



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

23 November 2023

- Opening completed for the “Real Estate Switzerland Retirement and Healthcare ESG” investment group.
- Solid demand for investment opportunities in the “retirement and healthcare” sector led to inflows of CHF 76.6 million during the opening.

“Real Estate Switzerland Retirement and Healthcare ESG” investment group

During the opening of the real estate investment group from 4 October to 17 November 2023, the subscription volume of employee benefits institutions amounted to CHF 76.6 million. Both new and existing investors took part in the opening. This has increased the number of investors in the investment group to 200.

The entitlements will be issued on 5 December 2023. The capital from the opening will be used to purchase a recently completed age-appropriate residential property worth CHF 90 million. The “Real Estate Switzerland Retirement and Healthcare ESG” investment group focuses on investments in homes without inpatient care services, care facilities, retirement residences and healthcare properties in Swiss cities and their suburbs.

The 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 a performance of 4.87% per year (as at 30 September 2023). In the current market environment, the investment group’s highly sought-after diversity of uses and long-term cooperation with reliable partners are reflected in an above-average occupancy rate of 98.6% (as at

30 September 2023). As at 30 September 2023, the investment group held a total of 14 properties with a market value of around CHF 500 million.

Stephan Thaler, Managing Director of the Swiss Life Investment Foundation, says: “The opening of the investment group was successful, despite the challenging market situation. The opening will allow us to make a further investment in a suitable property, which will continue the qualitative growth of the investment group and further stabilise its current income.”

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 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. Thanks to its continuous optimisation process, the investment group scored 83 (out of 100) points in the overall assessment in 2023, an increase of five points over the previous year, and was awarded four stars.

Information

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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. It is thus one of the five largest investment foundations and has around one in two Swiss employee benefits institutions amongst its investors. The range of 33 investment groups comprises eight fixed income, ten equity, four Swiss real estate and two foreign real estate, two infrastructure products, one Mortgage Switzerland, one Senior Secured Loans product and five Mixed BVG products. The Swiss Life Investment Foundation is a member of the Conference of Managers of Investment Foundations (KGAST) and is supervised by the Occupational Pension Supervisory Commission (OAK BV).

Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 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. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

As at 30 June 2023 assets under management for third-party clients amount to CHF 112.2 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 259.7 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totalling CHF 259.7 billion, CHF 89.6 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 21.1 billion in value. Total real estate assets under management and administration at the end of June 2023 thus came to CHF 110.7 billion.

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

Self-determined Life

Swiss Life enables people to lead a self-determined life and 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. This is how we support our customers in achieving their long-term investment objectives, which in turn also take account of their client's needs so they can plan their financial future in a self-determined manner.

¹ INREV Fund Manager Survey 2023 (AuM as of 31.12.2022)

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