Swiss Life Investment Foundation Mortgages Switzerland ESG

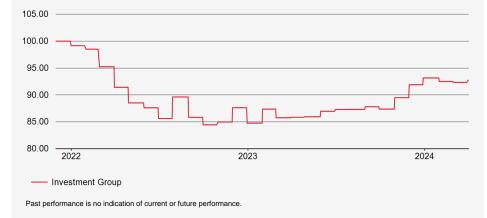


Net Asset Value (NAV) in CHF (m): 215.50 Net asset value per entitlement in CHF: 92.77

Investment Strategy

Investment in sustainable Swiss mortgages: at least 85% after deduction of any liquid assets. Target duration of eight. Implementation by using the "Swiss Life ESG Mortgage Fund" the Swiss Life Mortgage Funds sub-fund, a contractual umbrella fund under Swiss law.

Evolution in reference currency (base value 100)



Performance in reference currency

Cumulative Performance				Ann	ualised per	formance		
	YTD	1 month	3 months	1 year	3 years	5 years	10 years	Incep.
Investment Group	-0.42%	0.48%	-0.42%	8.05%	-	-	-	-3.16%

Average remaining maturity (years)	8.73	
Modified Duration (excl. forward mortgages)*	6.76	
Modified Duration (incl. forward mortgages)*	7.75	
Gross return to maturity	1.73%	
Average loan-to-value	59%	
Number of mortgages	630	
Return difference to Swiss government bonds	1.03%	

*incl. liquidity

Performance 9.91% 10.00 5 00 0.00 -5.00 -10.00 -15.00 -14.52% -20.00 -25.00 2022 2023 Investment Group

Product information

Swiss security number: 112778762 ISIN: CH1127787625 LEI: 254900V4K2D79T13EF45 Bloomberg Code: SLHSECH SW Currency: CHF Domicile: Switzerland Launch Date: 30/11/2021 Initial subscription price: 100.00 End of financial year: 30.9 Issuing/Redemption: monthly Issuing/redemption commission: none Distribution policy: Profit retention Asset manager: Swiss Life Asset Management Ltd Price listings: Bloomberg: ASSL www.swisslife.ch/investmentfoundation Total expense ratio TER KGAST

ex ante: 0.57%

ex post as at: 30/09/2023 0.57%

Issue: Monthly subject to a 1-month subscription period. Redemption: Monthly subject to a 6-month period of notice. Entitlements may be redeemed for the first time on 30 January 2024, subject to the abovementioned six-month period of notice. 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.

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Asset structure

Mortgages	95.58%
Liquidity	4.42%
Derivatives	0.00%

Distribution by loan-to-value ratio

<40%	9.37%
40 - 50%	13.03%
50 - 60%	14.91%
60 - 70%	51.91%
>70%	10.79%

Geographical spread of properties

Zurich	28.17%
Espace Mittelland	14.22%
Inner Switzerland	8.45%
North-West Switzerland	6.62%
Eastern Switzerland	1.59%
Ticino	1.19%
Lake Geneva Region	39.77%

Type of objects given in pledge

SINGLE-FAMILY HOMES	34.19%
CONDOMINIUMS	52.88%
APARTMENT BUILDING	7.81%
PROPERTIES USED FOR COMMERCIAL PURPOSES	5.12%

Maturity structure of mortgages

1-3 YEARS	7.95%
3-5 YEARS	13.21%
5-7 YEARS	9.48%
7-10 YEARS	41.07%
10-15 YEARS	18.60%
>15 YEARS	9.69%

Mortgage types

Fixed-rate mortgages	98.23%
Saron mortgages	1.66%
Variable mortgages	0.11%

Mortgages with outstanding payments of more than 90 days

Average loan-to-value	-
Number of mortgage debtors	-
Relative total value of outstanding mortgages	-

ESG Distribution

Minergie	53.13%
GEAK	44.24%
THPE	2.64%

No label/certificate

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