

Opening “Real Estate Switzerland ESG” investment group

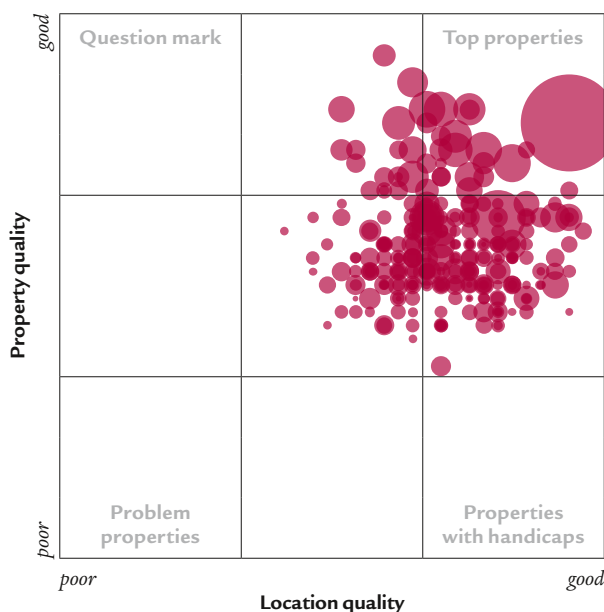
The Swiss Life Investment Foundation is planning to issue entitlements in the “Real Estate Switzerland ESG” investment group of up to approximately CHF 350 million. The capital will be used to reduce the borrowing ratio following the acquisition in December 2022 of a high-quality residential portfolio, to purchase additional properties, and to make sustainable investments in the portfolio.

The subscription period runs from 1 February to 15 March 2023 and entitlements will be issued on 5 April 2023. The opening is aimed at current and new investors qualifying as tax-exempt employee benefit institutions under Swiss law.

Selective growth drives performance

The “Real Estate Switzerland ESG” investment group invests in residential properties offering stable income and value in Swiss cities and their suburbs. The investment group has developed well in terms of income and value. The selective expansion of the portfolio with its clear focus on high quality has paid off: since its launch in 2009, the “Real Estate Switzerland ESG” investment group has posted an attractive performance of 5.57% per year (as at 31 December 2022). Following the recent portfolio acquisition, the investment group held 269 properties with a market value of around CHF 4.2 billion as at the end of December 2022.

Quality profile of the “Real Estate Switzerland ESG” investment group



Source: Wüest Partner AG / Swiss Life Asset Managers

Proven active real estate management

Swiss Life Asset Managers has many years of experience and in-depth expertise in real estate management. We provide active lettings management. This includes providing close support for our existing tenants,



Entrance to property
at Lustgartenstrasse 14
in St. Gallen

developing intelligent rental and property strategies and repositioning spaces or entire properties. The already high occupancy rate was further increased in the last financial year and stood at an above-average 98% as at 31 December 2022.

Long-term development

In December 2022, the investment group acquired a residential portfolio with a market value of around CHF 350 million. The acquisition portfolio consists of 33 residential properties with very good location and building quality in Swiss cities and their suburbs. The purchase increases portfolio diversification and earnings stability. Due to the high proportion of residential use of 91% in the acquired portfolio, real estate income from residential use can be increased from 67% to 69%. This acquisition and the numerous renovation activities in the portfolio contribute to the continuous improvement of the property stock and earnings stability of the investment group.

Solid reasons for an investment

- ✓ Continued solid demand for *rental apartments* and commercial space as well as *consistently low vacancy rates* at easily accessible locations in large Swiss cities and their suburbs.
- ✓ Real estate investment group with a *dedicated ESG strategy* and annual assessment of sustainability aspects through *participation in GRESB*.
- ✓ Real estate portfolio with a Core/Core+ investment style and an *above-average quality profile*.
- ✓ *Broad diversification* of our investment group in terms of our geographic location, property size and tenant mix.
- ✓ *Investment at the net asset value (NAV)* in the form of an established, *tax-exempt* investment group of the Swiss Life Investment Foundation.
- ✓ Added value through *professional property and centre management* from a single source by Swiss Life Asset Managers and Livit Ltd.

“Real Estate Switzerland ESG” investment group

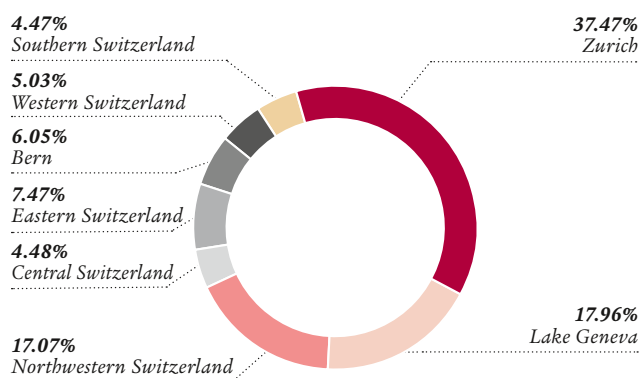
(as at 31 December 2022)

Key figures

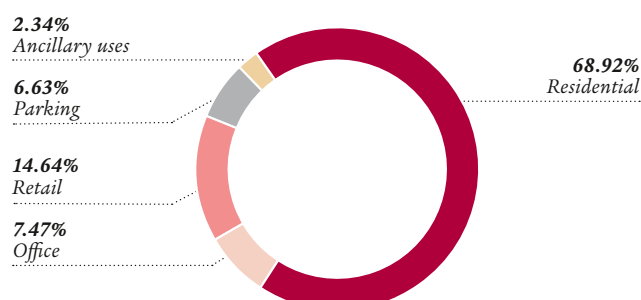
Market value	CHF 4163.83 million
Rent (gross) p. a.	CHF 163.41 million
Number of properties	269
Number of rental properties	19 146
Total usable area	706 174 m ²
Apartments	8024
Offices	274
Sale	220
Parking spaces and ancillary uses	10 628

- Investments in *directly owned properties in Switzerland with a focus on residential use*. Investments can be made in an investment group with a large residential component
- Portfolio with GRESB Green Star status
- *Stable-income and stable-value properties* in large Swiss cities and their suburbs
- *Quality improvement* through direct investments and contributions in kind

Geographical distribution in % of the market value



Types of use in % of the rental income



Key data of opening

Name	“Real Estate Switzerland ESG”
ISIN Swiss security no.	CH0106150136 10615013
Legal form	Investment foundation for tax-exempt occupational benefits institutions
Issue type	Opening with subscription to entitlements
Issue volume	Up to approximately CHF 350 million
Calculation of issue price	NAV as at 31 March 2023 plus issuing commission
Issuing commission	2.0% in favour of the investment group (antidilution provision)
Subscription period	1 February to 15 March 2023 (4 p.m.)
Issue of entitlements (value date)	5 April 2023
Benchmark	KGAST Real Estate Index
Portfolio management	Swiss Life Asset Management Ltd
Valuation expert	Wüest Partner AG

Responsible investment

Since 2018, Swiss Life Asset Managers has been a signatory to the UN Principles for Responsible Investment as a mandated asset manager. 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 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.



GRESB scoring

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

Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has around CHF 16 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).

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 future-oriented investment solutions. That’s how we support our clients in achieving their long-term investment objectives. This in turn helps their customers to plan long-term and act with self-determination.

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

third-party clients in Switzerland, France, Germany, Luxembourg, the United Kingdom and the Nordic countries.

As at 30 June 2022, Swiss Life Asset Managers managed a total volume of CHF 249.9 billion in assets for the Swiss Life Group, including over CHF 99.7 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager¹ in Europe, with CHF 88.0 billion of a total volume of CHF 249.9 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 28.5 billion. Total real estate under management at the end of June 2022 thus stood at CHF 116.5 billion.

Swiss Life Asset Managers has over 2500 employees in Europe.

¹INREV fund manager survey 2022 (assets under management as at 31 December 2021)



The Glatt centre is one of Switzerland's most successful shopping centres.

For further information on our "Real Estate Switzerland ESG" investment group, visit:



www.swisslife.ch/investmentfoundation

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"Swiss Life Asset Managers" is the brand name for the asset management activities of the Swiss Life Group.

More information is available at www.swisslife-am.com **Source** Swiss Life Asset Managers (unless stated otherwise).

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