

As at 28 February 2026

Swiss Life Portfolio Premium Immo Properties

Investment strategy

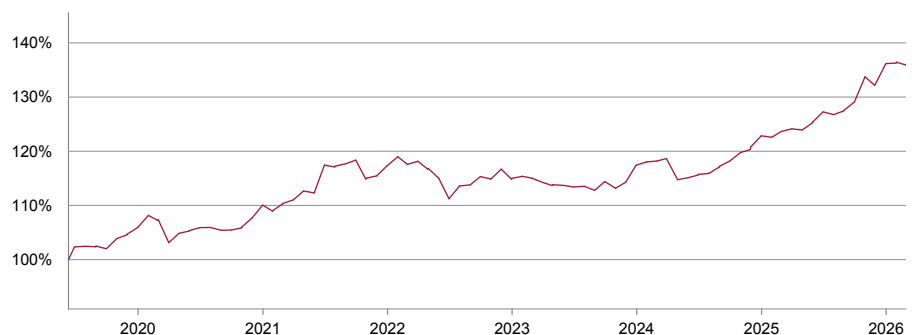
The fund portfolio comprises 50% each of the two real estate funds Swiss Life REF (LUX) ESG Commercial Properties Switzerland and Swiss Life REF (CH) ESG Swiss Properties. Each fund invests in directly held Swiss properties. The real estate fund Swiss Life REF (LUX) ESG Commercial Properties Switzerland is an NAV-based, non-listed product with a focus on commercial properties, and the real estate fund Swiss Life REF (CH) ESG Swiss Properties is a listed fund with a focus on residential properties. On the basis of the contract-specific investment dates and the resulting individual investment, the contract-specific performance may deviate from the one shown in this factsheet. Further information on the two individual funds is available at www.swisslife.ch/fonds. There has been a portfolio with this structure since 11 June 2019.

Investment suitability

The investment strategy tolerates value fluctuations and entails an average level of risk. The investment is suitable for people interested in participating in the Swiss real estate market.

Fund management company	Swiss Life Asset Management AG
Inception date	20 September 2021
Ongoing charges under PRIIP KID	1.17%
Source: fund management company	As at 28 February 2026

Performance (in CHF)



	2021	2022	2023	2024	2025
Performance p. a.	6.62%	-2.00%	2.13%	4.60%	10.85%

Source: fund management company

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Portfolio performance

	YTD	1 year	3 years	5 years	10 years	since inception
Performance p. a.	-	10.03%	5.75%	4.27%	-	4.69%
Cumulative performance	-0.07%	10.03%	18.29%	23.29%	-	36.07%
Volatility	1.16%	4.93%	4.21%	4.88%	-	4.88%

Source: fund management company

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Composition of the portfolio

1. Swiss Life REF (LUX) Commercial Properties Switzerland	50.00%
2. Swiss Life REF (CH) ESG Swiss Properties	50.00%

Source: fund management company

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