

31 July 2025

# Swiss Life Investment Foundation Real Estate Switzerland ESG



SwissLife

**Net Asset Value (NAV) in CHF (m): 4,571.57**  
**Net asset value per entitlement in CHF: 217.03**

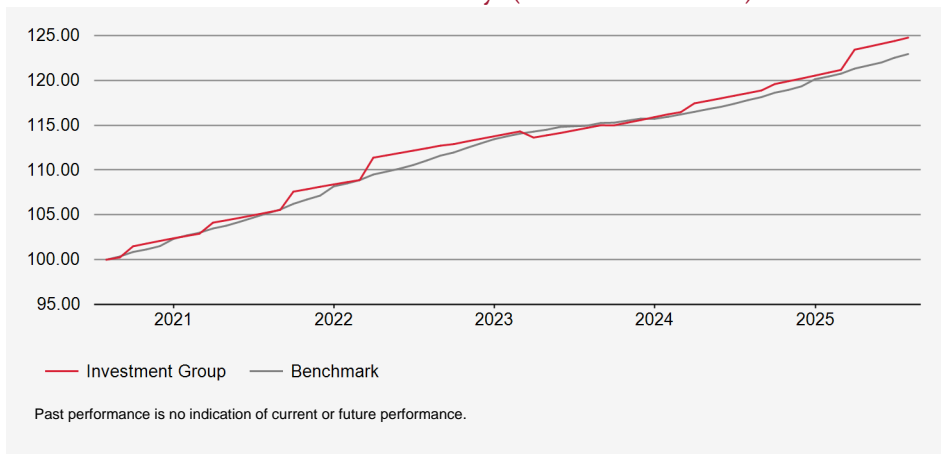


GRESB is an industry-driven company that assesses the performance of real estate funds in terms of environmental, social and governance aspects. Each year, GRESB reviews the sustainability performance of real estate investments in the portfolios of Swiss Life Asset Managers.

## Investment Strategy

Investments are made in directly held properties. Active management of the real estate portfolio. Diversification in terms of geographical location, type of use, size and age (Residential 65-100%, Commercial use 0-35%, Project developments 0-20%).  
Target borrowing ratio: 0-30%.

## Evolution in reference currency (base value 100)



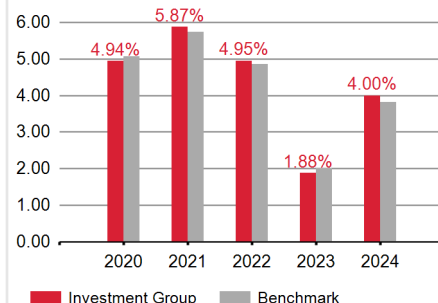
## Performance in reference currency

	Cumulative Performance				Annualised performance			
	YTD	1 month	3 months	1 year	3 years	5 years	10 years	Incep.
Investment Group	3.51%	0.30%	0.83%	5.22%	3.52%	4.52%	5.14%	5.25%
Benchmark	2.34%	0.34%	1.06%	4.37%	3.43%	4.21%	4.81%	5.14%

## Statistical information (annualised)

	1 year	3 years	5 years	10 years	Incep.
Investment Group volatility (in %)	1.58	1.14	1.54	1.68	1.57
Benchmark volatility (in %)	0.42	0.47	0.57	0.60	0.60
Tracking Error ex post (in %)	1.50	1.09	1.44	1.57	1.52
Information Ratio	0.56	0.08	0.21	0.21	0.07
Sharpe Ratio	2.86	2.18	2.65	3.12	3.36
Correlation	0.34	0.38	0.47	0.43	0.36
Beta	1.25	0.74	0.98	0.99	0.83
Jensen's alpha	-0.09	0.72	0.37	0.39	1.00
Maximum Drawdown (in %)	0.00	-0.85	-0.85	-0.85	-0.85
Recovery Period (years)	-	0.30	0.30	0.30	0.30

## Performance



## Product information

**Swiss security number:** 10615013  
**ISIN:** CH0106150136  
**LEI:** 254900H9DY0IX7641Z92  
**Bloomberg Code:** SWLIMMS SW  
**Benchmark:** KGAST Immo-Index (CHF)  
**Currency:** CHF  
**Domicile:** Switzerland  
**Launch Date:** 30/11/2009  
**Initial subscription price:** 100.00  
**End of financial year:** 30.09  
**Issuing:** Currently closed for subscriptions  
**Redemption:** According to prospectus  
**Redemption commission:** 3.00%  
**Asset manager**  
Swiss Life Asset Management Ltd  
**Price listings:** Bloomberg: ASSL  
[www.swisslife.ch/investmentfoundation](http://www.swisslife.ch/investmentfoundation)  
**Management Fee:** 0.50%  
**Property management as % of net rental income max.** 4.50%  
**Transaction commission for acquisitions and divestments as % of purchase/sales price max.** 2.00%  
**Building & renovation fee as % of building costs max.** 3.00%  
Additional costs such as transfer of ownership costs, estimates, etc., acc. to actual time/effort  
**Total expense ratio TER ISA**  
**GAV basis as at:** 30/09/2024 0.71%  
**NAV basis as at:** 30/09/2024 0.89%

**Redemption:** Redemption at the end of the quarter with six months notice period. Max. CHF 30 million per investor and quarter (cap).  
**Redemption commission:** If entitlements can be reallocated as of the value date, no redemption commission is charged.  
**Management Fee:** Includes costs for portfolio management, administration, accounting, NAV calculation, ordinary auditing, supervisory activities and reporting.  
**Total expense ratio TER ISA:** The total expense ratio TER ISA includes all costs with the exception of transaction costs and transaction-related taxes.  
**Performance:** Total returns over a given period based on time-weighted returns.  
**Statistical Information:** The risk key figures are based on logarithmic, monthly time-weighted returns.  
**Tracking error ex ante:** The expected tracking error for the next 12 months corresponds to the 3 year ex post tracking error.

### Real estate income by type of use

Residential	71.57%
Office	6.39%
Retail	13.81%
Parking spaces	6.23%
Ancillary uses	2.01%
Thereof project developments*	1.91%

\*as % of the market value

### Geographical spread of properties\*

Zurich	39.35%
Berne	4.15%
Inner Switzerland	4.45%
Western Switzerland	4.23%
North-West Switzerland	18.89%
Eastern Switzerland	6.58%
South Switzerland	4.04%
Lake Geneva	18.29%

\*acc. monitoring regions of Wüest Partner AG

### Key figures of properties

Market value*	5'330.09
Number of properties	306
Rental rate	98.47%

\*in m CHF

### Other key figures

Debt financing*	706.0
Borrowing ratio	13.25%
Liquidity*	97.4

\*in m CHF

### Age structure of properties

2020-2025	7.40%
2010-2019	10.75%
2000-2009	8.85%
1990-1999	8.56%
1980-1989	9.35%
1970-1979	20.62%
1960-1969	11.35%
before 1960	23.10%