

Swiss Life Investment Foundation: Opening of the “Real Estate Switzerland Retirement and Healthcare ESG” investment group

19 September 2023

- Opening of the “Real Estate Switzerland Retirement and Healthcare ESG” investment group in the amount of up to approximately CHF 100 million.
- An attractive investment opportunity for Swiss employee benefits institutions in an NAV-based real estate investment group with high-quality Swiss real estate with a market value of around CHF 500 million.

“Real Estate Switzerland Retirement and Healthcare ESG” investment group

The Swiss Life Investment Foundation is planning an opening to issue entitlements in the “Real Estate Switzerland Retirement and Healthcare ESG” investment group of up to approx. 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.

In December 2023, the investment group is planning to acquire a recently completed age-appropriate 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 good-quality 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 age-appropriate living. The development is located in a quiet, leafy residential district with excellent access to public transport and close to shopping and recreational areas.

The “Real Estate Switzerland Retirement and Healthcare ESG” investment group invests in age-appropriate residential properties, care facilities, healthcare properties and institutions promoting health in Swiss cities and their suburbs. 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 achieved a performance of 4.96% per year (as at 31 August 2023). In a challenging market environment, the advantageous diversity of uses and the focus on active lettings management are reflected in an above-average occupancy rate of 98.5% (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.

Stephan Thaler, Managing Director of the Swiss Life Investment Foundation, says: “With the opening, we are offering investors an attractive themed investment opportunity that takes demographic trends into account and creates spaces that enable people to live self-determined lives for longer.”

Responsible investment

Since 2018, Swiss Life Asset Managers has been a signatory to the UN Principles for Responsible Investment (UN PRI). Environmental, social and governance (ESG) factors are systematically integrated into the investment and risk management processes at Swiss Life Asset Managers. In the investment business with real estate and infrastructure investments, 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. The investment group

has been awarded the “Green Star” rating every year since 2019 – an acknowledgement of good ESG integration in real estate investments.

Information

Media Relations

Phone: +41 43 284 77 77

media.relations@swisslife.ch

www.swisslife-am.com



Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has around CHF 17 bn 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 approx. one in two Swiss employee benefits institutions among its investors. The range of 33 investment groups comprises eight fixed-income, ten equity and four Swiss real estate products plus two foreign real estate, two infrastructure products, one mortgages Switzerland, one senior secured loans product and five BVG mixed-asset products. 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).

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 UK, Italy and the Nordic countries.

As at 30 June 2023, Swiss Life Asset Managers managed a total volume of CHF 259.7 billion in assets for the Swiss Life Group, including over CHF 112.2 billion for third-party asset management. Swiss Life Asset Managers is also a leading real estate manager¹ in Europe, with CHF 89.6 billion of a total volume of CHF 259.7 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 21.1 billion. Total real estate under management at the end of June 2023 thus stood at CHF 110.7 billion.

Swiss Life Asset Managers has over 2200 employees in Europe.

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 customers in achieving their long-term investment objectives. This in turn helps their customers to plan long term and act with self-determination.

¹ INREV fund manager survey 2023 (assets under management as at 31 Dec. 2022)

Disclaimer:

This announcement contains advertising.

This announcement has been produced with the greatest possible care and to the best of our knowledge and belief. However, we offer no guarantee with regard to content or completeness and do not accept any liability for losses which might arise from the use of this information. Past performance is no indicator of current or future performance. It does not in any way guarantee future performance or capital. This announcement may contain “forward-looking statements”, which express our assessment and expectations at a given point in time. However, various risks, uncertainties and other influencing factors can cause the actual developments and results to differ significantly from our expectations. The information contained herein is for information purposes only and should not be construed as a contractual document or as investment advice. The circle of investors in Swiss Life Investment Foundation investment groups is limited to pillar 2 and 3a institutions and other tax-exempt institutions domiciled in Switzerland set up for the purposes of occupational provisions as well as to persons who administer collective investments for such institutions, are supervised by the Swiss Financial Market Supervisory Authority FINMA and invest funds for these institutions exclusively with the foundation. All documents which form the legal basis for any investment decision can be obtained free of charge from the Swiss Life Investment Foundation, c/o Swiss Life Ltd, General-Guisan-Quai 40, 8002 Zurich, tel. 043 547 71 11 and at www.swisslife.ch/investmentfoundation. “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). All rights reserved. Contact: info@swisslife-am.com