

Investment criteria for real estate and properties

The Acquisition & Development team at Swiss Life Asset Managers is responsible for all purchases and sales as well as project developments in the area of real estate investments. The focus here lies on high-quality properties in major and medium-sized centres and at locations with development potential throughout Switzerland. An important criterion for this is high location quality.

Investment criteria Switzerland

Type of use

- Residential
- Office
- Retail (central locations preferred)
- Commercial/logistics
- Student housing
- Educational properties
- Old people's & nursing homes
- Healthcare properties
- Hotel properties at central locations with rental contract

Investment size

- Existing properties from CHF 10 m (properties above CHF 15 m preferred)
- Construction projects above CHF 20 m
- Properties/sites with realisable floor space from 10 000 m²

Ownership status

- Sole ownership (preferred)
- Co-ownership share
- Freehold properties
- Building lease

Property quality

- High-quality building in good condition preferred
- Properties with conversion potential

Transaction structure

- Asset deals (preferred)
- Share deals from CHF 100 m are reviewed
- Asset swaps
- Purchase of entire portfolios
- Sale-and-rent-back transactions
- Direct sale by owner or exclusively mandated owner representative

Documents for review

Land register documents

- Current land register extract
- Current cadastral map

Location

- Exact address

Leases

- Current tenant directory
- Copy of all rental agreements incl. amendments for commercial space
- Copy of two illustrative rental agreements for residential space
- Statement of property income for the last three years

Supplementary documents

- Market value estimates if available
- Property plans
- Construction permit & building specs
- Real estate: zone plan, layout plan, building regulations, any feasibility studies
- Images

Swiss Life Ltd (insurance portfolio)

The Swiss Life insurance portfolio is Switzerland's largest privately-owned property portfolio. The investment focus lies on residential, office and retail properties in the cities and their suburbs.

Investment criteria Switzerland

Focus on property quality & high location quality. Types of use at a glance:



Brief portrait

Swiss Life Asset Managers had real estate AuM in Switzerland of over CHF 30 billion at the end of June 2019. We offer third-party clients five different Swiss real estate investment solutions with a volume of around CHF 7 billion at Swiss Life Investment Foundation or in Swiss Life real estate funds.

With a real estate portfolio worth over CHF 97.5 billion, Swiss Life Asset Managers is one of the largest institutional real estate investors¹⁾ in Europe and has properties in Switzerland, France, Germany, Luxembourg and the UK. More than 1 800 employees work in Real Estate.

Real estate products for Swiss investors

<i>Swiss Life Investment Foundation</i>	<i>Investment focus</i>	<i>ISIN</i>
Real Estate Switzerland investment group	The investment group invests in properties with a primary focus on residential use, commercial use is secondary	CH0106150136
Commercial Real Estate Switzerland investment group	The investment group invests in properties with a focus on commercial use mixed with residential properties	CH0136837587
Real Estate Switzerland Retirement and Healthcare investment group	The investment group invests in age-appropriate and assisted living, care facilities and properties near healthcare providers and hospitals	CH0385556482

<i>Swiss Life Real Estate Fund</i>	<i>Investment focus</i>	<i>ISIN</i>
Swiss Life REF (LUX) Commercial Properties Switzerland, FCP-SIF	The fund invests in commercial real estate in Switzerland. The focus is on stable-income and stable-value properties with excellent location quality	LU0820924123
Swiss Life REF (CH) Swiss Properties	The fund invests in properties with a primary focus on residential use; commercial use is secondary. The fund is geographically broad-based throughout Switzerland with high diversification of age and tenant mix	CH0293784861

Your contact partners

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Find out more about our investment solutions: www.swisslife-am.com

Disclaimer

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¹⁾ PropertyEU, Top 100 Investors, December 2019