



## GRESB sustainability benchmark analysis 2021: positive results for Swiss Life Asset Managers investment products

15 October 2021

The real estate and infrastructure fund products of Swiss Life Asset Managers achieved very good results in the GRESB benchmark analysis for 2020. An infrastructure fund achieved the best rating in its peer group.

Swiss Life Asset Managers participated in the GRESB 2021 Sustainability Benchmark with 22 real estate funds and vehicles and has significantly improved overall ratings: The number of Green Star funds has doubled from 9 to 18. The majority of investment solutions achieved ratings of between 70 and 80 points (out of a maximum of 100).

As far as infrastructure funds are concerned, Swiss Life Asset Managers participated with two investment solutions. One sub-fund was able to significantly improve its sustainability performance. The second fund, which was submitted for the first time, was named Infrastructure Fund Sector Leader by GRESB.

"We are very pleased that GRESB has recognised our commitment to sustainable real estate and infrastructure investments. The stricter requirements imposed by GRESB every year are an incentive for us to make further improvements," says Nelufer Ansari, Head ESG at Swiss Life Asset Managers.

Swiss Life Asset Managers has been participating in the GRESB sustainability benchmark analysis for some years<sup>1)</sup>. For the proprietary real estate portfolio, 82% of assets under management are now in the scope of GRESB. The figure for the Swiss portfolio is already 100%. With regard to the entire portfolio, 65% of the CHF 77.7 billion in real estate assets (as of 31 December 2020) are thus in the scope of GRESB.

### Responsible investing at Swiss Life Asset Managers

Sustainable investments are deeply embedded in the corporate DNA of Swiss Life Asset Managers. In the last few years, Swiss Life Asset Managers has developed a comprehensive ESG concept and approach to responsible investing. More on this in the *Responsible Investment Report*.

<sup>1)</sup> 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 and real estate companies on the basis of environmental, social and governance factors. Assessments use an integrated approach allowing the sustainability analysis to take account of so-called "performance indicators" alongside general and qualitative issues. The real estate portfolios are evaluated using these indicators on the basis of their consumption of water and energy and their emissions of greenhouse gases and waste, among other things.



## Summary GRESB results 2021

Fund description	Risk/ Return Profile	Score (previous year)	Stars (previous year)	«Green Star»
<b>Switzerland</b>				
Open-end Swiss multi-sector (focus on residential)	Core	75 (67)	*** (**)	Yes
Open-end Swiss residential	Core	75 (66)	*** (**)	Yes
Open-end Swiss office	Core	75 (66)	*** (**)	Yes
Open-end European multi-sector	Core	72 (-)	*** (-)	Yes
Open-end Swiss core healthcare	Core	70 (50)	** (*)	Yes
Swiss multi-sector	Core	78 (69)	*** (***)	Yes
<b>France</b>				
French multi-sector	Core	76 (63)	*** (**)	Yes
French multi-sector	Core	72 (59)	*** (**)	Yes
<b>Germany</b>				
Closed-end German retail	Core	64 (-)	** (-)	Yes
Closed-end German office	Core	63 (59)	** (**)	Yes
Semi-open ended German industrial	Core/+	63 (52)	** (*)	Yes
Semi-open ended German industrial	Core/+	63 (-)	** (-)	Yes
Open-end German multi-sector	Core	62 (-)	** (-)	No
Open-end European residential	Core	56 (-)	* (-)	No
<b>Luxembourg</b>				
Open-end Swiss commercial	Core/+	79 (69)	*** (***)	Yes
Open-end European thematic multi-sector	Core/+	68 (-)	** (-)	Yes
Semi-open ended German fund	Core/+	68 (-)	** (-)	Yes
Semi-open ended German fund	Core/+	67 (-)	** (-)	Yes
Semi-open ended German fund	Core/+	60 (-)	* (-)	No
Open-end European fund	Core/+	48 (-)	* (-)	No
<b>UK</b>				
Open-end UK multi-sector	Core	76 (66)	*** (**)	Yes
Closed-end UK multi-sector	Core	74 (64)	*** (**)	Yes

## Summary GRESB Infrastructure results 2021

Fund description	Risk/ Return Profile	Score (previous year)	Stars (previous year)
<b>Luxembourg</b>			
Closed-end globally diversified infrastructure	Core	85 (61)	**** (**)
Closed-end globally diversified infrastructure	Core	96 (-)	**** (-)

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### 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 2021 assets under management for third-party clients amount to EUR 90.2 billion. Together with insurance assets for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at EUR 250.3 billion. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totaling EUR 250.3 billion, EUR 74.6 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling EUR 26.3 billion in value. Total real estate under management and administration at the end of June 2021 thus came to EUR 100.9 billion.

Swiss Life Asset Managers employs about 2400 people in Europe.

<sup>1</sup> INREV Fund Manager Survey 2021 (AuM as of 31.12.2020)