERTY AT THE CONSTRUCTION

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Brunnen-Ingenbohl, Industriestrasse 2	2019	02.09.2019	Im Bau	26'002'204	24'530'000	-	0.00%
Zürich, Hallenstrasse 8	1964	14.12.2017	Im Bau	14'470'305	17'840'000	-	0.00%
Wetzikon, Hinwilerstrasse 2	n.a.	17.12.2020	Im Bau	12'540'368	11'170'000	-	0.00%
<b>Total 3 properties</b>				<b>53'012'877</b>	<b>53'540'000</b>	<b>-</b>	<b>0.00%</b>
<b>Total 240 properties</b>				<b>3'185'381'411</b>	<b>3'663'345'460</b>	<b>146'924'078</b>	<b>2.64%</b>

<sup>1)</sup> Measured by rental income

# Real Estate Switzerland Retirement and Healthcare – ESG product report

*This report summarises the key elements of the ESG management approach and the key ESG initiatives for the Real Estate Switzerland Retirement and Healthcare investment group and presents the key ESG performance results for the product.*

## *ESG management approach*

### **Systematic ESG integration**

The investment philosophy for the investment group Real Estate Switzerland Retirement and Healthcare is based on the three pillars of responsibility as defined by Swiss Life Asset Managers in its cross-divisional *approach to responsible investment*: our fiduciary duty, our intergenerational responsibility and our active assumption of responsibility towards our stakeholders. The Responsible Property Investment Framework which builds on this defines the ecological, social and governance principles throughout the entire real estate investment process – from the acquisition to the design of development and construction projects to the management of the investment portfolio: In the case of acquisitions, an assessment of ESG risks and potentials is carried out as an integral part of the due diligence process. In construction projects, a specially developed sustainability building manual is applied. This includes, for example, minimum energy requirements and guidelines for the targeted application of construction standards such as BREEAM, LEED, DGNB, SNBS and Minergie. ESG aspects are also systematically taken into account in the existing portfolio, for example through the integration of corresponding guidelines in the management manual.

### **Targeted ESG action focus**

In addition to the comprehensive integration of ESG criteria throughout the real estate investment process, there is targeted action planning and implementation in defined action focal areas (see section "ESG action focus & initiatives"). These are derived from the Swiss Life Asset Managers materiality matrix, which assesses ESG topics in the dimensions of environmental, social and governance according to their relevance and the extent to which they can be influenced.

### **Continuous improvement cycle**

Finally, all elements of ESG management – from the definition of the strategy and goals through implementation measures to monitoring and reporting – are embedded in a continuous improvement process. This enables a steady, iterative improvement in the ESG performance of the Real Estate Switzerland Retirement and Healthcare investment group.



### *Swiss Life Asset Managers' responsible investment approach*

For more information on responsible investment activities at Swiss Life Asset Managers in the area of real estate and other asset classes, visit our website where the comprehensive Responsible Investment Report is available.

## ESG action focus & initiatives



### ESG environment action focus: Reducing climate impacts

Buildings are very CO<sub>2</sub>-intensive by nature and are therefore among the main causes of climate change. Monitoring and improving the energy and CO<sub>2</sub> balance sheet of our properties is therefore the focus of our intergenerational responsibility.

#### Comprehensive elimination of fossil fuel heating

With the entry into force of an internal CO<sub>2</sub> manual in May 2021, a practice that had already been implemented to a large extent was firmly rooted in the core processes. The manual stipulates that fossil fuels (oil, gas) may no longer be used for all measures involving the purchase of a new heating system. Exceptions must be technically justified and accompanied whenever possible by mitigating strategies. At the end of the financial year, the proportion of space heated with renewable systems was 77%<sup>1</sup>. With the implementation of the manual, this proportion will gradually increase over the next few years.

#### Expansion of photovoltaic (PV) systems

In order to further increase the use of renewable energies in the existing properties, we, the Swiss Life Investment Foundation and its agents, are conducting a portfolio-wide analysis of potential for photovoltaic (PV) systems. The aim of the project is to identify suitable properties for the installation of photovoltaic systems and to exploit the existing PV potential of the portfolio while taking ecological and economic aspects into account.

#### Central locations, sparing use of land

Not least in mountainous and populous Switzerland, usable land is scarce. Many of our long-standing properties are now located in central, urban locations where, thanks to densely built plots, they make sparing use of the land. Potential in the existing portfolio is identified by means of targeted portfolio analyses and renovation strategies, and suitable projects are then defined for the consolidation and upgrading of the properties. In addition to creating economic value, land use is minimised and high building quality is achieved in accordance with the best energy standards. As they are easily accessible, central locations also help to reduce traffic volumes and enhance quality of life for the users.



### ESG social action focus: Satisfaction & well-being of tenants

Active stewardship also includes involving our tenants in order to understand their needs and seize opportunities that create shared and long-term added value. The satisfaction and well-being of our tenants are the focus of our social activities.

#### Active tenant feedback process

Since 2019, Swiss Life Asset Managers has conducted regular comprehensive surveys on tenant satisfaction. The aim of the initiative is to understand the factors contributing to tenant satisfaction and to identify potential for optimisation. The results are interpreted for the investment group and confirm our efforts to continuously improve tenant satisfaction, focusing on such aspects as room temperature, building condition, ancillary costs and assistance from estate and facility management staff. Potential at property level is further analysed by our management company LIVIT Ltd., and measures are implemented to further increase the satisfaction of our tenants. As the residential tenants in the investment group Real Estate Switzerland Retirement and Healthcare were already covered by the 2019 and 2020 surveys, no tenants were surveyed in the year under review. The next tenant survey is scheduled for 2022.

#### High security standards and good levels of comfort

The fit-out standard of our investment properties is geared to our tenants and their expectations. In order to provide an appealing service and ensure the comfort of our tenants, our properties meet high standards in terms of safety and comfort. Four of our properties have apartments that have been awarded the LEA label, thus offering a pleasant environment for people with physical disabilities. High standards guarantee stable demand and thus low vacancy rates even in a challenging market environment.

<sup>1</sup> % of the portfolio's gross floor area that is not primarily heated with oil or gas heating.

### Maximum consideration

Some development and renovation projects have a severe impact on tenants – in extreme cases, terminating the lease on the property may be unavoidable. In order to deal with such situations with the greatest possible regard for the tenants concerned, a rental-termination programme has been defined to cushion the possible social impact of such interventions. This includes, among other things, ensuring that communication is prompt, transparent, tactful and personal, actively searching for alternative rental properties in LIVIT Ltd.'s own portfolio, as well as proactive referrals and recommendations to third-party estate managers. No restructuring-related terminations were issued during the reporting period.



### ESG governance action focus: Stakeholder engagement & transparency

We view a high level of transparency in investment decision-making as a key aspect of our fiduciary duty. As a further element of our ESG governance, we actively seek dialogue with our stakeholders, i.e. tenants, users and operators as well as national and international organisations.

#### Stakeholder engagement: Integration of sustainability aspects in leases

Some sustainable development goals can only be achieved jointly. That's why we have been integrating green lease clauses in new leases since September. Landlords and tenants thus commit to doing their utmost to manage and use the property in an environmentally friendly manner within their scope of action.

#### Stakeholder engagement: Cooperation with strong partners

The attractiveness of our properties depends not only on us, but also on our partners and service providers. We ensure efficient cooperation by selecting our cooperation partners according to strict criteria. Among others, we work with municipalities, local operators, the LEA Foundation, Casea and other consulting institutions. Our network thus enables us to build up broad sector expertise and a lively exchange of know-how. This helps us to offer products adapted to market conditions that meet the long-term requirements of our stakeholders.

#### Stakeholder engagement: Raising user awareness

Conserving natural resources is worthwhile for all of us and works best with combined forces. We therefore also endeavour to raise our tenants' and users' awareness of sustainability aspects. For example, we inform our residential tenants about ecological user behaviour via our

management organisation's website. The aim of the initiative is to show tenants how they can usefully save energy, electricity and water and avoid waste in their homes. In future, the information about ecological user behaviour will be available via an app provided by our management company, which is currently being rolled out.

Another approach we have used to encourage our tenants to pursue common ecological goals is our "hot water challenge", which was conducted in 2019 (see 2019/2020 Real Estate Report). The playful awareness campaign, conceived by a research group of the Swiss Federal Institute of Technology (ETH) in cooperation with the Swiss Life Asset Managers Economic Research Team, proved extremely effective. Not only did the participating households save around 6% of their hot water consumption compared to the control group during the challenge period, but significant effects were also observed several months after the hot water challenge was concluded. The later data analysis also showed that the challenge had significant spill-over effects on cold water and heating energy consumption, so that these consumption levels were also significantly reduced. The Swiss National Science Foundation (SNSF) decided during our financial year to support the research cooperation (now under the umbrella of the University of Zurich) for the next four years. This is intended to enable further environmental and behavioural economic projects to be realised in cooperation between research and practice.

#### Transparency regarding ESG performance

In order to ensure ESG transparency towards our investors, Swiss Life Asset Managers has participated in GRESB's annual global ESG benchmarking since 2020 with its investment group Real Estate Switzerland Retirement and Healthcare. GRESB is a real estate industry company that assesses the performance of real estate portfolios in terms of the environment, social affairs and corporate governance. Swiss Life Asset Managers publishes the results of the benchmarking for the investment group Real Estate Switzerland Retirement and Healthcare on an annual basis (see GRESB scoring) and analyses them to identify further potential for improvement. Swiss Life Asset Managers also participates in other national and international initiatives that pursue overarching goals related to sustainable development. For example, Swiss Life Asset Managers is a signatory to the Principles for Responsible Investment (PRI) and a supporter of the Task Force on Climate-Related Financial Disclosures (TCFD).

## ESG case study

### Sustainable and barrier-free Belano neighbourhood: At home in Ostermundigen, Bern

- New construction
- Construction year 2021
- Use: Residential
- Rentable living space: 4551 m<sup>2</sup>
- Parking: 62
- Very good public transport connections
- Extensive rooftop greenery
- Minergie certification
- LEA label certification



The apartment blocks at Grubenstrasse 14/14a and Paracelsusstrasse 2 consist of 67 new apartments with a total area of 4551 m<sup>2</sup> and 62 large parking spaces. The new buildings feature solid construction and high-quality exteriors (seating, balconies or terraces) for each individual apartment with an open design and abundant light. The large windows have been completely shaded to protect against heat and triple-glazed for energy efficiency purposes. The flat roofs of the buildings are completely covered in greenery.

This extensive greenery fits in with the spacious gardens in and around the neighbourhood and the generous amount of space invites people to stay outside. The properties also offer a large number of shared areas for all tenants, such as a gym, reception area, cafeteria, library and workshop/studio. In addition, residents benefit from optimal public transport connections and good motorised private transport options. Within walking distance are a wide range of shops for daily needs (such as grocery stores, pharmacies, banks, restaurants). The general surrounding area is filled with small and medium-sized detached houses and apartment buildings, creating a pleasant atmosphere.

The properties, completed in 2021, are Minergie-certified and have shared central heating provided by a sustainable pellet heating system. They are also certified by the LEA label. The label attests to the comprehensive threshold- and barrier-free construction as well as the disabled- and senior-friendly accessibility of all premises. To ensure a pleasant and self-determined life, modern locking systems have been installed and each apartment has a tablet. In addition to the integrated services, residents can request additional medical and nursing support on a modular basis as required. This integration and combination of services and offering supports and promotes a commingling and coexistence of wide variety of age groups in the neighbourhood.





#### Contribution to the UN Sustainable Development Goals:



The 17 United Nations Sustainable Development Goals

## ESG performance

### Measurements and key values on ESG action focus

	<b>Environment</b>	77% of the portfolio's gross floor area is heated with renewable systems (no oil or gas heating)
	<b>Social</b>	4 properties have apartments that have been awarded the LEA label and thus offer a pleasant environment for people with physical disabilities
	<b>Governance</b>	 GRESB Green Star Status <b>70</b> points scored in the 2021 GRESB assessment

Key Performance Indicators <sup>1</sup>	2018/2019	2019/2020
<b>Energy consumption (excluding tenant electricity)<sup>2</sup> [kWh]</b>	<b>955 749</b>	<b>1 177 006</b>
of which general electricity [kWh]	260 258	266 436
of which energy for heat generation [kWh]	695 490	910 570
Data coverage for general electricity <sup>3</sup> [%]	62.9	49.6
Data coverage for heat generation <sup>3</sup> [%]	45.7	33.3
<b>Energy intensity<sup>4</sup> [kWh/m<sup>2</sup>]</b>	<b>50.3</b>	<b>62.1</b>
<b>CO<sub>2</sub> emissions<sup>5</sup> [kg CO<sub>2</sub>-eq]</b>	<b>171 535</b>	<b>212 934</b>
<b>CO<sub>2</sub> intensity<sup>4</sup> [kg CO<sub>2</sub>-eq/m<sup>2</sup>]</b>	<b>9.1</b>	<b>11.4</b>
<b>Proportion of properties with building standards label<sup>6</sup> [%]</b>	<b>n/a</b>	<b>35.7</b>

<sup>1</sup> As at 3 November 2021

<sup>2</sup> The kWh are for the energy consumed for heat generation and general electricity. No extrapolated values are used based on the GRESB reporting requirements. Values incl. vacancy correction, excl. climate correction.

<sup>3</sup> Calculation of data coverage based on the "data coverage" as per GRESB for the reporting period 1 October – 30 September (Cover in terms of area and time, not suitable for linear extrapolations).

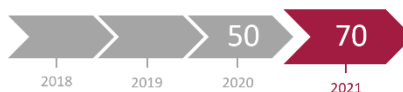
<sup>4</sup> The m<sup>2</sup> are for the gross floor area. For the calculation of the intensity indicators, only those properties for which a complete 12-month data series was available for heating energy and general electricity consumption were included. Due to the small number of properties with full data coverage, the values for the 2019/2020 financial year are only representative to a limited extent. Values incl. vacancy correction and climate correction.

<sup>5</sup> CO<sub>2</sub> emissions in kg CO<sub>2</sub> equivalents. Emission factors have been used that comply with the methodological principles of the GHG Protocol.

<sup>6</sup> In % of gross floor area. Since 2021, based on the GRESB reporting requirements, only completed certifications are taken into account, excluding construction projects. There is no recalculation of the previous year's values.

### GRESB scoring

GRESB is an organisation that assesses the performance of real estate funds and real estate companies on the basis of environmental, social and governance factors. GRESB has reviewed the sustainability performance of the Real Estate Switzerland Retirement and Healthcare investment group since 2020.

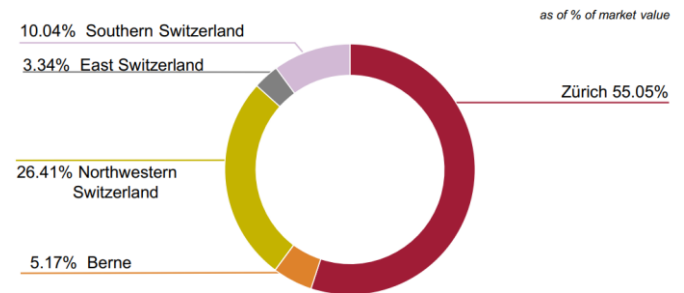


# Real Estate Switzerland Retirement and Healthcare – Portfolio overview

## Key figures

Market value	CHF 429.89 m
Rent (gross) p.a.	CHF 14.29 m
Number of properties	13
Total usable area	48 373 m <sup>2</sup>
Residential without offer of fixed accommodation	456
Number of care beds	94
Healthcare properties	0

## Geographical breakdown

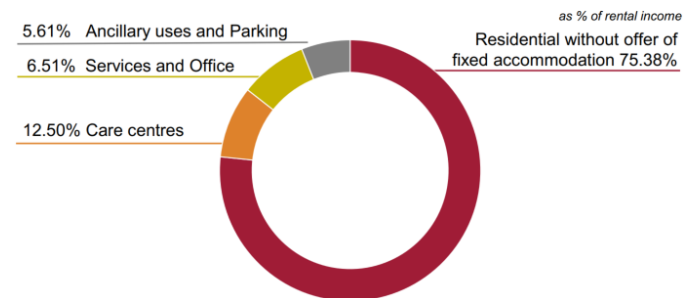


## Valuation by Wüest Partner AG

	Grade	Weighting
<b>Overall rating</b>	<b>4.1</b>	
<b>Location</b>	<b>4.2</b>	<b>37</b>
Macro-location	4.3	37
Micro-location	4.1	57
<b>Property</b>	<b>4.1</b>	<b>37</b>
Usability	3.9	35
Standard	4.0	33
Condition	4.6	29
<b>Investment</b>	<b>4.1</b>	<b>19</b>
Lettability	4.0	31
Saleability	4.1	31
Income risk	4.0	30

Note: 1 = lowest score, 5 = best score

## Types of use



## Quality profile portfolio



## Münchhaldenstrasse 15, Zurich



# Real Estate Switzerland Retirement and Healthcare – Property directory

## COMPLETED BUILDINGS INCL. LAND

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Bassersdorf, Dorfplatz 7; Breitstrasse 32	2015	01.12.2017	Mixed	32'771'806	34'350'000	1'296'692	0.93%
Grenchen, Jurastrasse 90 92 94	2021	31.05.2021	Residential	30'748'367	30'200'000	1'302'696	0.04%
Obergösgen, Losterferstrasse 1 3; Steinengasse 1a 1b 1c 3a 3b	2020	09.04.2020	Residential	37'146'341	37'480'000	1'247'952	0.97%
Ostermundigen, Grubenstrasse 14	2021	12.09.2019	Residential	24'113'281	24'730'000	1'287'960	0.06%
Porza, Via Chiosso 9 9a 9b 9c	2021	27.04.2021	Residential	41'265'648	41'970'000	1'528'623	0.03%
Rheinfelden, Baslerstrasse 48 50 52	2021	01.04.2021	Residential	22'946'400	23'240'000	884'820	0.05%
Romanshorn, Weizenzelgstrasse 5 5a	2020	03.03.2020	Residential	14'053'847	13'850'000	507'000	0.00%
Rümlang, Ifangstrasse 21 23 25 27 29	2012	15.11.2018	Residential	39'676'567	38'940'000	1'350'000	0.00%
Wohlen, Bärholzstrasse 7	1993	15.05.2019	Residential	4'449'692	4'995'000	200'000	0.00%
Zürich, Letzigraben 247 249 251	1950	01.12.2017	Mixed	12'801'250	16'320'000	569'960	0.09%
Zürich, Münchhaldenstrasse 15	2011	01.08.2019	Mixed	39'801'089	43'860'000	1'246'662	0.44%
Zürich, Wildbachstrasse 55-59	2008	01.06.2019	Residential	88'921'703	99'380'000	2'870'160	0.36%
<b>Total 12 properties</b>				<b>388'695'991</b>	<b>409'315'000</b>	<b>14'292'524</b>	<b>0.38%</b>

<sup>1)</sup> Measured by rental income

## PROPERTY AT THE CONSTRUCTION

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Wohlen AG, Zentralstrasse 51	-	01.12.2017	Under construction	21'304'905	20'570'000	-	0.00%
<b>Total 1 property</b>				<b>21'304'905</b>	<b>20'570'000</b>	<b>-</b>	<b>0.00%</b>
<b>Total 13 properties</b>				<b>410'000'896</b>	<b>429'885'000</b>	<b>14'292'524</b>	<b>0.38%</b>

<sup>1)</sup> Measured by rental income



# Commercial Real Estate Switzerland – ESG product report

*This report summarises the key elements of the ESG management approach and the ESG initiatives used for the Commercial Real Estate Switzerland investment group and presents the key ESG performance results for the product.*

## *ESG management approach*

### **Systematic ESG integration**

The investment philosophy for the Commercial Real Estate Switzerland investment group is based on the three pillars of responsibility as defined by Swiss Life Asset Managers in its cross-divisional *approach to responsible investment*: our fiduciary duty, our intergenerational responsibility and our active assumption of responsibility towards our stakeholders. The Responsible Property Investment Framework which builds on this defines the ecological, social and governance principles throughout the entire real estate investment process – from the acquisition to the design of development and construction projects to the management of the investment portfolio: In the case of acquisitions, an assessment of ESG risks and potentials is carried out as an integral part of the due diligence process. In construction projects, a specially developed sustainability building manual is applied. This includes, for example, minimum energy requirements and guidelines for the targeted application of construction standards such as BREEAM, LEED, DGNB, SNBS and Minergie. ESG aspects are also systematically taken into account in the existing portfolio, for example through the integration of corresponding guidelines in the management manual.

### **Targeted ESG action focus**

In addition to the comprehensive integration of ESG criteria throughout the real estate investment process, there is targeted action planning and implementation in defined action focal areas (see section "ESG action focus & initiatives"). These are derived from the Swiss Life Asset Managers materiality matrix, which assesses ESG topics in the dimensions of environmental, social and governance according to their relevance and the extent to which they can be influenced.

### **Continuous improvement cycle**

Finally, all elements of ESG management – from the definition of the strategy and goals through implementation measures to monitoring and reporting – are embedded in a continuous improvement process. This enables a steady, iterative improvement in the ESG performance of the Commercial Real Estate Switzerland investment group.



### *Swiss Life Asset Managers responsible investment approach*

For more information on responsible investment activities at Swiss Life Asset Managers in the area of real estate and other asset classes, visit our website where the comprehensive Responsible Investment Report is available.

## ESG action focus & initiatives



### ESG environment action focus: Reducing climate impacts

Buildings are very CO<sub>2</sub>-intensive by nature and are therefore among the main causes of climate change. Monitoring and improving the energy and CO<sub>2</sub> balance sheet of our properties is therefore the focus of our intergenerational responsibility.

#### Energy-related portfolio optimisation in the portfolio

After a systematic, cross-product energy-related portfolio analysis in 2018, a comprehensive programme of operational optimisations was formulated, with implementation starting in mid-2019. Since then, nine energy-related operational optimisations have been initiated in the Commercial Real Estate Switzerland investment group up to the end of the reporting year. The energy savings resulting from operational measures are estimated to average 5 to 10% for the optimised properties.

#### Comprehensive elimination of fossil fuel heating

With the entry into force of an internal CO<sub>2</sub> manual in May 2021, a practice that had already been implemented to a large extent was firmly rooted in the core processes. The manual stipulates that fossil fuels (oil, gas) may no longer be used for all measures involving the purchase of a new heating system. Exceptions must be technically justified and accompanied whenever possible by mitigating strategies. At the end of the financial year, the proportion of space heated with renewable systems was 38%<sup>1</sup>. With the implementation of the manual, this proportion will gradually increase over the next few years.

#### Expansion of photovoltaic (PV) systems

In order to further increase the use of renewable energies in the existing properties, we, the Swiss Life Investment Foundation and its agents, carried out a portfolio-wide analysis of potential for photovoltaic (PV) systems. The aim of the project is to identify suitable properties for the installation of photovoltaic systems and to exploit the existing PV potential of the portfolio while taking ecological and economic aspects into account.

#### Central locations, sparing use of land

Not least in mountainous and populous Switzerland, usable land is scarce. Many of our long-standing properties are now located in central, urban locations where, thanks to densely built plots, they make sparing use of the land. Potential in the existing portfolio is identified by means

of systematic portfolio analyses and renovation strategies, and suitable projects are then defined for the consolidation and upgrading of the properties. In addition to creating economic value, land use is minimised and high building quality is achieved in accordance with the best energy standards. As they are easily accessible, central locations also help to reduce traffic volumes and enhance quality of life for the users.



### ESG social action focus: Satisfaction & well-being of tenants

Active stewardship also includes involving our tenants in order to understand their needs and seize opportunities that create shared and long-term added value. The satisfaction and well-being of our tenants are the focus of our social activities.

#### Active tenant feedback process

Since 2019, Swiss Life Asset Managers has conducted regular comprehensive surveys on tenant satisfaction. The aim of the initiative is to understand the factors contributing to tenant satisfaction and to identify potential for optimisation. Alternating surveys are planned for around 30% of residential tenants and 15% of business tenants per year. The results are interpreted for the investment group and confirm our efforts to continuously improve tenant satisfaction, focusing on such aspects as room temperature, building condition, ancillary costs and assistance from estate and facility management staff. Potential at property level is further analysed by our management company Livit Ltd, and measures are implemented to further increase the satisfaction of our tenants.

#### Maximum consideration

Some development and renovation projects have a severe impact on tenants – in extreme cases, terminating the lease on the property may be unavoidable.

<sup>1</sup> % of the portfolio's gross floor area that is not primarily heated with oil or gas heating.

In order to deal with such situations with the greatest possible regard for the tenants concerned, a rental-termination programme has been defined to cushion the possible social impact of such interventions. This includes, among other things, ensuring that communication is prompt, transparent, tactful and personal, actively searching for alternative rental properties in LIVIT Ltd.'s own portfolio, as well as proactive referrals and recommendations to third-party estate managers. No restructuring-related terminations were issued during the reporting period.

### **Solidarity in the time of Covid-19**

Swiss Life Asset Managers decided at an early stage to provide assistance in the form of rental waivers to very small businesses and self-employed individuals who were particularly affected by the Federal Council measures to counter Covid-19. Other companies were also granted unbureaucratic deferral of rent.



### **ESG governance action focus: Stakeholder engagement & transparency**

We view a high level of transparency in investment decision-making as a key aspect of our fiduciary duty. As a further element of our ESG governance, we actively seek dialogue with our stakeholders, i.e. tenants, users and operators as well as national and international organisations.

### **Stakeholder engagement: Integration of sustainability aspects in leases**

Some sustainable development goals can only be achieved jointly. That's why we have been integrating green lease clauses in new leases since September of the year under review. Landlords and tenants thus commit to doing their utmost to manage and use the property in an environmentally friendly manner within their scope of action.

### **Stakeholder engagement: Raising awareness**

Conserving natural resources pays off for all of us and works best with combined forces. We therefore also endeavour to raise our tenants' and users' awareness of sustainability aspects. For example, we inform our residential tenants about ecological user behaviour via our management organisation's website. The aim of the initiative is to show tenants how they can usefully save energy, electricity and water and avoid waste in their homes. In future, the information about ecological user behaviour will be available via an app provided by our management company, which is currently being rolled out.

Another approach we have used to encourage our tenants to pursue common ecological goals is our "hot water challenge", which was conducted in 2019 (see 2019/2020 Real Estate Report). The playful awareness campaign, conceived by a research group of the Swiss Federal Institute of Technology (ETH) in cooperation with the Swiss Life Asset Managers Economic Research Team, proved extremely effective. Not only did the participating households save around 6% of their hot water consumption compared to the control group during the challenge period, but significant effects were also observed several months after the hot water challenge was concluded. The later data analysis also showed that the challenge had significant spill-over effects on cold water and heating energy consumption, so that these consumption levels were also significantly reduced. The Swiss National Science Foundation (SNSF) decided during our financial year to support the research cooperation (now under the umbrella of the University of Zurich) for the next four years. This is intended to enable further environmental and behavioural economic projects to be realised in cooperation between research and practice.

### **Transparency regarding ESG performance**

In order to ensure ESG transparency for our investors, Swiss Life Asset Managers has been a member of GRESB since 2018 and since then has been participating in the annual global ESG benchmarking. GRESB is a real estate industry company that assesses the performance of real estate portfolios in terms of the environment, social affairs and corporate governance. Swiss Life Asset Managers publishes the results of the benchmarking for the Commercial Real Estate Switzerland investment group on an annual basis (see GRESB Scoring) and analyses them to identify further potential for improvement. Swiss Life Asset Managers also participates in other national and international initiatives that pursue overarching goals related to sustainable development. For example, Swiss Life Asset Managers is a signatory to the Principles for Responsible Investment (PRI) and a supporter of the Task Force on Climate-Related Financial Disclosures (TCFD).

## ESG case study

### Sustainable renovation project at Albisstrasse 152 in Zurich

- Construction year 2022 – 2023
- Old use: Office
- New use: Residential
- Rentable area: 1216 m<sup>2</sup>
- Minergie certification
- Very good public transport connections
- Spacious balconies and terraces
- PV system planned



Following the move of the sole tenant, a conversion from office space to apartments was planned for the property at Albisstrasse 152. In order to meet the high demand for residential space close to the city, an additional storey will be added to the top floor. The 18 new apartments will make optimal use of the maximum possible volume.

The property is close to nature, near the Paradies community garden and just one kilometre from Lake Zurich. With crèches, a fitness centre, clothing stores, as well as Spitex and a care centre, the surrounding area offers an intergenerational and comprehensive range of services. There is also a bus stop directly in front of the property, which is served every quarter of an hour and thus offers optimal public transport connections. At the same time, access to the motorway and thus the connection to the national road network is also nearby.

As a result of the conversion, a new ramp will be created for the entrance, which will allow barrier-free access to the building. A wrap-around balcony will be built for this purpose, which will expand the planned living space. Thanks to clever planning, the balcony will also serve as natural heat protection by shading the large window openings. There is also controlled ventilation of the apartments to meet the acoustic challenges of the property and to address the needs of the residents. In order to reduce greenhouse gas emissions, the oil heating system will be replaced with an air-to-water heat pump and the electricity demand will be met sustainably in the future by the planned in-house photovoltaic system. Accordingly, the building will be built and certified in accordance with Minergie standards.





#### Contribution to the UN Sustainable Development Goals:



The 17 United Nations Sustainable Development Goals

## ESG performance

### Measurements and key values on ESG action focus

	<b>Environment</b>	<b>9</b> energy-related operational optimisations initiated in the past two years
	<b>Social</b>	<b>51%</b> of apartment tenants surveyed about their satisfaction during the financial year  <b>9%</b> of business tenants surveyed about their satisfaction during the financial year*
	<b>Governance</b>	 GRESB Green Star Status  <b>75</b> points scored in the 2021 GRESB assessment

\* Due to the current coronavirus situation and the associated bilateral discussions with retail tenants, the business tenant survey has been limited to office tenants this year. The survey response rate as a percentage of office tenants is 15%.

Key performance indicators <sup>1</sup>		2018/2019	2019/2020
<b>Energy consumption (excluding tenant electricity)<sup>2</sup> [kWh]</b>		<b>26 858 847</b>	<b>28 676 031</b>
of which general electricity	[kWh]	4 973 726	4 362 696
of which energy for heat generation	[kWh]	21 885 121	24 313 335
Data coverage for general electricity <sup>3</sup>	[%]	75.5	47.9
Data coverage for heat generation <sup>3</sup>	[%]	83.5	52.0
<b>Energy intensity<sup>4</sup></b>	<b>[kWh/m<sup>2</sup>]</b>	<b>73.9</b>	<b>67.3</b>
<b>CO<sub>2</sub> emissions<sup>5</sup></b>	<b>[kg CO<sub>2</sub>-eq]</b>	<b>5 067 781</b>	<b>5 504 756</b>
<b>CO<sub>2</sub> intensity<sup>4</sup></b>	<b>[kg CO<sub>2</sub>-eq/m<sup>2</sup>]</b>	<b>13.3</b>	<b>12.7</b>
<b>Proportion of properties with building standards label<sup>6</sup></b>	<b>[%]</b>	<b>n/a</b>	<b>0.7</b>

<sup>1</sup> As at 3 November 2021

<sup>2</sup> The kWh are for the energy consumed for heat generation and general electricity. No extrapolated values are used based on the GRESB reporting requirements. Values incl. vacancy correction, excl. climate correction.

<sup>3</sup> Calculation of data coverage based on the "data coverage" as per GRESB for the reporting period 1 October – 30 September (area and time coverage, not suitable for linear extrapolations).

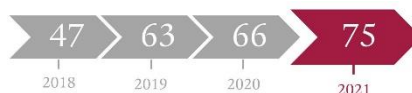
<sup>4</sup> The m<sup>2</sup> are for the gross floor area. For the calculation of the intensity indicators, only those properties for which a complete 12-month data series was available for heating energy and general electricity consumption were included. Due to the small number of properties with full data coverage, the values for the 2019/2020 financial year are only representative to a limited extent. Values incl. vacancy correction and climate correction.

<sup>5</sup> CO<sub>2</sub> emissions in kg CO<sub>2</sub> equivalents. Emission factors have been used that comply with the methodological principles of the GHG Protocol.

<sup>6</sup> In % of gross floor area. Since 2021, based on the GRESB reporting requirements, only completed certifications are taken into account, excluding construction projects. There is no recalculation of the previous year's values.

### GRESB scoring

GRESB is an organisation that assesses the performance of real estate funds and real estate companies on the basis of environmental, social and governance factors. GRESB has reviewed the sustainability performance of the Commercial Real Estate Switzerland investment group on an annual basis since 2018.

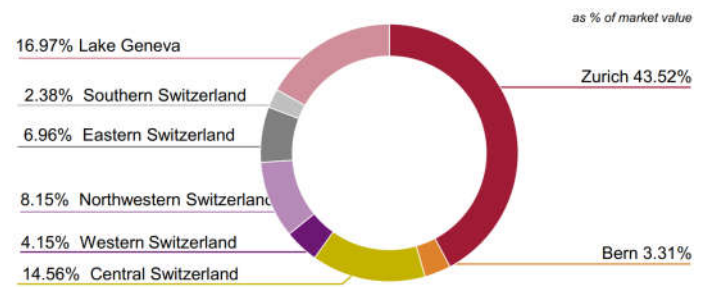


# Commercial Real Estate Switzerland – Portfolio overview

## Key figures

Market value	CHF 1 840.69 m
Rent (gross) p.a.	CHF 80.9 m
Number of properties	92
Total number of rental properties / total usable area	5 432 / 261 937 m <sup>2</sup>
Apartments	481
Offices	576
Retail	270
Parking spaces and ancillary uses	4 105

## Geographical breakdown

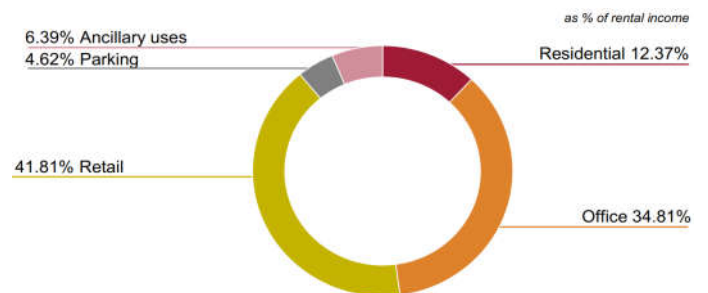


## Valuation by Wüest Partner AG

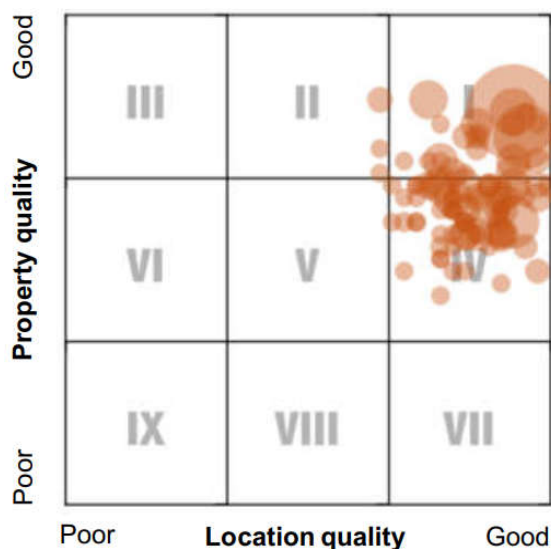
	Grade	Weighting
<b>Overall rating</b>	<b>4.0</b>	
<b>Location</b>	<b>4.5</b>	<b>40</b>
Macro-location	4.8	40
Micro-location	4.3	60
<b>Property</b>	<b>3.7</b>	<b>40</b>
Usability	3.7	39
Standard	3.7	31
Condition	3.7	30
<b>Investment</b>	<b>4.0</b>	<b>20</b>
Lettability	4.1	35
Saleability	4.2	35
Income risk	4.2	28

Note: 1 = lowest score, 5 = best score

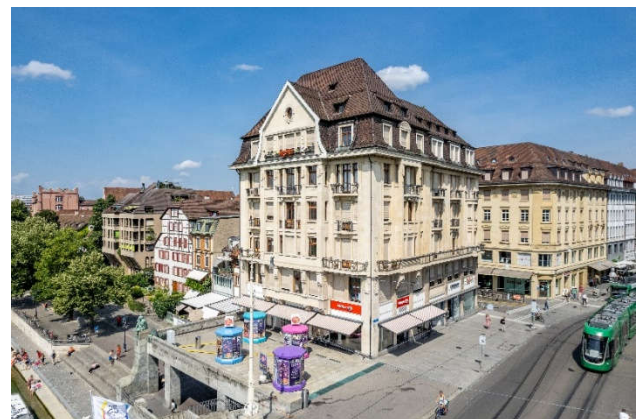
## Types of use



## Quality profile portfolio



## Greifengasse 1, Basel



# Commercial Real Estate Switzerland – Property directory

## COMPLETED BUILDINGS INCL. LAND

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Altdorf UR, Tellsgasse 2 2a	1685	01.12.2013	Mixed	3'811'588	3'412'000	200'616	2.00%
Bad Zurzach, Hauptstrasse 48	1972	23.12.2016	Mixed	7'227'475	5'541'000	356'874	12.80%
Baden, Badstrasse 20	2014	09.04.2014	Mixed	10'541'268	11'330'000	487'044	1.77%
Baden, Cordulaplatz 2 4 6	1984	01.11.2011	Mixed	5'456'518	6'588'000	318'962	1.74%
Basel, Clarastrasse 15	1990	01.12.2013	Mixed	10'257'696	11'060'000	563'100	5.53%
Basel, Falknerstrasse 5	1926	31.05.2013	Commercial building	8'079'741	6'107'000	194'460	30.85%
Basel, Greifengasse 1	1912	01.12.2013	Mixed	14'333'708	18'160'000	672'824	0.00%
Berikon, Bellikerstrasse 1	1981	23.12.2016	Commercial building	3'102'395	2'661'000	177'259	5.20%
Bern, Jupiterstrasse 15	1980	01.07.2014	Commercial building	1'831'188	1'662'000	145'522	5.32%
Bern, Schwarztorstrasse 61	1972	01.11.2011	Commercial building	31'193'913	36'550'000	1'841'648	0.00%
Brugg AG, Hauptstrasse 1	1964	23.12.2016	Commercial building	20'911'718	19'210'000	1'046'968	0.00%
Brugg AG, Stapferstrasse 10	1985	23.12.2016	Commercial building	6'035'769	4'955'000	383'890	0.87%
Buchs SG, Bahnhofstrasse 12	1969	01.11.2011	Commercial building	5'276'431	3'702'000	358'252	26.70%
Burgdorf, Bahnhofstrasse 45	1973	01.11.2011	Commercial building	3'087'403	4'776'000	254'183	7.72%
Chur, Masanserstrasse 17	1995	01.12.2013	Mixed	9'096'942	9'405'000	574'527	1.44%
Effretikon, Rikonerstrasse 21 23	1995	01.12.2013	Mixed	9'077'980	9'920'000	496'656	1.16%
Frauenfeld, Metzgerstrasse 5	1987	31.05.2013	Commercial building	7'104'212	5'543'000	469'188	0.33%
Frauenfeld, Zeughausstrasse 14	2002	01.11.2011	Commercial building	3'891'858	3'801'000	238'600	0.00%
Freienbach, Wolleraustrasse 41a 41b	2009	01.12.2013	Commercial building	19'700'510	18'940'000	1'101'356	1.34%
Fribourg, Boulevard de Pérolles 21	1998	28.06.2012	Commercial building	53'428'639	39'350'000	3'136'045	1.55%
Fribourg, Rue de Romont 1	1981	01.12.2013	Mixed	7'011'558	7'208'000	282'396	2.02%
Fribourg, Rue de Romont 18	1925	01.11.2011	Mixed	5'546'335	6'974'000	324'420	1.96%
Genève, Avenue de Sainte-Clotilde 18	1989	01.11.2011	Mixed	21'819'884	29'670'000	1'194'499	1.37%
Genève, ICC Route de Pré-Bois	1988	12.12.2012	Commercial building	1'142'000	1'140'960	70'983	8.86%
Genève, Route de l'Aéroport 10	1979	01.07.2014	Commercial building	3'615'257	3'505'000	246'255	0.00%
Genève, Rue de la Croix-d'Or 25	1699	22.05.2012	Mixed	14'828'548	18'944'000	555'562	0.00%
Genève, Rue des Glacis-de-Rive 12 14	1900	01.12.2020	Commercial building	35'550'355	34'360'000	1'207'920	0.00%
Genève, Rue du Grand-Bureau 28	1981	01.11.2011	Mixed	4'835'249	7'359'000	311'864	0.98%
Genève, Rue Henri-Christiné 5	1996	01.11.2011	Mixed	23'612'979	34'070'000	1'329'950	4.96%
Genève, Rue Leschot 11	1920	01.11.2011	Mixed	9'181'592	15'450'000	571'875	0.00%
Horgen, Seestrasse 202	1920	01.11.2011	Commercial building	2'741'035	2'982'000	206'532	0.00%
Lausanne, Avenue de Montchoisi 35	1984	01.11.2011	Commercial building	11'787'667	12'710'000	845'844	3.19%
Lausanne, Chemin de Pré-Fleuri 6	1994	01.12.2013	Mixed	9'738'317	13'190'000	519'144	0.66%
Lausanne, Rue du Lion d'Or 2	1925	01.11.2011	Commercial building	13'606'197	17'970'000	636'138	0.00%
Lausanne, Rue Saint Francois 2	1893	15.09.2016	Mixed	28'063'040	28'290'000	917'964	0.13%

<sup>1)</sup> Measured by rental income

# Commercial Real Estate Switzerland – Property directory

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE 1)
Lugano, Via Nassa 29	1927	01.12.2019	Mixed	31'049'596	30'990'000	1'366'404	1.71%
Luzern, Bahnhofstrasse 7	1973	01.11.2011	Commercial building	23'879'134	29'500'000	1'246'223	1.10%
Luzern, Hertensteinstrasse 50	1974	07.02.2018	Commercial building	108'185'945	117'170'000	4'469'254	0.30%
Luzern, Hertensteinstrasse 51	1970	01.11.2011	Commercial building	17'252'950	37'050'000	1'590'201	0.00%
Luzern, Metzgerrainle 4	1671	01.11.2011	Mixed	4'302'338	5'548'000	197'088	0.00%
Luzern, Murbacherstrasse 37	1947	01.12.2013	Mixed	6'080'186	8'793'000	473'192	3.70%
Luzern, Wesemlinstrasse 2 4	1960	01.12.2013	Mixed	24'168'321	43'080'000	1'702'303	8.49%
Montreux, Avenue des Alpes 41	1978	01.11.2011	Mixed	7'142'440	10'140'000	553'844	0.25%
Morges, Grand-Rue 86	1980	01.12.2013	Mixed	3'205'786	4'193'000	204'312	7.01%
Morges, Rue Louis-de-Savoie 90	1990	01.11.2011	Mixed	5'777'312	7'103'000	369'312	0.15%
Neuchâtel, Rue de l'Hôpital 8	1890	01.11.2011	Mixed	4'773'910	4'970'000	265'116	0.80%
Neuchâtel, Rue du Seyon 1	1980	01.12.2013	Mixed	16'268'951	17'830'000	900'384	3.45%
Nyon, Place Bel-Air 6	1984	01.12.2019	Mixed	31'453'292	31'440'000	1'351'104	9.25%
Nyon, Rue de la Gare 26 30	1940	01.07.2016	Mixed	10'423'885	10'640'000	406'630	1.34%
Nyon, Rue de la Morâche 6	1981	01.07.2014	Mixed	17'166'837	16'594'600	1'036'398	0.33%
Nyon, Rue du Marché 10	1992	01.11.2011	Mixed	15'275'170	15'590'000	947'988	1.18%
Rheinfelden, Zollrain 7 9; Salinenstrasse 1	1978	23.12.2016	Mixed	10'180'324	10'070'000	487'835	5.28%
Sion, Place du Midi 40	1973	01.11.2011	Commercial building	12'152'807	12'850'000	903'372	7.76%
Sissach, Hauptstrasse 82	1995	01.12.2013	Mixed	3'605'602	3'347'000	193'788	14.64%
Solothurn, Bielstrasse 18-20	1995	01.12.2013	Mixed	8'713'574	9'069'000	615'341	3.57%
St. Gallen, Davidstrasse 1 3	1911	01.12.2013	Mixed	10'431'407	11'900'000	594'695	6.42%
St. Gallen, Davidstrasse 9	1920	31.05.2013	Commercial building	3'491'176	3'028'000	137'424	1.30%
St. Gallen, Multergasse 11	1965	01.11.2011	Commercial building	24'407'716	22'460'000	1'006'548	0.25%
St. Gallen, Neugasse 34	1880	01.11.2011	Commercial building	5'316'904	5'378'000	267'117	14.39%
St. Gallen, Rosenbergstrasse 32	1981	01.11.2011	Commercial building	9'427'928	11'450'000	656'917	4.51%
St. Gallen, Spisergasse 24	1600	31.05.2013	Mixed	2'733'303	2'083'000	89'671	0.00%
St. Gallen, Spisergasse 6	1930	31.05.2013	Mixed	3'913'677	2'865'000	102'996	0.00%
St. Gallen, St. Leonhardstrasse 20	1907	01.11.2011	Commercial building	9'837'869	10'680'000	625'255	5.46%
St. Gallen, Vadianstrasse 3	1982	18.10.2017	Commercial building	29'166'252	29'470'000	1'271'515	0.00%
Thun, Bernstrasse 2a 2b	1996	01.12.2013	Mixed	8'287'229	10'540'000	498'876	0.53%
Thun, Frutigenstrasse 2a	1931	31.05.2013	Commercial building	5'929'631	7'357'000	360'719	0.00%
Wallisellen, Bahnhofstrasse 34	1953	01.11.2011	Commercial building	1'972'697	2'574'000	162'623	0.86%
Wallisellen, Neue Winterthurerstrasse 99	1975	01.10.2020	Commercial building	253'153'009	254'511'270	11'240'933	0.05%
Wettingen, Landstrasse 99	1993	15.05.2016	Commercial building	34'117'537	27'300'000	1'794'976	10.42%
Wetzikon, Bahnhofstrasse 196 198	1999	01.12.2013	Mixed	25'318'537	27'460'000	1'516'582	4.33%

<sup>1)</sup> Measured by rental income



# Commercial Real Estate Switzerland – Property directory

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Wil SG, Obere Bahnhofstrasse 26 26a	1987	01.11.2011	Commercial building	7'428'769	6'419'000	505'898	1.58%
Winterthur, Oberer Graben 30	1863	26.01.2018	Mixed	6'615'910	7'196'000	267'744	0.00%
Winterthur, Stadthausstrasse 12	1991	01.11.2011	Mixed	34'230'095	42'900'000	2'154'650	0.57%
Wohlen AG, Zentralstrasse 53	1955	23.12.2016	Commercial building	6'349'592	6'685'000	348'792	0.17%
Wohlen, Zentralstrasse 21	1955	01.01.2014	Mixed	7'028'778	6'534'000	384'912	0.07%
Zug, Baarerstrasse 71	1947	01.12.2013	Mixed	3'291'061	4'502'000	198'604	2.19%
Zürich, Albisstrasse 152	1963	01.12.2013	Commercial building	5'557'397	4'179'000	308'628	100.00%
Zürich, Allmendstrasse 140 146 148; Spindelstrasse 13	1978	01.11.2017	Commercial building	41'197'445	42'875'000	481'469	0.04%
Zürich, Ausstellungsstrasse 36	1987	01.11.2011	Mixed	21'358'927	31'890'000	1'186'836	7.30%
Zürich, Bahnhofstrasse 71	1908	01.07.2014	Commercial building	12'541'168	15'894'900	478'912	1.26%
Zürich, Gartenstrasse 24	1904	01.12.2019	Commercial building	22'398'157	23'300'000	876'678	0.00%
Zürich, Hohlstrasse 532	1991	01.11.2011	Commercial building	21'687'224	23'180'000	1'333'524	0.40%
Zürich, Limmatquai 48	1984	01.11.2011	Mixed	17'581'726	25'240'000	898'754	0.00%
Zürich, Limmatstrasse 107 109 111	1926	01.12.2019	Mixed	23'345'478	24'400'000	893'193	2.15%
Zürich, Löwenstrasse 59	1877	01.11.2011	Commercial building	19'615'365	33'300'000	1'087'063	0.00%
Zürich, Schanzeneggstrasse 3-7	1970	01.12.2019	Commercial building	15'816'713	17'050'000	551'631	0.00%
Zürich, Schiffplände 26	1961	01.11.2011	Commercial building	21'874'621	34'260'000	1'120'288	1.90%
Zürich, Schützengasse 30	2007	01.12.2019	Commercial building	16'593'849	17'510'000	513'358	0.00%
Zürich, Seefeldstrasse 40 44	1997	01.11.2011	Mixed	41'539'365	64'470'000	2'069'536	0.38%
Zürich, Staufacherstrasse 101 105	1972	02.05.2012	Commercial building	14'677'020	18'690'000	649'712	0.11%
Zürich, Tessinerplatz 5	1985	01.11.2011	Mixed	51'079'456	77'350'000	2'728'776	0.18%
<b>Total 91 properties</b>				<b>1'626'898'313</b>	<b>1'839'344'730</b>	<b>80'885'213</b>	<b>2.06%</b>

<sup>1)</sup> Receivable target rental income as at 30.09.21 (based on WP appraisal report)

## PROPERTY AT THE CONSTRUCTION

PROPERTY	YEAR OF CONSTRUCTION	DATE OF ACQUISITION	TYPE OF USE	INVESTMENT COSTS	MARKET VALUE	TARGET RENTAL	VACANCY RATE <sup>1)</sup>
Rheinfelden, Salinenstrasse	2018	01.04.2018	Under construction	1'169'345	1'349'000	-	0.00%
<b>Total 1 property</b>				<b>1'169'345</b>	<b>1'349'000</b>	<b>-</b>	<b>0.00%</b>

**Total 92 properties** **1'628'067'658** **1'840'693'730** **80'885'213** **2.06%**

<sup>1)</sup> Measured by rental income

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