

Opening of the “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups

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The Swiss Life Investment Foundation is planning an opening of the "Real Estate Switzerland" and "Commercial Real Estate Switzerland" investment groups to the amount of some CHF 500 million. This represents an attractive opportunity for Swiss pension funds to invest in high-end Swiss real estate.

The Swiss Life Investment Foundation is planning to conduct an opening for around CHF 500 million with payment under subscription at the beginning of May 2021. The capital will be used to reduce the share of debt capital, purchase additional properties, realise new construction projects and make ongoing investments in the portfolio. In order to finance these activities, the Swiss Life Investment Foundation is opening its "Real Estate Switzerland" and "Commercial Real Estate Switzerland" investment groups. The subscription period will run from 1 February to 31 March with payment under subscription on 5 May 2021. The opening is aimed at current and new investors who are deemed tax-exempt employee benefit institutions under Swiss law.

The two portfolios have continued to grow successfully through several acquisitions. Properties have been purchased in Zurich, Geneva, Schaffhausen and Aarau as well as attractive project developments in St. Gallen and Nyon. The two investment groups also invest in holdings in the Glatt shopping centre in Wallisellen. The Glatt centre is one of the largest and most popular shopping centres in Switzerland, as is also reflected by its having by far the highest surface area productivity of all Swiss shopping centres¹ and a waiting list for prospective tenants.

Stephan Thaler, Managing Director of Swiss Life Investment Foundation, says: “We are happy to be able to offer existing and new investors another opportunity to invest in our two high-value real estate investment groups.”

The “Real Estate Switzerland” investment group focuses on residential real estate in Swiss cities or their suburbs,

while “Commercial Real Estate Switzerland” invests in stable-income and stable-value commercial properties in central locations. Both investment groups have developed well in terms of earnings and value. The selective expansion of the portfolio with its clear focus on quality has paid off: since launch, the “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups have recorded an impressive performance of 5.63% and 5.10% respectively per year. At the same time, both investment groups enjoy above-average occupancy rates (97.1% and 97.7% as at the end of October 2020).

Responsible investing

Swiss Life Asset Managers has been a signatory to the UN PRI since 2018. 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 purchasing as well as with construction projects and property management.

The "Real Estate Switzerland" and "Commercial Real Estate Switzerland" investment groups have participated in the annual GRESB (Global Real Estate Sustainability Benchmark) since 2018. In 2019 and 2020, both investment groups received a “Green Star” rating – an acknowledgement of good ESG integration in real estate investments.

¹ Source: Shopping Center Marktreport Schweiz 2018

Information

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Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has CHF 12 billion in total assets under management on behalf of around 780 pension funds and collective foundations. It is thus one of the five largest investment foundations and counts one out of three Swiss pension funds among its investors. The range of 28 investment groups includes eight bonds, eight equities, four Swiss real estate and two foreign real estate products, and five Mixed BVG products. Swiss Life Investment Foundation is a member of the Conference of Managers of Investment Foundations (KGAST) and is monitored by the supervisory oversight commission for the occupational pension system (OAK-BV).

Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 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. That's how we lay the groundwork for our clients to make solid, long-term plans – in self-determination and with financial confidence. Swiss Life Asset Managers offers this proven approach to third-party clients in Switzerland, France, Germany, Luxembourg and the UK.

As at 30 June 2020 assets under management for third-party clients amount to CHF 82.9 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 256.0 billion. Swiss Life Asset Managers is a leading real estate manager in Europe¹. Of the assets totaling CHF 256.0 billion, CHF 71.4 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 28.3 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of June 2020 thus came to CHF 99.7 billion.

Swiss Life Asset Managers employs more than 2200 people in Europe.

¹ INREV Fund Manager Survey 2020 (AuM as of 31.12.2019)

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