

## Swiss Life REF (CH) European Properties: capital increase planned for the further expansion of the real estate portfolio

Thursday, 7 March 2019

Swiss Life REF (CH) European Properties is planning a capital increase of about EUR 100 million. The inclusion of the over-the-counter (OTC) fund is scheduled from April 2019.

The real estate fund Swiss Life REF (CH) European Properties was successfully launched on 30 November 2017. The performance and expansion of the portfolio have since progressed well. The fund invests in office, retail and residential real estate that holds its value as well as mixed-use properties in European metropolitan regions. The focus of the investments is on the core markets of Germany, France and the United Kingdom as well as Austria, Benelux, Scandinavia and southern Europe. At the end of January 2019, the real estate portfolio had eight properties in Germany, France, the United Kingdom, Belgium and Finland with a market value of about EUR 288 million.

The final partial payment under subscription among the initial investors was made at the end of February 2019. The EUR 300 million from the initial issue has been fully liberated. The raising of capital to the value of approximately EUR 100 million planned for the third quarter is to continue the successful quality and growth strategy and further develop the portfolio. Exclusive purchasing contract negotiations are already under way for two properties. The inclusion of the over-the-counter (OTC) trading is also scheduled from April 2019.

### Advantages of European real estate investments

European real estate investments continue to yield attractive returns in the current low interest rate environment. Swiss investors are participating in the dynamic development of Europe's economically strong regions through quality properties in top locations. They are benefiting at the same time from broader portfolio diversification.

The specific conditions of the planned capital increase will be announced at a later date.

### Fund information

<b>Name</b>	Swiss Life REF (CH) European Properties
<b>ISIN / Swiss security no.:</b>	CH0385415549 / 38541554
<b>Fund currency:</b>	EUR
<b>Income:</b>	distributing
<b>Legal form:</b>	Contractual real estate fund for qualified investors
<b>Fund domicile:</b>	Swiss
<b>Fund management company:</b>	Swiss Life Asset Management Ltd
<b>Portfolio manager:</b>	Swiss Life Asset Management Ltd
<b>Custodian bank:</b>	Credit Suisse (Switzerland) Ltd
<b>Market maker (from April 2019):</b>	Bank J. Safra Sarasin, AG Zurich
<b>Launch date:</b>	30 November 2017

### Disclaimer

The real estate fund outlined is exclusively for qualified investors located in Switzerland. Comprehensive information on the real estate fund mentioned can be taken from the relevant financial report as well as from the documents forming the legal basis for any investment. They may be ordered free of charge in electronic or printed form from the fund management company Swiss Life Asset Management Ltd, General-Guisan-Quai 40, P.O. Box 2831, 8022 Zurich, or at [www.swissfunddata.ch](http://www.swissfunddata.ch) and at [www.swisslife-am.com](http://www.swisslife-am.com).

## 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 31 December 2018 assets under management for third-party clients amount to CHF 71.2 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 232.6 billion.

Swiss Life Asset Managers is the leading real estate manager in Europe<sup>1</sup>. Of the assets totaling CHF 232.6 billion, CHF 62.7 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 28.5 billion through its subsidiaries Livit, Corpus Sireo and Beos. Total real estate under management and administration at the end of December 2018 thus came to CHF 91.2 billion.

Swiss Life Asset Managers employs more than 1800 people in Europe.

<sup>1</sup>PropertyEU, Top 100 Investors, December 2018