

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

19 February 2020

In spring of 2020, the investment group “Real Estate Switzerland Retirement and Healthcare” is to be opened with staggered capital calls of a total of up to CHF 200 million. This offering is for Swiss employee benefits institutions interested in investing in a segment with an excellent growth outlook.

The investment group “Real Estate Switzerland Retirement and Healthcare” was launched in December 2017. The first opening of the investment group took place in spring 2019. The funds were mainly used to purchase two first-class apartment buildings in Zurich’s Seefeld district. As at the end of 2019, the portfolio consisted of eight high-quality properties with a total value of around

CHF 230 million. The investment group achieved a respectable net performance of 5.08 percent in 2019. The circle of investors currently consists of more than 170 investors.

A promising acquisition pipeline with new-build projects worth over CHF 200 million has also been integrated since the launch. The project pipeline is characterised by good geographic diversification and a balanced mix of age-appropriate apartments and care centres. The latter are managed by operators with a solid track record.

The subscription period for the opening runs from 2 to 20 March 2020. The first capital call is to take place in the second quarter of 2020. Subsequent capital calls will be aligned with current construction projects and additional acquisitions in phases through the end of 2022.

Stephan Thaler, Managing Director of Swiss Life Investment Foundation, says: “Our investment group ‘Real Estate Switzerland Retirement and Healthcare’ offers an investment opportunity in an attractive growth segment and well suited as a complement to existing Swiss real estate investments.”

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### Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has CHF 11 billion in total assets under management on behalf of 570 pension funds and collective foundations. This makes it one of the top five investment foundations, with one in three Swiss employee benefits institutions among its investors. The range of 28 investment groups comprises eight fixed income, nine equity and four Swiss real estate products, two alternative investment products and five BVG mixed-asset products. 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 (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 Europe<sup>1</sup>. 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.

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

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The circle of investors in the Swiss Life Investment Foundation is limited to pillar 2 and pillar 3a institutions and other tax-exempt institutions domiciled in Switzerland set up for the purpose of occupational provisions.