



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

22 March 2023

- Successful completion of the opening of the “Real Estate Switzerland ESG” investment group in a challenging market environment.
- Strong demand for high-quality Swiss real estate led to a significant oversubscription during the opening of CHF 350 million.

The successful opening of the real estate investment group from 1 February to 15 March 2023 attracted a great deal of interest from employee benefits institutions. The targeted volume of up to CHF 350 million was oversubscribed considerably. A total of 120 employee benefits institutions took part in the opening, increasing the number of investors to around 500.

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 entitlements will be issued on 5 April 2023.

The investment group continues to pursue a targeted and quality-conscious growth strategy. The “Real Estate Switzerland ESG” investment group focuses on residential real estate 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 2009, the “Real Estate Switzerland ESG” investment group has posted an impressive performance of 5.54% per year. In a challenging market environment, the advantageous diversity of uses and the focus on active lettings management are reflected in a high occupancy rate of over 98%. At the end of February 2023, the investment group

held a total of 270 properties with a market value of around CHF 4.2 billion. (Figures as at 28 February 2023).

Stephan Thaler, Managing Director of the Swiss Life Investment Foundation, says: “The opening of the investment group was very successful, despite the challenging environment. In addition to increasing our equity capital, the opening primarily enables us to expand our investor base. We see this as proof of the high level of investor confidence in the high quality profile of the real estate portfolio, and of the expertise of Swiss Life Asset Managers.”

### 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 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

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### Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has CHF 16 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 and the Nordic countries.

As at 31 December 2022 assets under management for third-party clients amount to CHF 99.7 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 250.1 billion. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totalling CHF 250.1 billion, CHF 88.9 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 21.9 billion in value. Total real estate under management and administration at the end of December 2022 thus came to CHF 110.8 billion.

Swiss Life Asset Managers employs more than 2100 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.

<sup>1</sup> INREV Fund Manager Survey 2022 (AuM as of 31.12.2021)

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