



## Swiss Life Investment Foundation: Successful reopening of the “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups

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The re-opening of the “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups attracted a lot of interest from investors and was concluded successfully. Both investment groups were oversubscribed several times. Furthermore, the Investment Foundation’s circle of investors was broadened by 25% and now totals over 550 Swiss pension funds.

The new capital in the amount of CHF 650 million financed the acquisition of a high-value portfolio with 44 properties and a volume of more than CHF 500 million. The purchase of additional properties and the realisation of attractive construction projects are also planned.

As a result, investors will benefit from yet broader diversification in terms of locations, usage and tenants.

Stephan Thaler, Managing Director of Swiss Life Investment Foundation, is delighted: “The great success of the re-opening is a tremendous vote of confidence on the part of our investors and underscores the solid demand for real estate investments with outstanding location and property quality, as well as the skill of Swiss Life Asset Managers in the management of real estate investments.”

### **Clear investment strategy pays off**

The “Real Estate Switzerland” investment group has been around for ten years, consistently focusing 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 can look back on gratifying earnings and performance. The selective expansion of the portfolio with a clear focus on quality has paid off: in the previous financial year, the “Real Estate Switzerland” and “Commercial Real Estate Switzerland” investment groups posted convincing investment yields of 5.42% and 5.16% respectively. At the same time, both investment groups enjoy below-average loss of rental income.

## Information

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### Swiss Life Investment Foundation

Founded in 2001 by Swiss Life Ltd, the Swiss Life Investment Foundation currently has over CHF 11 billion in total assets under management on behalf of around 550 pension funds and collective foundations. It is thus one of the six largest investment foundations. The Swiss Life Investment Foundation has increased its total assets more than tenfold since 2008, making it the fastest growing investment foundation during this period.

The range of 27 investment groups comprises eight fixed income, nine equity and four Swiss real estate products, one alternative investment product, 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 2019 assets under management for third-party clients amount to CHF 79.5 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 249.7 billion.

Swiss Life Asset Managers is the leading real estate manager in Europe<sup>1</sup>. Of the assets totaling CHF 249.7 billion, CHF 67.2 billion is invested in real estate. In addition, Swiss Life Asset Managers has real estate under administration of CHF 28.8 billion through its subsidiaries Livit and Corpus Sireo. Total real estate under management and administration at the end of June 2019 thus came to CHF 96.0 billion.

Swiss Life Asset Managers employs more than 2300 people in Europe.

<sup>1</sup> PropertyEU, Top 100 Investors, December 2018

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