

31 March 2024

# Swiss Life Investment Foundation Mortgages Switzerland ESG

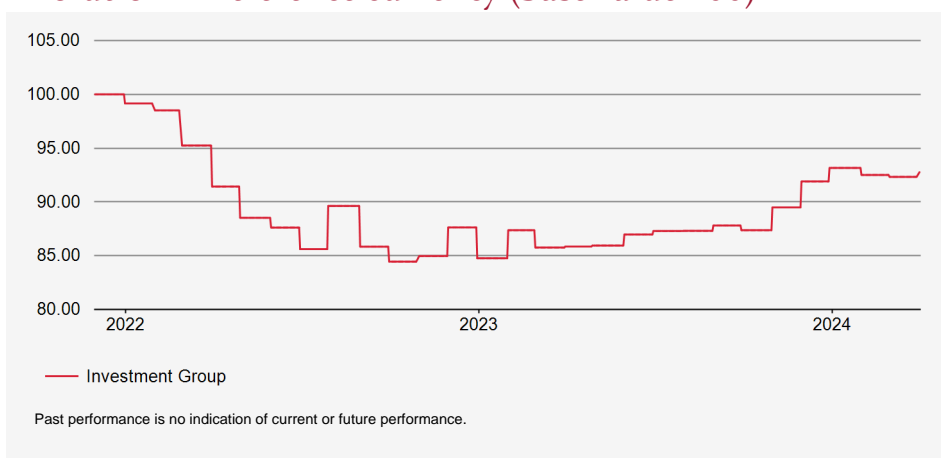


**Net Asset Value (NAV) in CHF (m): 215.50**  
**Net asset value per entitlement in CHF: 92.77**

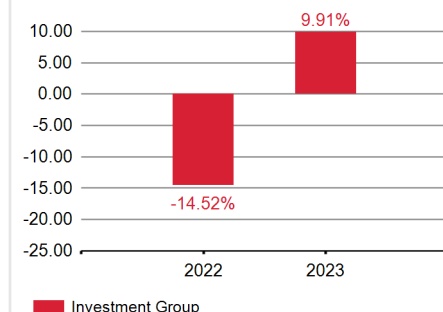
## Investment Strategy

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



## 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](http://www.swisslife.ch/investmentfoundation)  
**Total expense ratio TER KGAST ex ante:** 0.57%  
**ex post as at:** 30/09/2023 0.57%

## Performance in reference currency

	Cumulative Performance				Annualised performance			
	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%

## Statistical information

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

**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.

# Swiss Life Investment Foundation

## Mortgages Switzerland ESG



### 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%

### 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%

### 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	-

### 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%

### 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%

### ESG Distribution

Minergie	53.13%
GEAK	44.24%
THPE	2.64%
No label/certificate	-