



Swiss Life REF (DE) European Real Estate Living and Working

Baseline date: 31/03/2025

This document was compiled for advertising purposes.

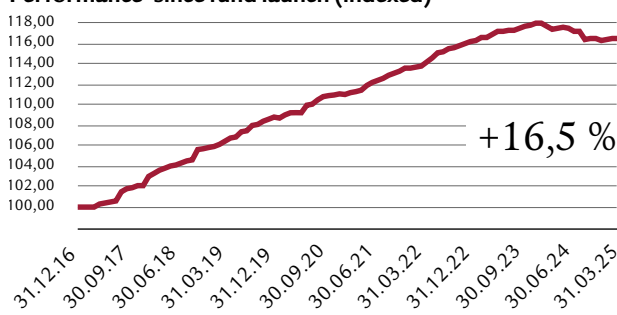
Share prices

Issue price	11.03 €
Redemption price	10.50 €

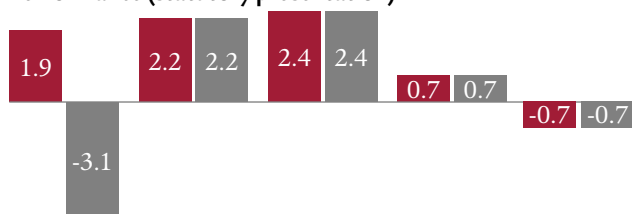
Investment Strategy

The idea is to build up a broadly diversified real estate portfolio for this investment fund. The focus in this context is on real estate of the use types healthcare and residential ("Living") and on office and retail ("Working"). Real estate investments are limited exclusively to selected European countries.

Performance¹ since fund launch (indexed)



Performance (statutory presentation)



31/03/2020 - 31/03/2021 - 31/03/2022 - 31/03/2023 - 31/03/2024 -
 31/03/2021 31/03/2022 31/03/2023 31/03/2024 31/03/2025

■ Gross performance in %²
 ■ Net performance in %³

Past performance is not a guide to future returns.

Property in focus: Residential park 'Timmel' in Lower Saxony



The residential park, built in 2021/2022, is located on the western edge of the town of Großefehn, and there in the district of Timmel. The rental space of 4,391 sqm divides into 64 residential units and 80 day care places. The property meets the energy efficiency class A.

Risk and Reward Profile⁴

1	2	3	4	5	6	7
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Key Financials

Fund assets	€ 955,930,666.40
Real estate assets	€ 1,064,371,951.00
Gross liquidity	€ 94,061,430.35
Gearing ratio	24.71%
Occupancy rate (as of 31/12/2024)	94.3%
Number of properties	39

Distribution (annually)

Payment date	25/11/2024
Distribution per share	€ 0.1600

Fund Data

AIF manager	Swiss Life Kapitalverwaltungsgesellschaft mbH
ISIN	DE000A2ATC31
WKN	A2ATC3
Fund type	open-ended property fund
Fund inception date	22/12/2016
Financial year	01/07 - 30/06
Fund currency	euro
Upfront fee	5% or less
Management fees	1%
TER (Total Expense Ratio) ⁵	1.25%
Tax-Exempt Income Share ⁶ since 2018	60.00%
Categorisation pursuant Sustainable Finance Disclosure Regulation (SFDR) ⁷	Art. 8 Funds
Categorization according to current Delegated Regulation (EU) 2017/565 MiFID II-DR	Art. 2, No. 7 a + c (minimum quota of environmentally sustainable investments and consideration of the PAI) ⁸

Note: The fund is allowed to invest its cash and cash equivalents in securities that were issued by the Federal Republic of Germany or any of the German states in excess of 35% of the fund assets.

1. Performance since fund launch (22/12/2016, for accumulated value, see status), calculated using the BVI method (excluding up-front fee, assuming immediate reinvestment of the distribution).
2. Calculated according to the BVI method (excluding up-front fee, assuming immediate reinvestment of the distribution).
3. Sample calculation: Investment amount of 1,000 euros and 5% upfront fee, payable at the time of purchase and withheld during the first year. The upfront fee may be lower in certain cases. In addition, custody account fees may be charged for the shares, and could impair the performance.
4. This synthetic risk and reward indicator (SRRI) is calculated on the basis of past performance. Risk class 2 reflects the volatility of the fund since its inception, determined on the basis of the monthly rates of return.
5. The running costs quoted here represent the costs that accrued in the course of the fund's financial year that ended on 30/06/2024. Principally speaking, the current costs include neither the expenses for buying or selling assets (transaction costs) nor management and maintenance costs for real properties and property companies.
6. The applicable tax treatment depends on the personal situation of a given client, and is subject to change.
7. The Swiss Life Living + Working investment fund considers environmental, social and governance attributes in addition to economic ones in its property selection and management, and therefore qualifies as an ESG product within the meaning of Art. 8, Regulation (EU) 2019/2088.
8. The fund also makes environmentally sustainable investments within the meaning of Art. 3, Regulation (EU) 2020/852, and takes the principal adverse impacts (PAI) on sustainability indicators into account pursuant to Art. 7, Regulation (EU) 2019/2088.

Selected Properties of Living + Working



Healthcare
Vaartkom 45/47
Leuven
(Belgium)



Office
Zentrum Rennweg
Vienna
(Austria)

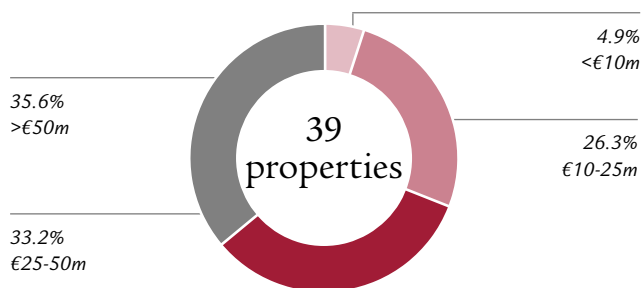


Residential
Lee Towers,
Rotterdam
(Netherlands)

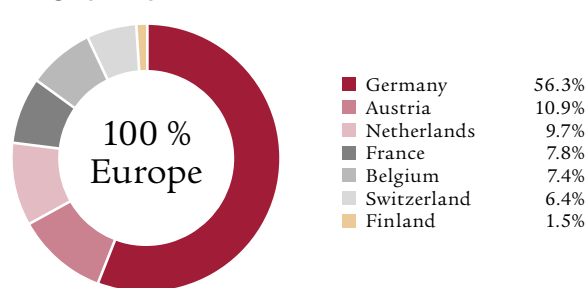


Retail
Casinopark,
Wentorf
(near Hamburg)

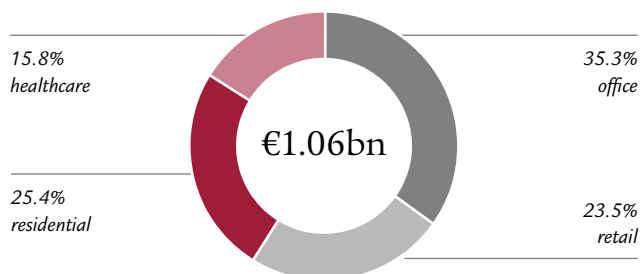
Size band



Geographic Spread⁸



Mixed Types of Use⁸



⁸ by fair market value

Our portfolio online

To see all properties, plus extra details, go to www.livingandworking.de (only in german available)



This is a marketing ad. Please be sure to read the key information document and the sales prospectus of the investment fund, Swiss Life REF (DE) European Real Estate Living and Working, supplemented by the latest annual report and the latest semi-annual report if more recent, before making your investment decision. The German versions of the sales documents are available in electronic form on the website www.livingandworking.de. There, you will also find information on investor rights and the options for class action suits. In addition, the documents may be requested free of charge as hard copy editions by calling + 49 69 2648642 123 or by sending an e-mail to kontakt-kvg@swisslife-am.com or else can be picked up in person at the offices of Swiss Life Kapitalverwaltungsgesellschaft mbH in Frankfurt am Main. Fund share sales may be discontinued in future.

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