



## Opening of the “Real Estate Switzerland ESG” investment group oversubscribed several times over

19 June 2025

- The opening of the “Real Estate Switzerland ESG” investment group of the Swiss Life Investment Foundation was successfully concluded
- The issue volume of up to around CHF 450 million was several times oversubscribed
- The issue proceeds will be used to acquire first-class properties and reduce the borrowing ratio

### **Issue oversubscribed several times over**

The opening of the real estate investment group, with a subscription period from 6 May 2025 to 13 June 2025, attracted a great deal of interest from employee benefits institutions. The targeted volume of up to around CHF 450 million was oversubscribed several times over. More than 100 employee benefits institutions took part in the opening.

The new capital raised will be used for the targeted acquisition of additional properties and sustainable investments in the portfolio. The capital will also be used to reduce the borrowing ratio. The entitlements will be issued on 3 July 2025.

### **Planned portfolio expansion**

The 40 or so properties are being acquired from Swiss Life Ltd (subject to approval by the responsible committees); they are predominantly residential and offer very good quality in terms of property and location (in major cities, their suburbs and medium-sized urban centres).

The investment group was launched on 30 November 2009 and has performed successfully since then. With a market value of over CHF 4.9 billion, it is one of the major investment vehicles in the Swiss real estate market. The purchase will increase the market value of the investment group's properties to around CHF 5.4 billion.

The investment group focuses on residential properties of varying sizes and years of construction and is broadly diversified geographically. Targeted investments further reinforce earnings stability and sustainable growth, which has resulted in an impressive net performance of 5.28% per year (key date 30 April 2025) since the launch.

Stephan Thaler, Managing Director of the Swiss Life Investment Foundation, says: “The opening, which has been oversubscribed several times, underlines the confidence institutional investors have in the quality of our broadly diversified residential portfolio with its attractive locations and sustainable orientation. It confirms our strategy and the investment group's positioning as a stable, future-oriented solution in the Swiss real estate market.”

### **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 investment group has also participated in the annual GRESB ranking (Global Real Estate Sustainability Benchmark) since 2018. Thanks to its continuous optimisation process, the “Real Estate Switzerland ESG” investment group scored 88 points out of 100 in the overall assessment in 2024 and was awarded the maximum of five stars.

## 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 CHF 19.6 bn in total assets under management on behalf of around 700 pension funds and collective foundations as at 31 March 2025. This makes it one of the top four investment foundations, with approx. one in two Swiss employee benefits institutions among its investors. The wide range of 50 investment groups comprises 13 fixed-income, 17 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.

### 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 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).