

## Opening for the “Real Estate Switzerland Retirement and Healthcare ESG” investment group with multiple oversubscriptions. Further opening of up to around CHF 130 million.

25 March 2025

- Opening for “Swiss Life Investment Foundation – Real Estate Switzerland Retirement and Healthcare ESG” completed successfully
- Issue volume oversubscribed several times over
- Capital to be used for attractive acquisitions and to reduce the borrowing ratio
- Further opening and issue of entitlements of up to around CHF 130 million thanks to additional first-class real estate secured in line with the strategy

### Issuance oversubscribed several times

The opening of the real estate investment group from 16 January to 14 March 2025 attracted a great deal of interest from employee benefits institutions. The targeted volume of up to around CHF 200 million was oversubscribed several times. A total of 73 pension funds took part in the opening.

The new capital raised will be used for the targeted acquisition of additional properties, sustainable investments in the portfolio. To this end, two acquisitions worth around CHF 125 million were secured – a medical office building and an age-appropriate residential property with access to care services. The capital will also be used to reduce the borrowing ratio. The entitlements with an equivalent value of around CHF 200 million will be issued on 3 April 2025.

### Successful portfolio expansion

The “Real Estate Switzerland Retirement and Healthcare ESG” investment group invests in age-appropriate residential properties, care facilities, healthcare properties and institutions promoting health in Swiss cities and their suburbs. Together with the two senior residence centres acquired in Frauenfeld and Ostermundigen in December 2024, and the two newly acquired properties in Zurich and Porza, the

portfolio has been successfully expanded over the past 12 months and therefore kept its strategic focus on care

facilities and age-appropriate housing and further optimised its diversification.

Stephan Thaler, Managing Director of the Swiss Life Investment Foundation, says: “We are pleased with the positive response and the significant capital commitments from our investors. This underlines the attractiveness of the investment group and their confidence in the expertise of Swiss Life Asset Managers.”

### Announcement of another opening

In order to expand the real estate portfolio and better meet the high demand already mentioned, further properties that meet the strategy were reviewed. In this context, the Investment Foundation was able to secure a first-class property in Lugano from the portfolio of Swiss Life Ltd worth around CHF 100 million, subject to the approval of the responsible committees. Other properties are also being examined on an ongoing basis. The Board of Trustees of the Investment Foundation is confident that another opening for the investment group of up to around CHF 130 million will offer interested pension funds an additional attractive investment opportunity.

The subscription period will run from 25 March until 17 April 2025 (1:00 p.m.). The subscription documents and further information on the terms of the reopening will be available on 25 March 2025.

The NAV-based investment group has a history of stable and positive performance in terms of both income and value: since its launch in 2017, the “Real Estate Switzerland Retirement and Healthcare ESG” investment group has posted a performance of 4.68% per year. The portfolio is highly stable with an above-average rental rate of 98.5% (as at 31 December 2024). The market value of the 18 properties in the “Real Estate Switzerland Retirement and Healthcare ESG” investment group was CHF 714 million on the key date of 31 December 2024.

### Responsible investment

Since 2018, Swiss Life Asset Managers has been a signatory to the UN Principles for Responsible Investment

(UN PRI). Environmental, social and governance (ESG) factors are systematically integrated into the investment and risk management processes at Swiss Life Asset Managers. In the real estate investment business, appropriate criteria are taken into account in both acquisition and management. The “Real Estate Switzerland Retirement and Healthcare ESG” investment group has also participated in the annual GRESB (Global Real Estate Sustainability Benchmark) since 2018. Thanks to its continuous optimisation process, the investment group scored 91 points out of 100 in the overall assessment in 2024 and was awarded the maximum of five stars.

## Information

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### Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation had over CHF 18 bn in total assets under management on behalf of around 700 pension funds and collective foundations as at 31 December 2024. This makes it one of the top five investment foundations, with approx. one in two Swiss employee benefits institutions among its investors. The wide range of 44 investment groups comprises 11 fixed-income, 13 equity and four Swiss real estate products plus two foreign real estate, two infrastructure products, one mortgages Switzerland, one senior secured loans product and ten BVG mixed-asset products. The 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 (OPSC).

### 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 31 December 2024 assets under management for third-party clients amount to CHF 124.7 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 272.3 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe<sup>1</sup>. Of the assets totalling CHF 272.3 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 December 2024 thus came to CHF 108.4 billion. Swiss Life Asset Managers employs more than 2300 people in Europe.

<sup>1</sup> #2 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe, #2 INREV Fund Manager Survey 2024

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