



Swiss Life Asset Managers once again achieves strong results in the 2024 GRESB sustainability benchmark analysis

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Swiss Life Asset Managers achieves strong results in the 2024 GRESB sustainability benchmark. Six of its real estate funds and one infrastructure fund have the best rating in their peer group.

All 35 real estate products of Swiss Life Asset Managers that participated in the 2024 GRESB sustainability benchmark received the coveted “Green Star” in recognition of their overall results. Despite the introduction of new assessment methods by GRESB, which led to a general downward shift in scores, the portfolios of Swiss Life Asset Managers continued to perform positively. The investment solutions achieved an average of 81 points (out of a maximum of 100, an increase of 0.5% compared to 2023), with two new real estate funds submitted for analysis. The results compared to the peer groups have also improved, with six funds ranking first in their peer group and six funds receiving five stars.

Swiss Life Asset Managers’ infrastructure equity funds also delivered impressive results. Both funds continued to improve and achieved scores of 89 and 96 points, respectively. These strong results underline the strong sustainability performance of the funds.

“We are proud that we have been able to continue to improve our ESG performance across the entire product range and that more and more funds have been included in the analysis. This underlines our long-standing commitment to responsible investment in the area of ESG. Looking ahead, we are focusing, amongst other things, on further increasing data coverage to drive better ESG management at asset level and ensuring that

our portfolios continue to offer long-term added value,” explained Miriam Kittinger, Head ESG Real Assets at Swiss Life Asset Managers.

Swiss Life Asset Managers has been participating in the GRESB sustainability benchmark analysis for several years now¹. The Group’s directly held real estate portfolios have been fully in the scope of GRESB for the past two years. In 2024, Swiss Life Asset Managers submitted two more funds for analysis, with the participating funds and mandates now representing CHF 66 billion in assets under management, which accounts for around 75% of the total assets under management directly invested in real estate.

¹) Swiss Life Asset Managers has been a member of GRESB (Global Real Estate Sustainability Benchmark) since 2018. GRESB is a leading industry-driven organisation that prepares annual assessments of the performance of real estate funds, real estate companies and infrastructure funds on the basis of environmental, social and governance factors. Its assessments are based on a holistic approach. In addition to general and qualitative questions, so-called “performance indicators” are also included in the sustainability analysis. These indicators are used to assess the real estate portfolios in terms of their water and energy consumption as well as their greenhouse gas emissions and waste, amongst other things.

2024 GRESB Real Estate results

Fund and mandate description by investment region	Rating (previous year)	Stars (previous year)
Switzerland		
Commercial Real Estate Switzerland ESG investment group	87 (87)	★★★★★ (★★★★★)
Real Estate Switzerland ESG investment group	88 (81)	★★★★★ (★★★)
Real Estate Switzerland Retirement and Healthcare ESG investment group	91 (83)	★★★★★ (★★★★★)
Swiss Life REF (CH) ESG Swiss Properties	86 (83)	★★★★★ (★★★★★)
Swiss Life REF (LUX) ESG Commercial Properties Switzerland	88 (82)	★★★★★ (★★★★★)
Intra-group mandate Switzerland	87 (87)	★★★★★ (★★★★★)
France		
Intra-group mandate France 1	85 (88)	★★★★★ (★★★★★)
Intra-group mandate France 2	85 (86)	★★★★★ (★★★★★)
Intra-group mandate France 3	81 (78)	★★★ (★★★)
Germany		
BEOS Corporate Real Estate Fund Germany I	79 (81)	★★★ (★★★)
BEOS Corporate Real Estate Fund Germany II	77 (80)	★★★ (★★★)
BEOS Corporate Real Estate Fund Germany III	79 (79)	★★★ (★★★)
BEOS Corporate Real Estate Fund Germany IV	78 (79)	★★★ (★★★)
BEOS Berlin Prime Industrial	76 (70)	★★★ (★★)
BEOS Light Industrial Germany I	78 (-)	★★★ (-)
Third-party mandate Real Estate Germany 1	87 (85)	★★★★★ (★★★★★)
Third-party mandate Real Estate Germany 2	91 (87)	★★★★★ (★★★★★)
Intra-group mandate Germany	80 (79)	★★★ (★★★)
Swiss Life ESG Health Care Germany V	80 (82)	★★★ (★★★★★)
Swiss Life Health Care II	80 (82)	★★★ (★★★★★)
Swiss Life Health Care III	79 (81)	★★★ (★★★★★)
Swiss Life Health Care IV	81 (83)	★★★★★ (★★★★★)
Europe		
Swiss Life REF (CH) ESG European Properties	86 (80)	★★★★★ (★★★)
Swiss Life REF (DE) European Living	74 (73)	★★ (★★)
Swiss Life REF (DE) European Real Estate Living & Working	76 (78)	★★★ (★★★)
Swiss Life REF (DE) Key Metropolitan Areas Europe	82 (73)	★★★★★ (★★)
Swiss Life REF (LUX) ESG European Healthcare	77 (80)	★★★ (★★★)
Swiss Life REF (LUX) ESG European Industrial & Logistics	69 (72)	★★ (★★)
Swiss Life REF (LUX) ESG European Thematic Income & Growth	89 (87)	★★★★★ (★★★★★)
Swiss Life REF (LUX) ESG German Core Real Estate	75 (75)	★★ (★★)
Third-party mandate Real Estate Europe	67 (-)	★ (-)
United Kingdom		
Mayfair Capital Property Unit Trust	82 (81)	★★★★★ (★★★★★)
Property Income Trust for Charities	84 (83)	★★★★★ (★★★★★)
Nordic countries		
Nordic Logistics Fund	88 (89)	★★★★★ (★★★★★)
Swiss Life REF Nordic 2020	72 (70)	★★ (★★)

2024 GRESB Infrastructure results

Fund description by investment region	Rating (previous year)	Stars (previous year)
Europe		
Swiss Life Funds (LUX) ESG Global Infrastructure Opportunities II	96 (93)	★★★★★ (★★★★★)
Swiss Life Funds (LUX) ESG Global Infrastructure Opportunities III	89 (86)	★★★ (★★★)

Source: GRESB; a GRESB five-star rating corresponds to a position in the top quintile of the global peer group, while a one-star rating corresponds to a placement in the lowest quintile.

Information

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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, Italy and the Nordic countries.

As at 30 June 2024 assets under management for third-party clients amount to CHF 116.7 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 262.2 billion. Swiss Life Asset Managers is a leading real estate investor and manager in Europe¹. Of the assets totalling CHF 262.2 billion, CHF 87.7 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 20.8 billion in value. Total real estate assets under management and administration at the end of June 2024 thus came to CHF 108.5 billion.

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

A financially self-determined Life

Swiss Life enables people to lead a financially 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 future in a financially self-determined manner.

¹ INREV Fund Manager Survey 2024 (AuM as of 31.12.2023)

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Comprehensive information on the funds mentioned and the countries in which they are authorised for distribution can be found in the documents which form the legal basis for each investment. They can be ordered free of charge in electronic or printed form from the fund management company or its representative: **Switzerland:** Swiss Life Asset Management Ltd, General-Guisan-Quai 40, P.O. Box 2831, 8022 Zurich, payment office: UBS AG, Bahnhofstrasse 45, 8001 Zurich | **Germany:** Swiss Life Asset Managers Luxembourg Niederlassung Deutschland, Darmstädter Landstraße 125, 60598 Frankfurt am Main, Germany | **Luxembourg:** Swiss Life Asset Managers Luxembourg – 4a, rue Albert Borschette – L-1246 Luxembourg – Grand Duchy of Luxembourg | **France:** Swiss Life Asset Managers France, 153 rue Saint-Honoré, F-75001 Paris | **UK:** Swiss Life Asset Managers UK Ltd., 55 Wells Street, London W1T 3PT | **Norway:** Swiss Life Asset Managers Holding AS, Haakon VII's gt 1, NO-0161 Oslo | **Denmark:** Swiss Life Asset Managers Danmark, filial af Swiss Life Asset Managers Luxembourg, Luxembourg Frederiksgade 11, 1. tv, 1265 Copenhagen K, 1265 Frederiksgade | **Italy:** Swiss Life Asset Managers Luxembourg, succursale Italia, Via San Prospero 1, I-20121 Milan or at www.swisslife-am.com.