



SwissLife



Swiss Life Premium Immo Properties

Invest in top-class Swiss real estate with
stable returns.

Swiss Life
Premium Immo
Properties offers
you good earnings
potential.

Prospect of stable returns thanks to prime-quality Swiss real estate

With Swiss Life Premium Immo Properties, you invest your money in unit-linked life insurance which in turn invests in two attractive real estate funds with prime-quality Swiss real estate.

Benefit despite the low interest rate environment

In today's low interest rate environment, property offers attractive opportunities for returns. All income during the term of the contract is tax-exempt if you meet certain minimum requirements.

Trust the long-term experience and expertise of Swiss Life

Swiss Life is a leading asset manager with 125 years of experience in real estate investment in Switzerland. Active management geared to long-term value enhancement forms the cornerstone of our investment strategy. Swiss Life is the largest private real estate owner in Switzerland and builds on the expertise and experience of the Swiss Life Group's real estate specialists.

Make self-determined decisions

Life insurance enjoys inheritance and bankruptcy privileges. You are free to choose the beneficiary. You can conclude Swiss Life Premium Immo Properties without a medical examination.

Attractive real estate funds

The proven real estate funds invest in high-quality Swiss real estate and have generated stable and attractive returns in recent years.

Your benefits at a glance

- ✓ The real estate funds with prime-quality Swiss real estate offer stable returns.
- ✓ You benefit from the expertise and experience of the Swiss Life Group's real estate specialists.
- ✓ The rental contracts for commercial properties are generally inflation-linked, thereby offering these properties extensive protection against inflation.
- ✓ You safeguard your family or another designated beneficiary financially through a guaranteed lump-sum death benefit.
- ✓ No income tax is due on earnings at expiry if you meet certain minimum requirements.
- ✓ No medical examination



Swiss Life REF (CH) Swiss Properties

This attractive real estate fund invests in Swiss residential and commercial properties from the Swiss Life real estate portfolio.

Prime-quality real estate

The real estate fund invests in Swiss properties. The properties are located throughout Switzerland, and predominantly in major economic regions.

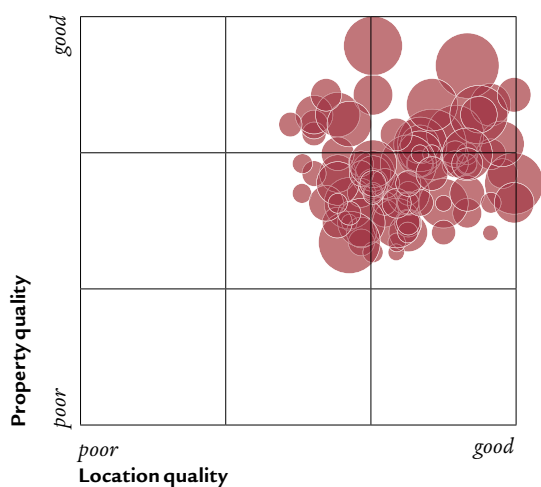
The analysis carried out by the renowned independent consulting firm Wüest Partner AG testifies to the good location and high quality of the properties.

Good earnings potential

The fund invests in residential and commercial properties, with an emphasis on residential, office and retail space. The fund offers good opportunities for returns thanks to its broad diversification across more than 130 properties and above-average location and property quality. The rental contracts of the commercial properties are partially inflation-linked and concluded for the medium to long term. This provides partial protection against inflation.

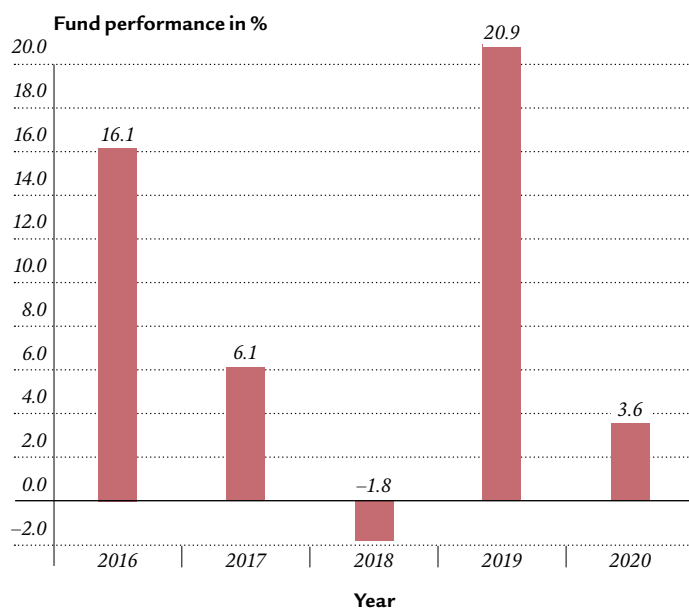
Portfolio analysis of Swiss Life REF (CH) Swiss Properties

Real estate valuation



Source: Wüest Partner AG, 30.09.2020

Historical annual return of the “Swiss Life REF (CH) Swiss Properties” real estate fund



Quelle: Wüest Partner AG, 2020

Past performance is no indicator of future performance. Fees and commissions at fund level are included in the performance shown. However, performance figures contain no commission or fees that are included when subscribing to fund units.

The fund performance specified is based on the stock prices or, prior to the listing in June 2019, the prices on the secondary market. The figures may therefore deviate from NAV-based performance data (NAV=net asset value).

Swiss Life REF (LUX) ESG Commercial Properties Switzerland

The proven real estate fund invests in prime-quality Swiss commercial properties and has achieved very good returns in the past few years.

Exclusive real estate

The institutional real estate fund invests in more than 40 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.

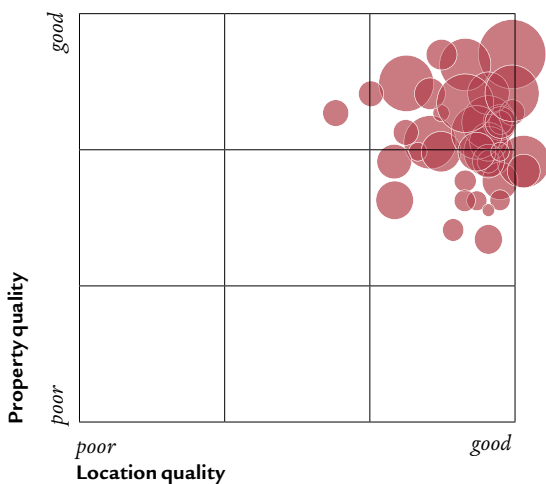
The analysis carried out by the renowned independent consulting firm Wüest Partner AG testifies to the good location and high quality of the properties.

Stable returns

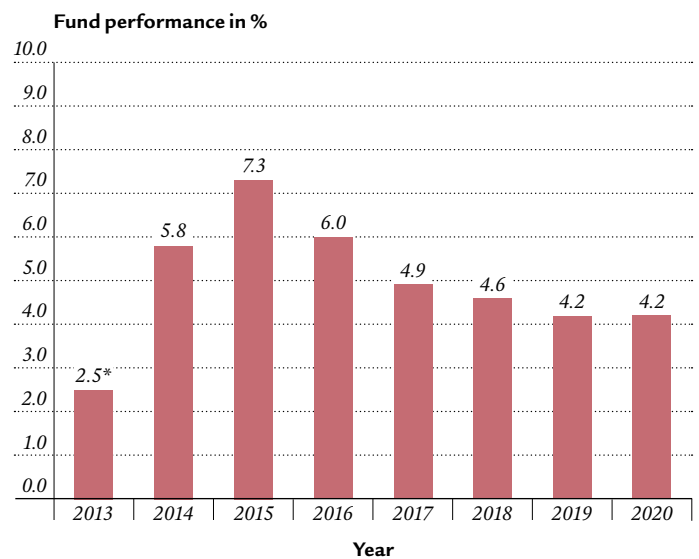
The fund invests in commercial properties, with an emphasis on office and retail space. Through its broad diversification encompassing some 2000 rental units and the above-average location and quality of the properties, the fund offers high yield stability. The rental contracts are concluded for the medium to long term and are generally inflation-linked. This provides a high degree of protection against inflation.

Portfolio analysis of Swiss Life REF (LUX) ESG Commercial Properties Switzerland

Real estate valuation



Historical annual return of the “Swiss Life REF (LUX) ESG Commercial Properties Switzerland” real estate fund



Source: Wüest Partner AG, 2020

Past performance is no indicator of future performance. Fees and commissions at fund level are included in the performance shown. However, performance figures contain no commission or fees that are included when subscribing to fund units.

*Performance of 2.53% (one-off transfer fees payable by the fund for the acquisition of 27 properties reduce performance by 1.23%)

Properties in the Swiss Life REF (CH) Swiss Properties Switzerland fund

Central location in the Seefeld district of Zurich



*Wiesenstrasse 8/10, Zurich
Constructed in 1981
Renovated in 2019
Rental space 5810 m²*

In the heart of the pedestrian zone on Rennweg in Zurich



*Rennweg 11, Zurich
Constructed in 1932
Renovated in 2019
Rental space 630 m²*

On Place Edouard-Claparède in Geneva



*Place Edouard-Claparède 3, Geneva
Constructed in 1901
Renovated in 2014
Rental space 2120 m²*

Residential and commercial property in the Hottingen district, Zurich



*Römerplatz 5, Zurich
Constructed in 1899
Renovated in 2008
Rental space 2830 m²*

In the heart of the Plainpalais district in Geneva city centre



*Rue Micheli-du-Crest 2, Geneva
Constructed in 1930
Renovated in 2012
Rental space 2244 m²*

In the immediate vicinity of Wollishofen S-Bahn station, Zurich



*Seestrasse 341/345, Zurich
Constructed in 1967, renovated (exterior/interior) in 1992/2000
Rental space 3858 m²*

5 to 10 minutes' walk from Schaffhausen station and old town



*“Stahlgiesserei”, Mühlentalstrasse, towers 1 and 2, Schaffhausen
Constructed in 2020
Rental space 7358 m²*

Four residential buildings in Mellingen



*Im Geerig 67, 69, 75, 77, Mellingen
Constructed in 2012
Rental space 4218 m²*

Quiet neighbourhood by Lake Pfäffikon



*Büelstrasse 24, 26, 28, 30, 32, Pfäffikon
Constructed in 1968,
Renovated in 2007
Rental space 3228 m²*

Properties in the Swiss Life REF (LUX) ESG Commercial Properties Switzerland fund

Absolute top sales location in Zurich



*Bahnhofstr. 102 / Schützengasse 11, Zurich, constructed in 1956
Renovated in 2012
Rental space 1122 m²*

Prestigious shopping address in Geneva



*Rue de la Rôtisserie 1, Geneva
Constructed in 1979
Renovated in 2019
Rental space 2910 m²*

Popular business location in Zurich



*Sihlporte, Zurich
Constructed in 1929
Renovated in 2012
Rental space 5257 m²*

At the heart of Basel city centre



*Aeschenvorstadt 55, Basel
Constructed in 1978
Renovated in 1994
Rental space 7959 m²*

Five minutes from Lausanne's historic centre



*Avenue du Théâtre 1, Lausanne
Constructed in 1979
Renovated in 2008
Rental space 7452 m²*

Prominently located in Berne city centre



*Casinoplatz 2, Berne
Constructed in 1940
Renovated in 1994
Rental space 1797 m²*

State-of-the-art property in Zurich



*Bellerivestrasse 241/245, Zurich
Constructed in 2007/2009
Rental space 3040 m²*

Prime pedestrian location in Winterthur's old town



*Untertor 33, Winterthur
Constructed in 1959,
Renovated in 2016/2017
Rental space 811 m²*

In the heart of Zurich's Seefeld district



*Kreuzstrasse 54, Zurich
Constructed in 1896
Renovated in 1992/2017
Rental space 1563 m²*

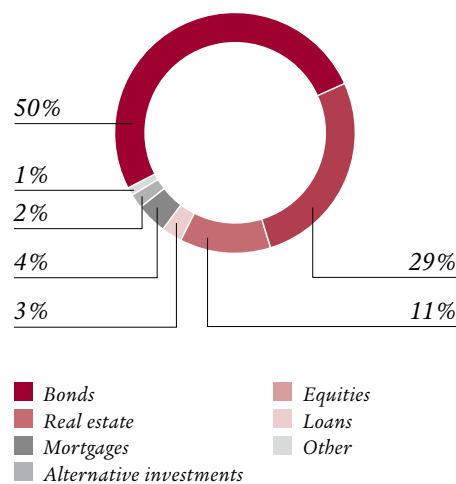
Swiss Life Premium Immo Properties relies on the investment expertise of Swiss Life Asset Managers

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

Assets under management (in CHF bn)



Assets under management Breakdown by asset class



What sets us apart

- ✓ Top three of institutional asset managers in Switzerland¹
- ✓ Leading real estate manager in Europe²
- ✓ One of the largest asset managers of corporate bonds (> CHF 55 billion)
- ✓ Experienced ALM investment expert for pension funds and insurance companies
- ✓ Risk-based investment philosophy for more than 165 years

¹ IPE Survey 2020 Top 500 Asset Managers in Europe (assets under management as at 31/12/2019)

² INREV fund manager survey 2020 (assets under management as at 31/12/2019)

As at: March 2021

Attractive potential returns with the tax benefits of life insurance

Swiss Life Premium Immo Properties offers you

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



Facts and figures

Offering

Insurance type	Unit-linked non-tax-qualified life insurance (Pillar 3b)
Financing	Single premium in Swiss francs, minimum CHF 40 000, plus stamp duty
Entry age	Maximum entry age at start of contract: 70 years
Term	Term of 10 to 15 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

Beneficiaries	Freely selectable
Loan	Possible

You benefit from these advantages

Tax advantages	<p>Payout at expiry is exempt from income tax, provided</p> <ul style="list-style-type: none"> • the contract expires after the age of 60; • it was concluded before the age of 66 for a minimum term of ten years; • the insured person and the policyholder are the same. <p>During the contract term: only wealth tax on the surrender value (at cantonal level only)</p> <p>In the event of death: no income tax, possibly inheritance tax according to the policyholder's canton of residence</p>
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).



*We enable people to lead
a self-determined life.*

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