

6 November 2017

Swiss Life REF (CH) European Properties: subscription period from 6 November to 17 November 2017

The launch of the new European real estate fund Swiss Life REF (CH) European Properties is planned for 30 November 2017. Qualified investors can subscribe shares of the fund between 6 November and 17 November 2017. The shares will be allocated on 21 November 2017.

Broadly diversified real estate portfolio

The new real estate fund from Swiss Life Asset Managers will invest in Core and Core Plus locations in European large cities, regional centres and their agglomerations. The focus of the investments will be on the European core markets of Germany, France, Austria and Benelux. Other important target regions include the United Kingdom, Scandinavia and southern Europe.

Advantages of European real estate investments

Investments in European real estate generate attractive returns in the current low interest rate environment. They also have a low correlation to other asset classes. Swiss investors can use European real estate investments to significantly diversify their portfolios. Additional advantages include stable returns through rental income and potential inflation protection.

Europe's largest institutional real estate investor

Swiss Life Asset Managers has successfully expanded its investment business with third-party clients in recent years. As at the end of June, assets under management totalled more than CHF 54 billion. Together with the investments of Swiss Life's insurance companies, Swiss Life Asset Managers has assets of over CHF 210 billion under management. With real estate in the value of around CHF 74 billion as at the end of June 2017, Swiss Life Asset Managers is Europe's largest real estate investor.¹

¹ PropertyEU, 100 Top Investors, 2015, 2016 and 2017

More information on the new European real estate fund from Swiss Life Asset Managers is available [here](#).

Fund information

Legal form	Contractual real estate fund under Swiss law
Fund domicile	Switzerland
Circle of investors	Qualified investors
Investment period	indefinite
Fund currency	EUR
Target volume at issue	min. EUR 250 m
Minimum subscription	EUR 250 000 plus issuing commission (2500 units)
Payment date for securities subscribed	30 November 2017
Payment under subscription	The payment under subscription is made in a maximum of five tranches from 30 November 2017 to 28 February 2019
Subscription procedure	The subscription of units is to take place via the investor's own bank. The official subscription agent for banks is: Credit Suisse (Switzerland) Ltd., Execution CSG MF & Order Entry Banks
Subscription period	6 November to 17 November 2017 Deadline for clients: 17 November 2017, 12:00 p.m. (CET) Deadline for banks: 17 November 2017, 2:00 p.m. (CET)
Allocation	The first issue volume and allocation of units will be determined on 21 November 2017.
First partial payment under subscription	The amount of the first partial payment under subscription, payable on 30 November 2017, will be communicated on 22 November 2017.
Distribution	annual
Target borrowing ratio	20%
Accounting year	1 April to 31 March (extended first accounting year: 30 November 2017 - 31 March 2019)
Fund management company	Swiss Life Asset Management Ltd
Portfolio management	Swiss Life Asset Management Ltd
Custodian bank	Credit Suisse (Switzerland) Ltd.
External auditors	PricewaterhouseCoopers Ltd, Switzerland
Valuation expert	Wüest Partner AG, Switzerland
<p>As at: October 2017</p> <p>The real estate fund described is governed by Swiss law and is offered exclusively to qualified investors as per the Federal Law on Collective Capital Investments (CISA). Comprehensive information on the fund can be found in the documents which form the legal basis for any investment. They may be ordered free of charge in electronic or printed form from the fund management company, Swiss Life Asset Management Ltd, General-Guisan-Quai 40, 8002 Zurich. The investment funds of Swiss Life may neither be offered nor delivered in the USA or to US nationals. This document was produced with the greatest of care and to the best of our knowledge and belief. However, we provide no guarantee with regard to its content and completeness.</p>	

Information

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