



Swiss Life Investment Foundation: re-opening of “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups and purchase of a new high-quality portfolios

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The Swiss Life Investment Foundation is planning a substantial opening of the “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups on 2 December 2019, in the amount of up to CHF 650 million. This represents an attractive opportunity for Swiss pension funds to invest in high-end Swiss real estate.

The Swiss Life Investment Foundation is planning to acquire a high-value property portfolio (worth some CHF 500 million) belonging to Swiss Life Ltd with the intention to continue its successful strategy of qualitative growth. The purchase of additional properties, the realisation of attractive construction projects and a reduction in the share of debt capital are also planned. The targeted portfolio and the project pipeline are distinguished by their prime location and property quality.

Many of the properties are located in major cities and their suburbs. In order to finance these activities, Swiss Life Investment Foundation is opening its “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups for new subscriptions on 2 December 2019.

Stephan Thaler, Managing Director of Swiss Life Investment Foundation, says: “We are pleased to be able to offer existing and new investors a one-time opportunity to invest in our two high-value real estate investment groups. This will be the first re-opening of the two investment groups since 2014.”

The “Real Estate Switzerland” investment group focuses on residential real estate in Swiss cities and their suburbs, while “Commercial Real Estate Switzerland” invests in high-income commercial properties in central locations. Both investment groups have a track record of gratifying earnings and performance. The selective expansion of the portfolio with a clear focus on quality has paid off: since their launch, the “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups have recorded an impressive performance of 5.68% and 5.04% respectively per year. At the same time, both investment groups enjoy above-average rental rates (96.6% and 96.3% as at the end of June 2019)

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Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has over CHF 10 billion in total assets under management on behalf of around 450 pension funds and collective foundations. It is thus one of the six largest investment foundations. The Swiss Life Investment Foundation has increased its total assets more than tenfold since 2008, making it the fastest growing investment foundation during this period.

The range of 27 investment groups comprises eight fixed income, nine equity and four Swiss real estate products, one alternative investment product, and five Mixed BVG products. Swiss Life Investment Foundation is a member of the Conference of Managers of Investment Foundations (KGAST) and is monitored by the supervisory oversight commission for the occupational pension system (OAK-BV).

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 2019 assets under management for third-party clients amount to CHF 79.5 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 249.7 billion.

Swiss Life Asset Managers is the leading real estate manager in Europe¹. Of the assets totaling CHF 249.7 billion, CHF 67.2 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 28.8 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of June 2019 thus came to CHF 96.0 billion.

Swiss Life Asset Managers employs more than 2300 people in Europe.

¹ PropertyEU, Top 100 Investors, December 2018

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