

31 March 2024

Swiss Life Investment Foundation Mortgages Switzerland ESG PM

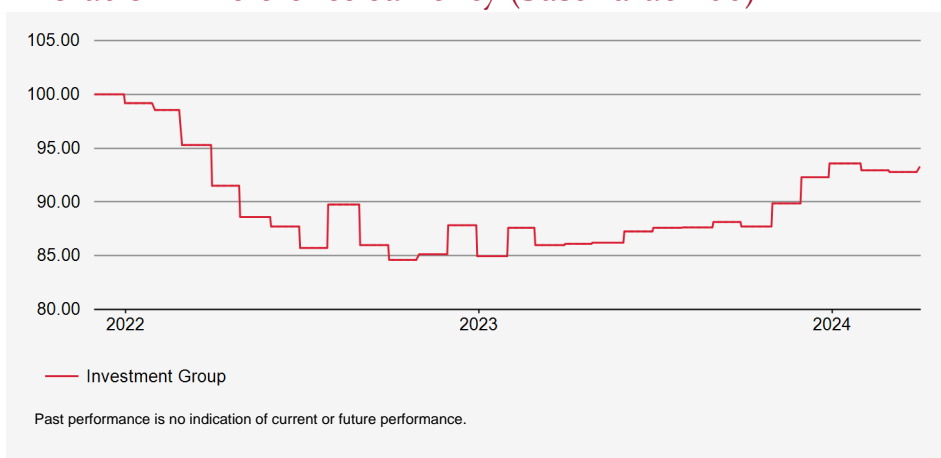


Net Asset Value (NAV) in CHF (m): 215.50
Net asset value per entitlement in CHF: 93.24

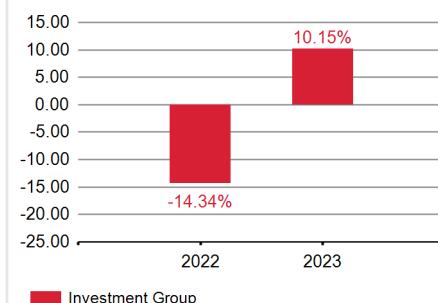
Investment Strategy

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: 112778775
ISIN: CH1127787757
LEI: 254900V4K2D79T13EF45
Bloomberg Code: SLHSEPM 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: 0.35%
ex post as at: 30/09/2023 0.35%

Performance in reference currency

	Cumulative Performance				Annualised performance			
	YTD	1 month	3 months	1 year	3 years	5 years	10 years	Incep.
Investment Group	-0.36%	0.50%	-0.36%	8.28%	-	-	-	-2.95%

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

PM tranche: Purchases in this tranche are only possible on the basis of a special agreement with Swiss Life Asset Management Ltd.

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 PM



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	-