



## Swiss Life Asset Managers confirms upward trend and achieves strong GRESB results for 2025

2 October 2025

Swiss Life Asset Managers continues its ambitious path in sustainability for real estate and once again achieves strong results in the 2025 GRESB Sustainability Benchmark. Four of its real estate funds receive the highest rating of five stars, and two funds rank first in their respective peer groups.

All 34 real estate products from Swiss Life Asset Managers which participated in the 2025 GRESB Sustainability Benchmark were awarded the prestigious “Green Star.” The products significantly improved their overall ratings, achieving scores ranging from 74 to 93, with an average of 83 out of a maximum of 100 points – an increase of 2.5% compared to the previous year. The products also continue to perform well compared to their respective peer groups: two funds ranked first in their peer group, and four received the highest rating of five stars.

“We are proud that our ongoing participation in the GRESB Benchmark reflects the continuously increasing ESG performance of our products. The increase in data coverage, the adoption of decarbonisation targets, and

the disclosure of industry-specific certifications all contribute to these positive results. These elements are central components of our ESG strategy, which aims to sustainably enhance the attractiveness of our portfolios,” says Bruno Blavier, Head ESG Real Estate at Swiss Life Asset Managers.

The proprietary real estate portfolio has been fully within the scope of GRESB for three years. The participating funds represent assets under management of CHF 56 billion, which is equivalent to approximately 63% of the total assets under management invested in real estate.

### **About the Global Real Estate Sustainability Benchmark**

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. Further details about the methodology can be found [here](#). The governance to prevent any conflict of interest to perform the scoring can be found [here](#).

## 2025 GRESB Real Estate results

Fund and mandate description by investment region	Rating (previous year)	Stars (previous year)
<b>Switzerland</b>		
Commercial Real Estate Switzerland ESG investment group	90 (87)	★★★★ (★★★★)
Real Estate Switzerland ESG investment group	89 (88)	★★★★ (★★★★★)
Real Estate Switzerland Retirement and Healthcare ESG investment group	93 (91)	★★★★★ (★★★★★)
Swiss Life REF (CH) ESG Swiss Properties	85 (86)	★★★★ (★★★★)
Swiss Life REF (LUX) ESG Commercial Properties Switzerland	90 (88)	★★★★★ (★★★★★)
Intra-group mandate Switzerland	86 (87)	★★★★ (★★★★)
<b>France</b>		
Intra-group mandate France I	82 (85)	★★★ (★★★★)
Intra-group mandate France II	90 (85)	★★★★★ (★★★★)
Intra-group mandate France III	80 (81)	★★★ (★★★)
<b>Germany</b>		
BEOS Corporate Real Estate Fund Germany I	81 (79)	★★★ (★★★)
BEOS Corporate Real Estate Fund Germany II	79 (77)	★★ (★★★)
BEOS Corporate Real Estate Fund Germany III	82 (79)	★★★ (★★★)
BEOS Corporate Real Estate Fund Germany IV	82 (78)	★★★ (★★★)
BEOS Berlin Prime Industrial	76 (76)	★★ (★★)
BEOS Light Industrial Germany I	76 (78)	★★ (★★★)
Third-party mandate Real Estate Germany I	89 (87)	★★★★★ (★★★★★)
Third-party mandate Real Estate Germany II	84 (91)	★★★ (★★★★★)
Intra-group mandate Germany	82 (80)	★★★ (★★★)
Swiss Life Health Care II	83 (80)	★★★ (★★★)
Swiss Life Health Care III	80 (79)	★★★ (★★★)
Swiss Life Health Care IV	81 (85)	★★★ (★★★★)
Swiss Life ESG Health Care Germany V	82 (80)	★★★ (★★★)
<b>Europe</b>		
Swiss Life REF (CH) ESG European Properties	88 (86)	★★★★ (★★★★)
Swiss Life REF (DE) European Living	77 (74)	★★ (★★)
Swiss Life REF (DE) European Real Estate Living & Working	79 (76)	★★★ (★★★)
Swiss Life REF (DE) Key Metropolitan Areas Europe	82 (82)	★★★ (★★★★)
Swiss Life REF (LUX) ESG European Healthcare	78 (77)	★★ (★★★)
Swiss Life REF (LUX) ESG European Industrial & Logistics	77 (69)	★★ (★★)
Swiss Life REF (LUX) ESG European Thematic Income & Growth	89 (89)	★★★★ (★★★★★)
Swiss Life REF (LUX) ESG German Core Real Estate	78 (75)	★★ (★★)
Third-party mandate Real Estate Europe	82 (67)	★★★ (★)
<b>United Kingdom</b>		
Property Income Trust for Charities	84 (84)	★★★ (★★★★)
<b>Nordic countries</b>		
Nordic Logistics Fund	90 (88)	★★★★★ (★★★★★)
Swiss Life REF Nordic 2020	74 (72)	★★ (★★)

## 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 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 2025, assets under management for third-party clients amount to CHF 137.6 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 281.8 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe<sup>1</sup>. Of the assets totalling CHF 281.8 billion, CHF 88.7 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 24.2 billion in value. Total real estate assets under management and administration at the end of June 2025 thus came to CHF 112.9 billion.

Swiss Life Asset Managers employs more than 2300 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> #2 IPE Top 150 Real Estate Investment Managers 2024 Ranking Europe, #2 INREV Fund Manager Survey 2025

All intellectual property rights to this data belong exclusively to GRESB B.V. All rights reserved. GRESB B.V. shall not be liable to any persons (including natural persons, legal entities and entities without legal personality) for any losses, damages, costs, expenses or other liabilities that may arise from the use of or reliance on such information.

**This document is intended for marketing and information purposes only.** This information it contains does not constitute any offer to issue or sell, or any solicitation of any offer to (i) subscribe to or purchase equities, units or other financial interests in investments or (ii) provide any securities services. This document is distributed to each recipient for information purposes only and does not constitute a personal investment recommendation. In preparing this document, reasonable care has been taken to ensure the completeness and accuracy of the information contained in it. The information contained in this publication is based on information from sources known to be reliable, but errors and inaccuracies cannot be completely ruled out. Swiss Asset Life Managers is not responsible for financial losses or errors and/or actions that are taken on the basis of this data. This publication may contain forward-looking statements, which reflect our viewpoints and expectations at a given point in time. However, various risks, uncertainties and other influencing factors may cause actual developments and results to differ materially from our expectations. We are not obliged to subsequently update or revise these forward-looking statements. This document has not been filed with, nor approved by, any supervisory authority of any jurisdiction. No regulatory authority has confirmed the accuracy or appropriateness of the information contained in this document. **This document and the information contained herein are not intended for distribution to, or use by, any person in any country or jurisdiction where such distribution or use would violate any applicable local laws or regulations or would create a registration requirement for such products in such country or jurisdiction. The products listed are only approved for distribution in selected countries and may therefore not be available or suitable for individual recipients.**

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.