



SwissLife



Swiss Life
Premium Assets STY:

An attractive investment opportunity

“Invest *as*
Swiss Life does.”

Swiss Life Premium Assets STY:

An attractive investment opportunity

Swiss Life Premium Assets STY is a unit-linked life insurance product. Your money will be invested in a fund portfolio consisting of three attractive investments.



Bonds

You participate in a portfolio of selected bond funds, managed over the term of the contract. The Swiss Life pension fund also invests the assets of Swiss Life employees in these bond funds, among other investments. Swiss Life is one of the biggest bond investors in Switzerland with a total volume of around CHF 130 billion. *Participate in carefully selected corporate bonds.*



Real estate

The proven real estate fund invests in high-quality Swiss commercial properties and has achieved excellent returns in the past few years. Swiss Life has over 125 years of experience in real estate management. As the largest private real estate owner in Switzerland, it builds on the expertise and experience of the real estate specialists of Swiss Life Asset Managers. *Trust the long-term experience and expertise of Swiss Life.*



Hedged equity investments

The equity fund invests in globally diversified shares. The hedging strategy reduces major falls in prices, thus significantly mitigating the investment risk. The equity fund's strategy builds on the longstanding expertise of Swiss Life Asset Managers in risk-controlled equity strategies. *Benefit from the hedging strategy of Swiss Life Asset Managers.*

Advantages you can count on

- ✓ You benefit from the investment expertise of Swiss Life Asset Managers as well as the expertise and experience of the Swiss Life Group's real estate specialists.
- ✓ You are able to invest your money in instruments which Swiss Life uses for its own employees in its pension fund, and which are otherwise only accessible to very wealthy investors.
- ✓ No medical examination
- ✓ All income during the term of the contract is tax-exempt if you meet the minimum requirements.
- ✓ You enjoy other insurance benefits, such as death cover, free designation of beneficiaries, and inheritance and bankruptcy privileges.



The *bond fund* in detail

Selected bonds

Due to the turbulence on the financial markets in the coronavirus crisis, there is the possibility of investing in high interest-bearing corporate bonds. Our investment experts have created the right fund for this purpose.

Swiss Life Funds (LUX)

Bond High Yield Opportunity 2026

- Attractive potential return in the current low interest rate environment
- Large number of issuers, many different bonds
- Diversified investment in high-yield bonds with risk management

Swiss Life Funds (LUX) Bond High Yield Opportunity 2026 expires no later than 2026. After this bond fund expires, other proven bond funds from Swiss Life Asset Managers will also be deployed. These bond funds invest in bonds from globally active companies and offer broad diversification by country, sector and issuer. Cost-effective institutional asset classes are used here. Swiss Life Asset Managers may make adjustments to the fund portfolio depending on the market situation and the contract duration.



The *real estate fund* in detail

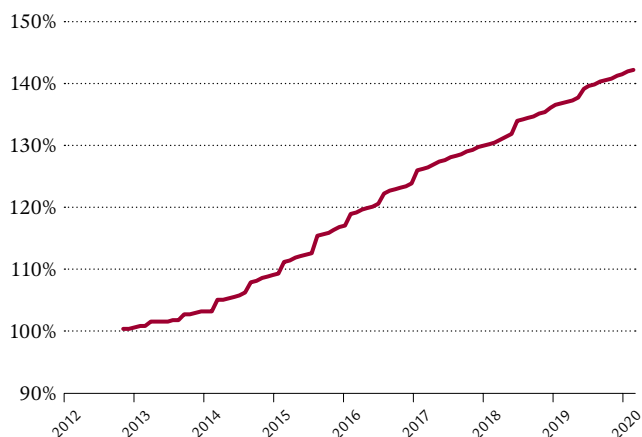
Top-class real estate

The institutional real estate fund invests in 39 top-class Swiss commercial properties. The properties are distributed throughout the strong economic regions of Switzerland, are situated in very good locations and are of high quality.

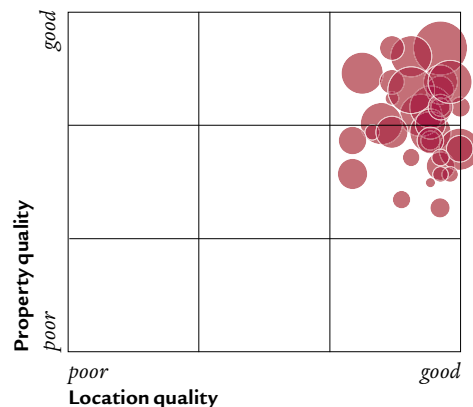
Good earnings potential

The fund invests in commercial properties, with an emphasis on office and retail space. Through its broad diversification encompassing some 2600 rental units, and given the above-average location and quality of the properties, the fund offers a high level of earnings stability. The rental contracts are generally inflation-linked and concluded for the medium to long term. This provides a high degree of protection against inflation. The analysis carried out by the renowned independent consulting firm Wüest Partner testifies to the very good location and high quality of the properties.

Performance of the real estate fund since inception



Quality profile of the real estate fund



Profiles of some properties in the real estate fund

Absolute first-class sales location



*Bahnhofstr. 102/Schützengasse 11, Zurich
Constructed in 1956, renovated in 2012
1122 m² rental space*

Modern and imposing appearance



*Vadianstrasse 59, St. Gallen
Constructed in 2003
4169 m² rental space*

Prestigious shopping address



*Rue de la Rôtisserie 1, Geneva
Constructed in 1979, renovated in 2019
2910 m² rental space*

Popular business location



*Sihlporte 3 in Zurich
Constructed in 1929, renovated in 2013
5257 m² rental space*

On Zug's main shopping street



*Bahnhofstrasse 28, Zug
Constructed in 1964, renovated in 2006
3446 m² rental space*

On Lugano's main shopping street



*Via Nassa 5, Lugano
Constructed in 1907, renovated in 2003
2693 m² rental space*

At the heart of Basel's city centre



*Aeschenvorstadt 55, Basel
Constructed in 1978, renovated in 2013
7959 m² rental space*

Five minutes from the historic centre



*Avenue du Théâtre 1, Lausanne
Constructed in 1979, renovated in 2013
7452 m² rental space*

Prominently located in Bern's city centre



*Casinoplatz 2, Bern
Constructed in 1940, renovated in 1994
1797 m² rental space*



The *equity fund* in detail

Hedging against larger price falls

The equity fund invests 100% of its assets in globally diversified shares. With its hedging strategy, the fund is protected against major falls in prices. This significantly reduces the investment risk. The investment strategy follows an entirely rule-based approach. Foreign-currency risks are strategically hedged against the Swiss franc. You benefit from a cost-effective institutional unit class.

Invest *as Swiss Life does*

Longstanding experience

Swiss Life has over 160 years of experience in managing investments. Managing interest rate and credit risks is among its core competencies. Our investment strategies have a global focus and are broadly diversified across currencies, regions and rating categories.

High level of know-how

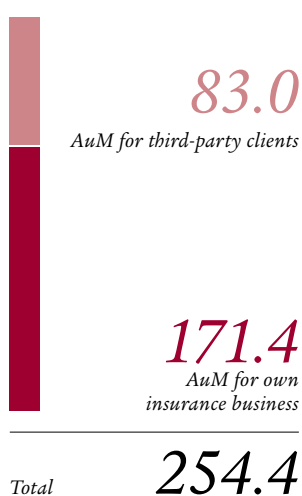
As an asset manager with a strong insurance background, Swiss Life Asset Managers has always been guided by a high level of risk awareness in its investment philosophy. In respect of fixed-income investments, Swiss Life Asset Managers follows an active management approach with a strong focus on the careful analysis of credit risks. The additional support provided by risk models makes it possible to adjust the risk/return profile of assets in optimal fashion.



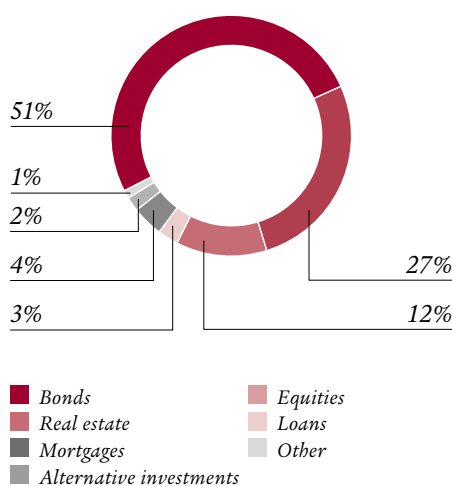
Swiss Life Premium Assets relies on the investment expertise of Swiss Life Asset Managers

Swiss Life Asset Managers is one of Switzerland's largest institutional asset managers. Bonds, real estate and equities together make up approx. 90% of the assets managed by Swiss Life Asset Managers.

Assets under management (in CHF billion)



Assets under management Breakdown by asset class



What sets us apart

- ✓ Among the top 3 institutional asset managers in Switzerland¹
- ✓ Leading real estate manager in Europe²
- ✓ One of the largest asset managers of corporate bonds (> CHF 50 billion)
- ✓ Experienced investment expert for pension funds and insurance companies
- ✓ Risk-based investment philosophy for more than 160 years

¹ IPE Survey 2018: Top 400 Asset Managers in Europe (assets under management as at 31 Dec. 2017)

² PropertyEU: Top 100 Investors, December 2018

As at: February 2020

Attractive potential returns with the tax benefits of life insurance

Swiss Life Premium Assets STY offers you:

- Attractive performance thanks to access to institutional funds and/or institutional asset classes with a very favourable cost structure
- Additional security thanks to broad diversification
- Guaranteed capital in the event of death
- Tax advantages of a life insurance policy

In a nutshell: *Facts and figures*

Offering

Insurance type	Swiss Life Premium Assets STY is a unit-linked non-tax qualified life insurance (Pillar 3b) investing in an attractive fund portfolio. You therefore participate in selected bonds, prime-quality real estate and a hedged investment in equities.
Your premiums	<ul style="list-style-type: none">• Single premium in CHF• Minimum deposit CHF 40 000, excluding stamp duty
Medical examination	<ul style="list-style-type: none">• Not applicable for risk sums of CHF 200 000 or less• There is limited insurance cover during a waiting period of three years

Benefits you can count on

In the event of survival	Fund assets
In the event of death	The current surrender value, not less than the guaranteed lump-sum death benefit

Your options

Beneficiary designation	Freely selectable
Loan	Possible
Exit management	Can be selected

You benefit from these advantages

Tax advantages	<ul style="list-style-type: none">• Payout at expiry is exempt from income tax, provided<ul style="list-style-type: none">– the contract expires after the age of 60;– the contract was concluded before the age of 66 for a minimum term of ten years.– the insured person and the policyholder are the same;• During the contract term: only wealth tax on the surrender value (at cantonal level only)• In the event of death: no income tax, possibly inheritance tax according to the policyholder's canton of residence
Additional advantages	<ul style="list-style-type: none">• Inheritance and bankruptcy privileges• Your entitlements are always fully protected by the tied assets Swiss Life is required to set aside by law. These are subject to strict controls by the Swiss Financial Market Supervisory Authority (FINMA).

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