



SwissLife

# Opening “Real Estate Switzerland Retirement and Healthcare ESG” investment group

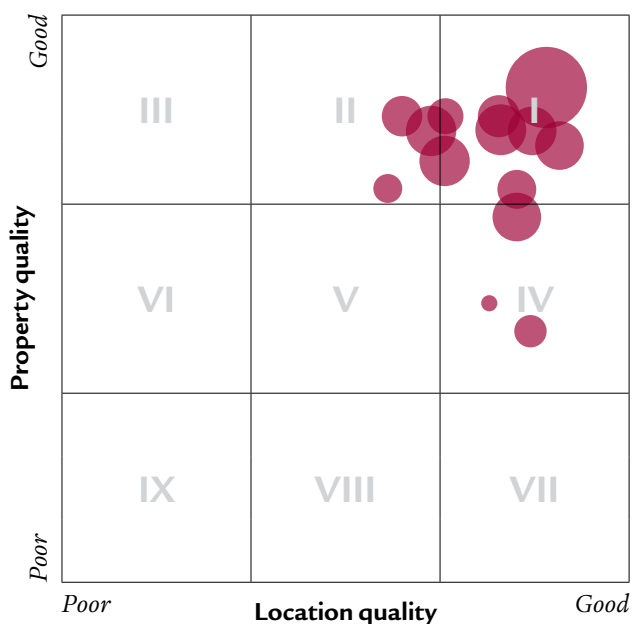


The Swiss Life Investment Foundation is planning to issue entitlements in the “Real Estate Switzerland Retirement and Healthcare ESG” investment group of approximately CHF 100 million. The capital will be used to reduce the borrowing ratio, purchase new properties and make sustainable investments in the portfolio. The subscription period will run from 4 October to 17 November 2023. The entitlements will be issued on 5 December 2023. The opening is aimed at current and new investors qualifying as taxexempt employee benefit institutions under Swiss law.

### Selective growth drives performance

The NAV-based investment group has a history of stable and positive performance in terms of both income and value. The selective expansion of the portfolio with its clear focus on quality has paid off: since its launch in 2017, the “Real Estate Switzerland Retirement and Healthcare ESG” investment group has posted an impressive performance of 4.96% per year (as at 31 August 2023). As at the end of August 2023, the investment group held 14 properties with a market value of around CHF 500 million.

### Quality profile of the “Real Estate Switzerland Retirement and Healthcare ESG” investment group



### Proven active real estate management

Swiss Life Asset Managers has many years of experience and in-depth expertise in real estate management and provides active lettings management in collaboration with LIVIT AG. This includes providing close support for our existing tenants, developing intelligent rental and property strategies and repositioning spaces or entire properties. Even in a challenging market environment, the advantageous diversity of uses and the focus on active lettings management are reflected in an aboveaverage occupancy rate of 98.5% (as at 31 August 2023).

### Planned growth

In December 2023, the investment group is planning to acquire a recently completed ageappropriate residential property with a market value of around CHF 90 million. The purchase would increase portfolio diversification and earnings stability. The apartment building in Regensdorf is a goodquality property in a good location. The 130 apartments are fully let. The five buildings were constructed to be accessible in accordance with the SIA 500 standard and enable ageappropriate living. The development is located in a quiet, leafy residential district with excellent access to public transport and close to shops and recreational areas.

### Good reasons for an investment

- Attractive *thematic investment opportunity* taking into account the demographic trend
- Real estate investment group with a *dedicated ESG strategy* and annual assessment of sustainability aspects through *participation in GRESB*.
- *Long-term cooperation* with strong and experienced *partners* in the areas of ageappropriate housing, longterm care and healthcare
- *Qualitative growth* with consideration of future drivers and social trends
- *Investment at the net asset value (NAV)* in the form of an established, *tax-exempt* investment group of the Swiss Life Asset Management AG
- Added value through *professional property management* from a single source by Swiss Life Asset Managers and LIVIT AG

### Planned new acquisition in Regensdorf



Staircase



South view

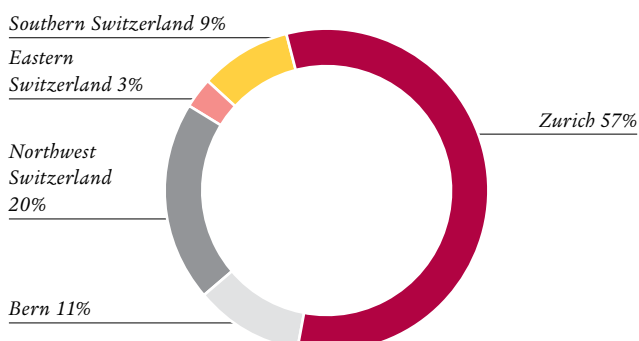
### Key figures

Market value	CHF 490.76 million
Rent (gross) p. a.	CHF 15.77 million*
Number of properties	14
Total usable space	53 864 m <sup>2</sup>
Residential without offer of fixed accommodation	76.86%
Number of care beds	127

Data as of 31.08.2023 (\*as of 31.03.2023)

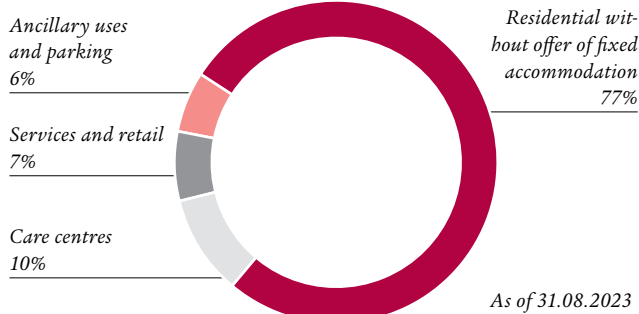
### Geographical distribution

as % of market value



### Types of use

as % of rental income



As of 31.08.2023

### Key data of opening

Name	Real Estate Switzerland Retirement and Healthcare ESG investment group
ISIN/Swiss security no.	CH0385556482   38555648
Legal form	Investment foundation for tax-exempt occupational benefits institutions
Launch date	30 November 2017
Issue type	Opening with subscription of entitlements
Issue volume	around CHF 100 million
Calculation of issue price	NAV as at 30 November 2023 plus issuing commission
Issuing commission	1.0% <sup>1</sup> in favour of the investment group (antidilution provision)
Subscription period	4 October to 17 November 2023 (4 p. m.)
Issue of entitlements (value date)	Tuesday, 5 December 2023
Appropriation of issue proceeds	The capital will be used to reduce the borrowing ratio, purchase new properties and make sustainable investments in the portfolio.
Benchmark	KGAST Real Estate Index
Management	Swiss Life Asset Management Ltd
Portfolio management	Swiss Life Asset Management Ltd
Valuation expert	Wüest Partner AG

<sup>1</sup> Due to the planned transfer of a single object in a canton with advantageous transfer taxes, the issuance commission for ensuring dilution protection can be reduced from usually 2% to 1%.

### Key Benefits

- ✓ Investments in directly owned properties in Switzerland with a focus on ageappropriate residential properties, care facilities, healthcare properties and facilities for the promotion of health. Investments can be made in an investment group with a large residential component
- ✓ Portfolio with GRESB Green Star status
- ✓ Stableincome and stablevalue properties in large Swiss cities and their suburbs
- ✓ Qualitativegrowth through direct investments and contributions in kind

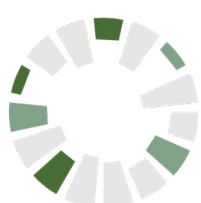
### Responsible investment

Since 2018, Swiss Life Asset Managers is a signatory to the UN Principles for Responsible Investment. Environmental, social and governance (ESG) factors are systematically integrated into the investment and risk management processes at Swiss Life Asset Managers. In the real estate investment business, appropriate criteria are taken into account in both acquisition and management.

The “Real Estate Switzerland Retirement and Healthcare ESG” investment group has also participated in the annual GRESB (Global Real Estate Sustainability Benchmark) since 2018. Since 2019, the investment group has been awarded the “Green Star” rating every year – an acknowledgement of good ESG integration in real estate investments.

### Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has around CHF 17 billion in total assets under management on behalf of around 700 pension funds and collective foundations. This makes it one of the top five investment foundations, with over half of Swiss employee benefits institutions among its investors. The Swiss Life Investment Foundation is a member of the Conference of Managers of Investment Foundations (KGAST) and is monitored by the Occupational Pension Supervisory Commission (OPSC).



GRESB  
★★★★☆ 2023

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

## Swiss Life Asset Managers

Swiss Life Asset Managers has 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy, which is governed by such principles as value preservation, the generation of consistent and sustainable earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to thirdparty clients in Switzerland, France, Germany, Luxembourg, Italy, the United Kingdom and the Nordic countries.

As at 30 June 2023, Swiss Life Asset Managers managed a total volume of CHF 250.1 billion in assets for the Swiss Life Group, including over CHF 105.4 billion for thirdparty asset management. Swiss Life Asset Managers is also a leading real estate manager<sup>1</sup> in Europe, with CHF 88.9 billion of a total volume of CHF 250.1 billion in assets under management invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate worth a total of CHF 21.9 billion. Total real estate under management at the end of June 2023 thus stood at CHF 110.8 billion.

Swiss Life Asset Managers has over 2200 employees in Europe.

<sup>1</sup> INREV fund manager survey 2023 (assets under management as at 31 December 2022)

### A self-determined life

Swiss Life enables people to live a self-determined life so they can look to the future with confidence. Swiss Life Asset Managers pursues the same goal: we think long term and act responsibly. We use our knowledge and experience to develop futureoriented investment solu-

tions. That’s how we support our customers in achieving their long-term investment objectives. This in turn helps their customers to plan long term and act with selfdetermination.

The prospectus is available at [www.swisslife.ch/investmentfoundation](http://www.swisslife.ch/investmentfoundation).

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Further information can be found at:

[www.swisslife-am.com](http://www.swisslife-am.com)

