

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

15 January 2025

- Opening of investment group by issuing entitlements of up to around CHF 200 million
- Attractive thematic investment group focusing on “Retirement and Healthcare” residential properties for Swiss employee benefits institutions with a market value of over CHF 700 million

The Swiss Life Investment Foundation is planning to open the “Real Estate Switzerland Retirement and Healthcare” investment group. Entitlements of up to around CHF 200 million will be issued as part of this opening. The new capital raised will be used for the targeted acquisition of additional properties, sustainable investments in the portfolio and to reduce the borrowing ratio. The subscription period will run from 16 January to 14 March 2025. The entitlements will be issued on 3 April 2025.

### Portfolio successfully expanded in 2024

In December 2024, the investment group acquired one retirement residence in Frauenfeld and one in Ostermundigen for the aforementioned investment group. It therefore kept its strategic focus on care facilities and age-appropriate housing, which helped further diversify the portfolio.

The Friedau residence in Frauenfeld consists of four buildings with a total area of 9531 square metres and comprises 32 residential apartments and 73 nursing beds. The facility was built in 1991. The Mitteldorfpark senior centre in Ostermundigen has a total area of 10 925 square metres with 71 senior apartments, five senior rooms and 31 single care rooms. The facility was completed in 2009. Both properties have an excellent location, modern fittings and long-term focus.

### Sustainable and focused investing

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.

The NAV-based investment group offers stable and positive performance in terms of both income and value. The selective and quality-oriented expansion of the portfolio has been successful: Since its launch seven years ago, the “Real Estate Switzerland Retirement and Healthcare ESG” investment group has generated an attractive annual return of 4.74% for around 200 investors (as at 30 September 2024).

The investment group benefits from a favourable diversified tenant mix and active lettings management. This is reflected in an above-average occupancy rate of 98.5% (as at 30 September 2024). As at the end of 2024, the portfolio contained 18 properties with a market value of around CHF 700 million.

Stephan Thaler, Managing Director of the Swiss Life Investment Foundation, says: “with the opening of the investment group, we are offering a sustainable and future-oriented investment opportunity in real estate projects that address demographic trends and facilitate innovative living concepts for a self-determined life in old age.”

### Responsible investing

Since 2018, Swiss Life Asset Managers has been a signatory to the UN Principles for Responsible Investment. 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 when acquiring, developing and managing properties. The “Real Estate Switzerland Retirement and Healthcare ESG” investment group has participated in the GRESB sustainability benchmark analysis since 2020. The investment group has been

awarded the Green Star every year. In 2024, the highest rating of 5 GRESB stars was achieved for the first time with a score of 91 out of 100, which is a very good result.

## Information

### Media Relations

Phone +41 43 284 77 77

media.relations@swisslife.ch

www.swisslife-am.com



### 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 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 institutional real estate investor in Europe<sup>1</sup>. 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.

<sup>1</sup> #1 IPE Top 150 Real Estate Investment Managers 2023 Ranking Europe, #2 INREV Fund Manager Survey 2024

### Disclaimer:

#### This announcement contains advertising.

This announcement has been produced with the greatest possible care and to the best of our knowledge and belief. However, we offer no guarantee with regard to content or completeness and do not accept any liability for losses which might arise from the use of this information. Past performance is no indicator of current or future performance. It does not in any way guarantee future performance or capital. This announcement may contain "forward-looking statements", which express our assessment and expectations at a given point in time. However, various risks, uncertainties and other influencing factors can cause the actual developments and results to differ significantly from our expectations. The information contained herein is for information purposes only and should not be construed as a contractual document or as investment advice. The circle of investors in Swiss Life Investment Foundation investment groups is limited to pillar 2 and 3a institutions and other tax-exempt institutions domiciled in Switzerland set up for the purposes of occupational provisions as well as to persons who administer collective investments for such institutions, are supervised by the Swiss Financial Market Supervisory Authority FINMA and invest funds for these institutions exclusively with the foundation. All documents which form the legal basis for any investment decision can be obtained free of charge from the Swiss Life Investment Foundation, c/o Swiss Life Ltd, General-Guisan-Quai 40, 8002 Zurich, tel. 043 547 71 11 and at [www.swisslife.ch/investmentfoundation](http://www.swisslife.ch/investmentfoundation). "Swiss Life Asset Managers" is the brand name for the asset management activities of the Swiss Life Group. More information is available at [www.swisslife-am.com](http://www.swisslife-am.com). Source: Swiss Life Asset Managers (unless stated otherwise). All rights reserved. Contact: [info@swisslife-am.com](mailto:info@swisslife-am.com)