



SwissLife
Asset Managers

Swiss Life Asset Managers Sustainability in Real Estate

22.07.2026

Picture source: Benett school of Public Policy

Turning sustainability into long-term real estate value

Executive Summary

We embed sustainability into real estate decisions to manage sustainability risk and create long-term value

- Value-driven ESG strategy, fully embedded in real estate investment and asset management
- Clear focus on climate mitigation and adaptation, community wellbeing and transparency
- Clear portfolio decarbonisation pathway, measurable climate commitments
- Strong execution capabilities through tools and partnerships
- ESG actions delivering tangible financial benefits



Sustainability as a driver of real estate value creation

Our Conviction



Picture source: Timeout, Shutterstock

- ESG is a strategic lever for performance and resilience
- We are value-driven, focused on sustainability risk management and upside value creation
- Our ESG strategy has a clear focus on climate mitigation and adaptation, community wellbeing, and transparency
- We embed sustainability in investment and asset management decisions

Accelerate decarbonisation and climate resilience

Our Ambition



Clear roadmap

-20% carbon intensity reduction on proprietary portfolio (2019 to 2030)

Product-level commitments

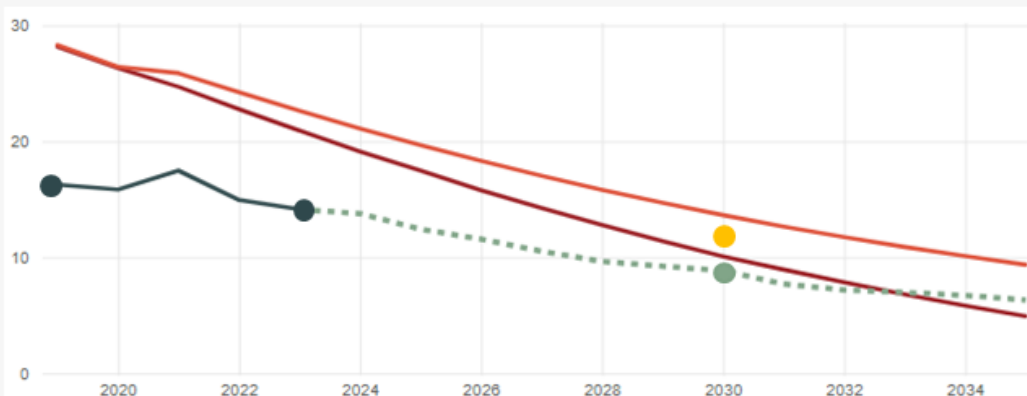
Implementation speed

Advanced tools to support decisions, scale action deployment, monitor progress & impact

Integrated approach

Decarbonisation combined with resilience to climate physical risks, biodiversity, tenant wellbeing

Proprietary real estate portfolio carbon reduction pathway
(kg CO₂e/sqm)



— CRREM 2023 Real estate sector 1.5°C pathway¹

— CRREM 2023 Real estate sector 2.0°C pathway¹

—●— Real value pathway 2019 - 2023

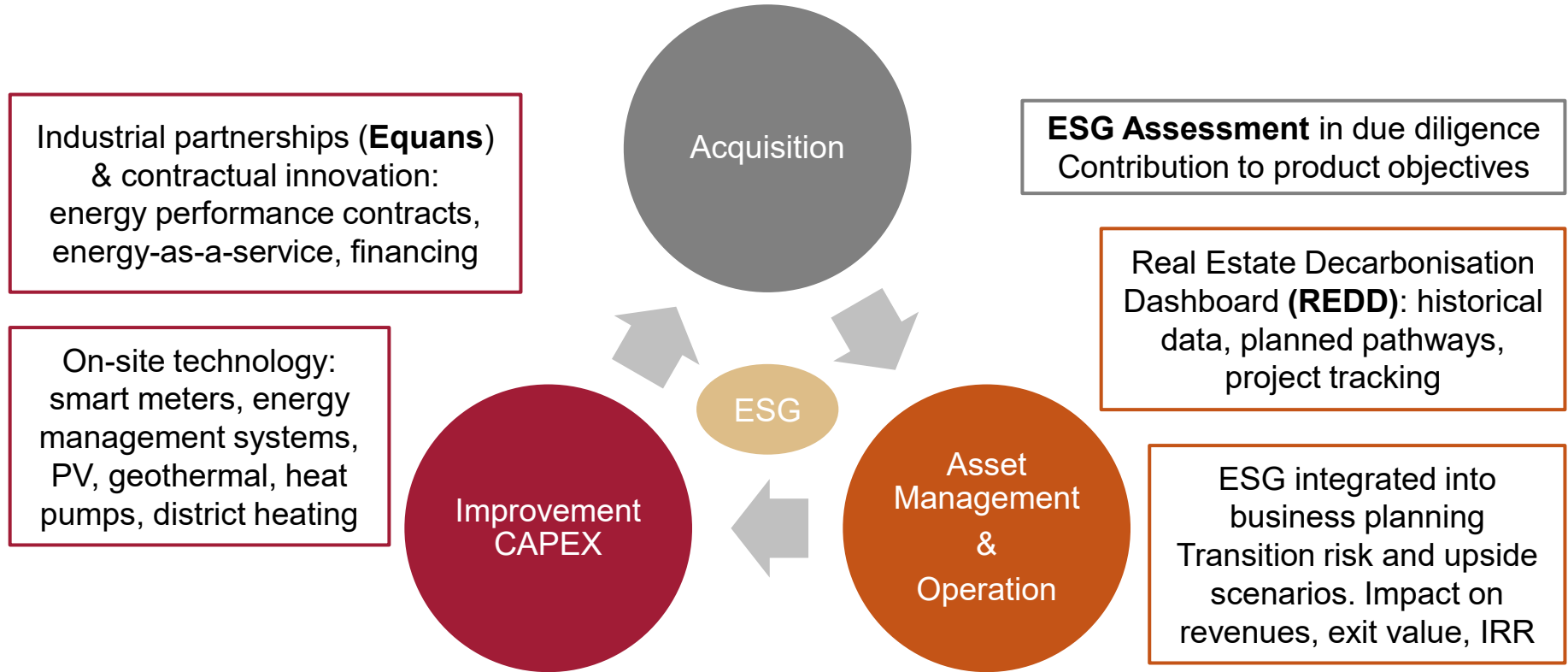
● Proprietary portfolio -20% external commitment pathway

—●— Planned carbon intensity in 2030

¹ country and asset type weightings according to proprietary direct real estate portfolio

Sustainability integrated into the Asset Life Cycle

Execution: how we deliver



Translating ESG into financial outcomes

Value: what it means for our clients



Income

Optimised rent level, increased liquidity, reduced vacancy, reduced risk on asset operation, revenue from on-site renewables

Financing

Easier access to credit, green or sustainability-linked loans with lower margins

Costs

Reduction of costs related to operations, energy, rent reductions, physical damages

Financial return

value protection or creation

Our portfolio managers lead open discussions with our clients about

- The cost of ESG investments
- Short-term financial results vs. mid- and long-term value protection or creation
- Optimised scenarios for assets and portfolios we manage

Concrete examples where ESG actions deliver measurable financial outcome



Proof points

Project	Sustainability actions	Financial benefits
European commercial portfolio 220,000 m ²	EUR 25m decarbonisation action plan related to a 27% carbon intensity reduction	Reduced transition risk (revenue, exit cap rate) E.g.: Tenant retention on Amsterdam office asset
German residential portfolio 700,000 m ²	Commitment to a EUR 300m energy renovation programme targeting EPC A/B for all assets	Strategy for a 5% rent increase p.a. with renovation vs. 3% without. 16 years return on investment
French hotel portfolio 46,000 m ²	Decarbonisation programme allowing for a 22% carbon intensity reduction, and all assets CRREM-aligned	Sustainability-linked-loan margin around 10 bps lower than traditional one Margin reduced by further 5 bps if commitments respected

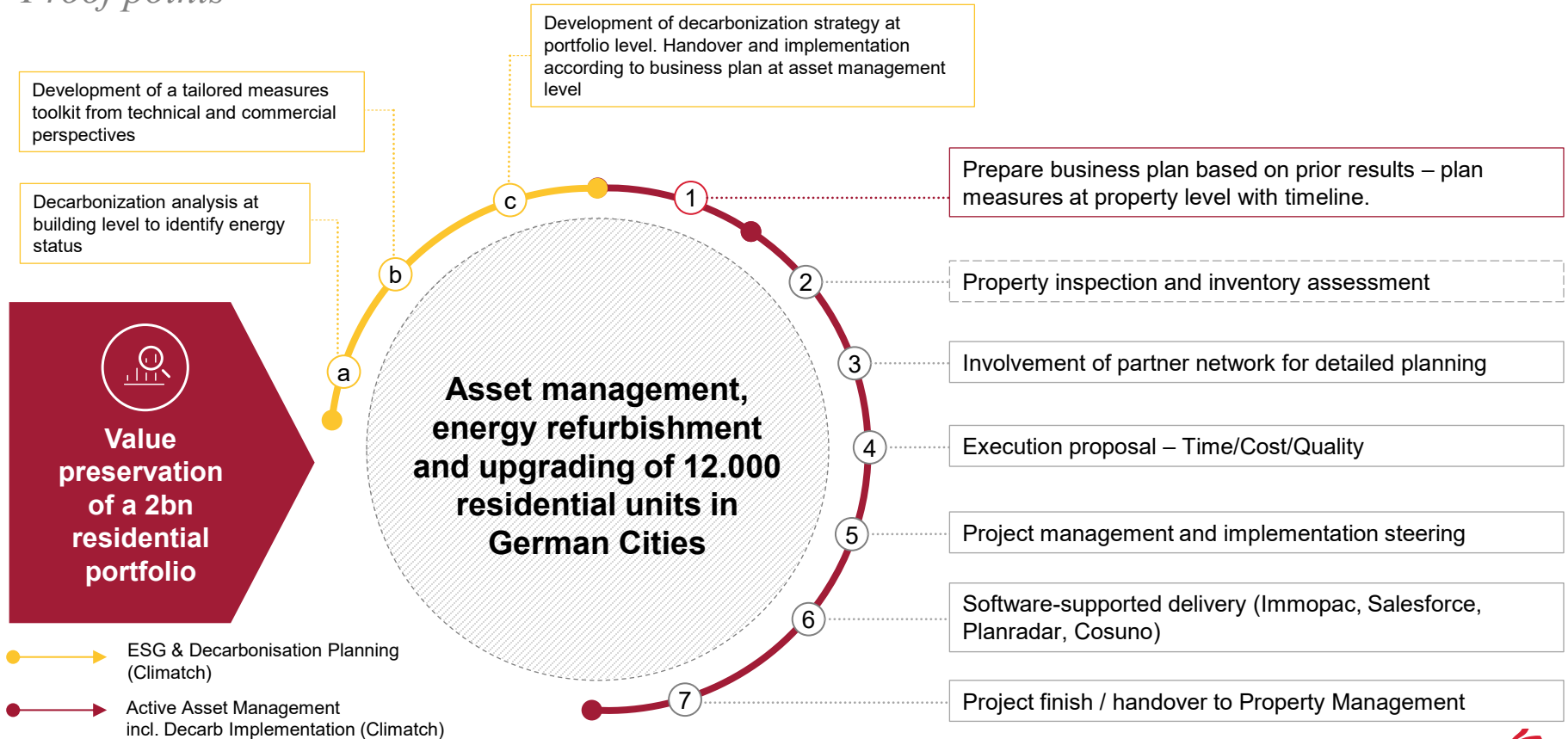


Also see our [content hub](#)

Case Study Germany: Decarbonisation Mandate of German Residential portfolio

Conviction > Ambition > Execution > Value > **Proof**

Proof points



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