

Successful launch of the new investment solution for European industrial and logistics and acquisition of three high-quality properties

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The new investment solution for European industrial and logistics real estate was successfully launched with an influx of over EUR 200 million in new funds and the purchase of an initial portfolio consisting of three properties. Swiss Life Asset Managers offers Swiss pension funds and international institutional investors access to this attractive asset class via its new investment solution.

The subscription period, from the beginning of October to the end of November 2020 attracted strong interest from investors. Overall, investors made capital commitments of over EUR 200 million.

The "Real Estate Europe Industry and Logistics" investment groups, offered in EUR and CHF with currency hedging, invest in a diversified and high-quality portfolio of industrial and logistics real estate in Europe via the new fund, "Swiss Life Real Estate Funds (LUX) S.A., SICAV-SIF – European Industrial & Logistics".

The focus is on Germany and France but includes properties in the rest of Europe, such as in the UK, Benelux and Switzerland. Roughly half of the assets are to be invested in industrial and the other half in logistics properties. This innovative approach combines the advantages of both real estate asset classes: the high diversification of rental income and the flexibility of use of industrial real estate with the earnings strength and the strong demand for space offered by logistics real estate.

As part of this strategy, Swiss Life Asset Managers has already acquired three properties in Germany: a business park in Karlsfeld near Munich, a logistics property in Bremen and a business park in Böblingen near Stuttgart. Further acquisitions with a promising pipeline of related new construction projects are planned in the foreseeable future. The properties for acquisition are selected based on their good geographical distribution in Europe and a balanced mix of industrial and logistics real estate.

Marius Würigler, Head of Sales & Marketing, Swiss Life Asset Managers, says: "The success of the first subscription period emphatically confirms the confidence among our investors and underpins the demand for innovative concepts in an emerging asset class – especially in the challenging environment surrounding Covid-19 – as well as the competence of Swiss Life Asset Managers in managing real estate investments. With this offering, we provide existing as well as future investors with an attractive investment opportunity."

Sustainable investment approach

Swiss Life Asset Managers pursues a sustainable investment approach. It covers the entire life cycle, with acquisition, annual monitoring of ESG key figures and clear property development guidelines. The aim is to make the property more sustainable during its holding period.

Advantages of industrial & logistics real estate investments

Industrial & logistics properties are characterised by stable returns. In the case of industrial real estate, this is due to the above-average granularity of rentals received. The combination with the steadily growing demand for logistics properties enables an actively managed defensive strategy that institutional investors value in the current market environment. At the same time, there is long-term growth potential, as the industry & logistics segment will benefit from megatrends such as e-commerce, urban logistics, Industry 4.0 and deglobalisation

in the coming years. The mix of small-scale industrial and large-scale logistics properties points to an above-average return with below-average earnings fluctuation

susceptibility compared to pure logistics real estate investments.

Information

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Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on the investment philosophy of Swiss Life Asset Managers, which is governed by such principles as value preservation, the generation of consistent and sustainable performance and a responsible approach to risks. That's how we lay the groundwork for our clients to make solid, long-term plans – in self-determination and with financial confidence. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg and the UK.

As at 30 June 2020 assets under management for third-party clients amount to CHF 82.9 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 256.0 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totaling CHF 256.0 billion, CHF 71.4 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 28.3 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of June 2020 thus came to CHF 99.7 billion.

Swiss Life Asset Managers employs more than 2200 people in Europe.

¹ INREV Fund Manager Survey 2020 (AuM as of 31.12.2019)

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The information on foreign collective investment schemes is exclusively for qualified investors in Switzerland within the meaning of the Collective Investment Schemes Act (CISA). Complete information about the fund can be found in the documents that serve as the legal basis for any investment (such as the sales prospectus, fund contract or articles of association and investment regulations, latest annual/interim reports and key investor information document [KIID]). These are available free of charge in electronic or printed form from the representative in Switzerland: Swiss Life Asset Management Ltd, General-Guisan-Quai 40, 8002 Zurich. The payment office is UBS Switzerland AG, Bahnhofstrasse 45, 8001 Zurich. The fund mentioned is domiciled in Luxembourg.

“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. Contact: info@swisslife-am.com.

Source: Swiss Life Asset Managers (unless stated otherwise)

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