

Media release

Zurich, 26 March 2026

Swiss Life REF (CH) ESG Diversified Commercial Switzerland: Initial issue successful – currently largest capital raising of the year

Swiss Life Asset Managers has successfully completed the initial issue of the real estate fund Swiss Life REF (CH) ESG Diversified Commercial Switzerland. The fund, which will be listed directly on 1 April 2026, will be receiving resources of CHF 500 million.

The issue that took place from **9 March 2026 to 20 March 2026** attracted a lot of interest from institutional and private investors. The issue took place on commission (“best-effort basis”). The subscriptions received exceeded the available issue volume, so a proportional allocation was made. Portfolio Manager Ibadete Mehmedi emphasises: “With this first issue, we are marking the largest raising of capital in Switzerland to date for a real estate fund this year. The very high demand following the first issue confirms the attractiveness of our new fund, which will be listed from launch and focuses on diversified commercial properties in Switzerland.”

A total of **5 000 000** new units will be issued. Payment for the new units will be made on 1 April 2026. Trading in the units will start on the same day on the **SIX Swiss Exchange**.

The fund will be included in SXI Real Estate Funds Broad (SWIIT) in three tranches within three trading days.

The issue proceeds form the core capital for building up the initial real estate portfolio worth around **CHF 640 million**. The remaining amount of the total investment volume will be financed by debt capital tranches already committed. The portfolio to be acquired from Swiss Life comprises office, retail and mixed-use properties in attractive urban locations in Switzerland, including Zurich, Geneva, Basel, Lucerne, St. Gallen and Lugano. The fund is thus being launched with a diversified commercial real estate portfolio and will generate attractive and predictable rental income from the outset.

Fund information

Name:	Swiss Life REF (CH) ESG Diversified Commercial Switzerland
ISIN / security no. of fund:	CH1522278584 / 152227858
Income:	Distributing
Ticker symbol SIX:	SLDCS
Bloomberg code:	SWLREDC
Legal form:	Contractual real estate fund
Fund domicile:	Switzerland
Circle of investors:	Qualified and non-qualified investors
Fund management company and administrator:	Swiss Life Asset Management Ltd
Portfolio management:	Swiss Life Asset Management Ltd
Custodian bank:	UBS Switzerland AG, Zurich
Market maker:	Bank J. Safra Sarasin AG, Zurich

Information

Media Relations

Phone +41 43 284 77 77

media.relations@swisslife.ch

Investor Relations

Phone +41 43 284 52 76

investor.relations@swisslife.ch

www.swisslife-am.com



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, Italy and the Nordic countries.

As at 31 December 2025, assets under management for third-party clients amount to CHF 145.7 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 288.3 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe¹. Of the assets totalling CHF 288.3 billion, CHF 89.5 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 24.5 billion in value. Total real estate assets under management and administration at the end of December 2025 thus came to CHF 114 billion.

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

A financially self-determined life

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

¹ #2 IPE Top 150 Real Estate Investment Managers 2025 Ranking Europe, #2 INREV Fund Manager Survey 2025

Disclaimer

This publication contains advertising. This announcement has been produced with the greatest possible care and to the best of our knowledge and belief. However, we do not accept any liability for losses resulting from the use of this information. This publication is not intended as a solicitation or recommendation to buy or sell investment instruments, but only serves to provide information. Prior to subscribing or acquiring fund units on the stock exchange, investors should obtain and carefully read the detailed information on the fund contained in the regulatory documentation (prospectus with integrated fund contract, PRIIPs KID and the latest annual and semi-annual reports) that serve as the sole legal basis for the purchase of fund units. These may be ordered free of charge in electronic or printed form from the fund management company, Swiss Life Asset Management Ltd, General-Guisan-Quai 40, 8002 Zurich.

Past performance is no indication of current or future performance. The performance data do not include commissions and costs incurred when issuing and redeeming fund units. Both Swiss Life Ltd and the other members of the Swiss Life Group are entitled to positions in this fund and to purchase and/or sell them. Swiss Life Asset Managers' funds may not be offered for sale or sold in the US or on behalf of US citizens or US persons residing in the US. "Swiss Life Asset Managers" is the brand for the asset management activities for professional and institutional clients of the Swiss Life Group. More information is available at www.swisslife-am.com. Source: Swiss Life Asset Managers (unless stated otherwise). All rights reserved. Contact: info@swisslife-am.com.