

Swiss Life REF (CH) Swiss Properties: Capital increase planned for acquisition of a new high-quality portfolio

2 September 2020

A capital increase is planned for Swiss Life REF (CH) Swiss Properties at the start of December 2020. The aim is to acquire a high-quality real estate portfolio worth around CHF 500 million.

The real estate fund Swiss Life REF (CH) Swiss Properties was launched on 2 November 2015 and successfully listed on the SIX Exchange in June 2019. The earnings and value development of the properties as well as the expansion of the portfolio have led to the successful development of the fund (annual performance since launch: 8.96%). Its investment focus is on residential real estate in Swiss cities and their suburbs. It also invests in commercial properties in central locations. The portfolio had 88 properties with a market value of around CHF 1270 million as at the end of March 2020.

The acquisition of a high-value property portfolio of approximately CHF 500 million is being evaluated to continuing the successful strategy of qualitative growth. The portfolio is currently owned by Swiss Life Ltd.

Swiss Life Asset Management Ltd has received the necessary authorisation from FINMA for the planned acquisition. The issue of new units to finance the property portfolio is planned for December 2020. Investors will benefit from the broader diversification achieved through expansion of the portfolio.

The new portfolio of 46 properties features a very high location and property quality and generates around 85% of rental income from residential units producing a steady return (more than 1100 apartments). Over three quarters of the properties are located in major cities and their suburbs or in medium-sized towns. With 23 properties, the focus is on Switzerland's dynamic major cities (Zurich 11, Geneva 5, Lausanne 4 and in Basel 3 properties). Following the acquisition, the fund will have 134 properties with more than 3200 apartments. Investors will thus continue to participate in the development of first-class Swiss real estate investments in the future.

The specific conditions of the planned capital increase will be announced in late autumn. Further information about the fund can be found by following the [link](#).

Fund information

| | |
|---|--------------------------------------|
| Name: | Swiss Life REF (CH) Swiss Properties |
| ISIN / Swiss security no.: | CH0293784861 / 29378486 |
| Fund currency: | Swiss francs |
| Income: | Distributed |
| Legal form: | Contractual real estate fund |
| Fund domicile: | Switzerland |
| Fund management and administrator: | Swiss Life Asset Management Ltd. |
| Fund management: | Swiss Life Asset Management Ltd. |
| Custodian bank: | UBS Switzerland AG, Zurich |
| Market maker: | Bank J. Safra Sarasin Ltd, Zurich |
| Launch date: | 2 November 2015 |

Information

Media Relations

Phone +41 43 284 77 77

media.relations@swisslife.ch

www.swisslife-am.com



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 2020 assets under management for third-party clients amount to CHF 82.9 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 256.0 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totaling CHF 256.0 billion, CHF 71.4 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 28.3 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of June 2020 thus came to CHF 99.7 billion.

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

¹ INREV Fund Manager Survey 2020 (AuM as of 31.12.2019)

Disclaimer

This document has been produced with the greatest possible care and to the best of our knowledge and belief. However, we do not accept any liability for losses resulting from the use of this information. This publication is not intended as a solicitation or recommendation to buy or sell investment instruments, but only serves to provide information. The source of all data and diagrams (unless stated otherwise) is Swiss Life Asset Management Ltd.

Comprehensive information on the fund can be found in the documents forming the legal basis for any investment. These 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, 8002 Zurich.

Past performance is no indication of current or future performance. The performance data do not include commissions and costs incurred when issuing and redeeming fund units.