



## Swiss Life Investment Foundation: Opening of the "Real Estate Switzerland ESG" investment group

11 January 2023

- Opening of the "Real Estate Switzerland ESG" investment group of up to CHF 350 million.
- Purchase of a residential portfolio in December 2022 comprising 33 properties with a residential component of 91% (December 2022).
- Opportunity to invest in a net asset value (NAV) based real estate investment group that has been very well established on the market since 2009 with a market value of over CHF 4 billion.
- Attractive opportunity for Swiss employee benefits institutions to invest in prime-quality Swiss real estate.

### **Real Estate Switzerland ESG investment group**

The Swiss Life Investment Foundation is planning an opening to issue entitlements in the Real Estate Switzerland ESG investment group of up to CHF 350 million. The capital will be used to reduce the borrowing ratio, purchase additional properties and make sustainable investments in the portfolio.

The subscription period will run from 1 February to 15 March 2023. The entitlements will be issued on 5 April 2023.

In December 2022, the investment group acquired a residential portfolio with a market value of around CHF 350 million. The acquisition portfolio consists of 33 residential properties with very good location and building quality in Swiss cities and their suburbs. The purchase increases portfolio diversification and earnings stability. Due to the high proportion of residential use in the acquired portfolio, real estate income from residential use can be increased from 67% to 69%.

The Real Estate Switzerland ESG investment group focuses on residential real estate in Swiss cities and their suburbs. The investment group has a history of stable and positive performance in terms of both income and value. The selective expansion of the portfolio with its clear focus on quality has paid off: since its launch in

2009, the Real Estate Switzerland ESG investment group has posted an impressive performance of 5.57% per year (as at 31 December 2022). In a challenging market environment, the advantageous diversity of uses and the focus on active lettings management are reflected in an above-average occupancy rate of 98% (as at 31 December 2022). Following the portfolio acquisition, the investment group held 269 properties with a market value of around CHF 4.2 billion as at the end of December 2022.

Stephan Thaler, Managing Director of the Swiss Life Investment Foundation, says: "We are pleased to be able to offer existing and new investors an opportunity to invest in a NAV-based and prime-quality real estate investment group."

### **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 investment business with real estate and infrastructure investments, appropriate criteria are taken into account in both acquisition and management.

The Real Estate Switzerland ESG investment group has also participated in the annual GRESB (Global Real Estate Sustainability Benchmark) since 2018. Since 2019,

the investment group has been awarded the "Green Star" rating every year – an acknowledgement of good ESG integration in real estate investments.

## Information

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#### Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has total assets of CHF 15 billion entrusted to it by around 700 pension funds and collective foundations. This makes it one of the top five investment foundations, with over one in three Swiss employee benefits institutions among its investors. The range of 30 investment groups comprises eight fixed-income, eight equity and four Swiss real estate products plus two foreign real estate and two infrastructure products, one alternative investment product and five BVG mixed-asset products. 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 and the Nordic countries.

As at 30 June 2022 assets under management for third-party clients amount to CHF 99.7 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 249.9 billion. Swiss Life Asset Managers is a leading real estate manager in Europe<sup>1</sup>. Of the assets totalling CHF 249.9 billion, CHF 88.0 billion is invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 28.5 billion in value. Total real estate under management and administration at the end of June 2022 thus came to CHF 116.5 billion.

Swiss Life Asset Managers employs more than 2500 people in Europe.

#### Self-determined Life

Swiss Life enables people to lead a 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 financial future in a self-determined manner.

<sup>1</sup> INREV Fund Manager Survey 2022 (AuM as of 31.12.2021)

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