



## Swiss Life Asset Managers reports continued strong GRESB results in 2026

2 October 2026

Swiss Life Asset Managers once again achieves strong average results in the 2026 GRESB Sustainability Benchmark. Three of its real estate funds receive the highest rating of five stars, and one fund ranks first in its respective peer group<sup>1</sup>.

All 34 Swiss Life Asset Managers real estate products participating in the 2026 GRESB Real Estate Assessment achieved "Green Star" status. The products maintained high overall ratings, achieving scores ranging from 68 to 92, with an unweighted average of 83 out of a maximum of 100 points – equalling previous year's average score. One fund ranked first in its peer group, and three received the highest rating of five stars.

The proprietary real estate portfolio has been fully within the scope of GRESB for four years. The participating products represent assets under management of CHF 65 billion, which is equivalent to approximately 72% of the total assets under management invested in real estate.

"It is rewarding to see that our products have achieved high average GRESB scores, reflecting the improvements made over recent years. Our focus remains on increasing data coverage, monitoring progress against existing decarbonisation targets, and applying other ESG measures where they add value. Going forward, we will review our benchmarking and reporting practices for each product and consider alternative formats that best match our strategic focus while meeting our clients' specific information needs," says Bruno Blavier, Head ESG Real Estate at Swiss Life Asset Managers.

### About the GRESB Benchmark

Swiss Life Asset Managers has been a member of GRESB since 2018. GRESB is an industry-driven organisation that prepares annual assessments of the performance of real estate funds, real estate companies and infrastructure funds on the basis of environmental, social and governance factors. Its assessments are based on a holistic approach. In addition to general and qualitative questions, so-called "performance indicators" are also included in the sustainability analysis. These indicators are used to assess the real estate portfolios in terms of their water and energy consumption as well as their greenhouse gas emissions and waste. Further details about the methodology and how to read the results can be found [here](#) and [here](#). The governance to prevent any conflict of interest to perform the scoring can be found [here](#).

<sup>1</sup> Peer groups are predefined by GRESB based on location, property type and investment strategy, with a minimum peer group size of six participating entities. Further details on GRESB's peer group definition principles are available here: [Pre-Defined Peer Groups | Real Estate Assessment | GRESB](#). The respective fund ranked 1st out of 7 participating entities in its peer group (Location: Western Europe, Property Type: Diversified - Office/Industrial, Strategy: Core). The assessment refers to the portfolio holdings during calendar year 2025 and was conducted by GRESB in Q3 2026. The fund represents 0.7% of the total assets under management invested in real estate.

## 2026 GRESB Real Estate results

| Fund and mandate description by investment region <sup>2</sup>         | Rating (previous year) | Stars (previous year) |
|------------------------------------------------------------------------|------------------------|-----------------------|
| <b>Switzerland</b>                                                     |                        |                       |
| Commercial Real Estate Switzerland ESG investment group                | 91 (90)                | ★★★★★ (★★★★)          |
| Real Estate Switzerland ESG investment group                           | 89 (89)                | ★★★★ (★★★★)           |
| Real Estate Switzerland Retirement and Healthcare ESG investment group | 92 (93)                | ★★★★★ (★★★★★)         |
| Swiss Life REF (CH) ESG Swiss Properties                               | 88 (85)                | ★★★★ (★★★★)           |
| Swiss Life REF (LUX) ESG Commercial Properties Switzerland             | 89 (90)                | ★★★★ (★★★★★)          |
| Intra-group mandate Switzerland                                        | 90 (86)                | ★★★★ (★★★★)           |
| <b>France</b>                                                          |                        |                       |
| Intra-group mandate France I                                           | 82 (82)                | ★★★ (★★★)             |
| Intra-group mandate France II                                          | 84 (90)                | ★★★ (★★★★★)           |
| Intra-group mandate France III                                         | 76 (80)                | ★★ (★★★)              |
| <b>Germany</b>                                                         |                        |                       |
| BEOS Corporate Real Estate Fund Germany I                              | 82 (81)                | ★★★ (★★★)             |
| BEOS Corporate Real Estate Fund Germany II                             | 81 (79)                | ★★ (★★)               |
| BEOS Corporate Real Estate Fund Germany III                            | 83 (82)                | ★★★ (★★★)             |
| Third-party mandate Real Estate Germany I                              | 83 (89)                | ★★★ (★★★★)            |
| Third-party mandate Real Estate Germany II                             | 87 (84)                | ★★★★ (★★★)            |
| Third-party mandate Real Estate Germany III                            | 82 (82)                | ★★★ (★★★)             |
| Third-party mandate Real Estate Germany IV                             | 84 (76)                | ★★★ (★★)              |
| Third-party mandate Real Estate Germany V                              | 81 (76)                | ★★ (★★)               |
| Swiss Life Health Care II                                              | 81 (83)                | ★★ (★★★)              |
| Swiss Life Health Care III                                             | 81 (80)                | ★★ (★★★)              |
| Swiss Life ESG Health Care IV                                          | 80 (85)                | ★★ (★★★)              |
| Swiss Life ESG Health Care Germany V                                   | 78 (82)                | ★★ (★★★)              |
| Swiss Life REF (LUX) ESG German Core Real Estate                       | 79 (78)                | ★★ (★★)               |
| Intra-group mandate Germany                                            | 82 (82)                | ★★★ (★★★)             |
| <b>Europe</b>                                                          |                        |                       |
| Swiss Life REF (CH) ESG European Properties                            | 88 (88)                | ★★★★ (★★★★)           |
| Swiss Life REF (LUX) ESG European Healthcare                           | 80 (78)                | ★★ (★★)               |
| Swiss Life REF (LUX) ESG European Industrial & Logistics               | 80 (77)                | ★★ (★★)               |
| Swiss Life REF (LUX) ESG European Thematic Income & Growth             | 92 (89)                | ★★★★★ (★★★★)          |
| Third-party mandate Real Estate Europe I                               | 86 (82)                | ★★★ (★★★)             |
| Third-party mandate Real Estate Europe II                              | 73 (77)                | ★ (★★)                |
| Third-party mandate Real Estate Europe III                             | 79 (79)                | ★★ (★★★)              |
| Third-party mandate Real Estate Europe IV                              | 84 (82)                | ★★★ (★★★)             |
| <b>United Kingdom</b>                                                  |                        |                       |
| Property Income Trust for Charities                                    | 88 (84)                | ★★★★ (★★★)            |
| <b>Nordic countries</b>                                                |                        |                       |
| Nordic Logistics Fund                                                  | 87 (90)                | ★★★★ (★★★★★)          |
| Swiss Life REF Nordic 2020                                             | 68 (74)                | ★ (★★)                |

<sup>2</sup> Note: Inclusion of products in the table should not be understood as meaning that the product pursues sustainability characteristics or objectives.

## Information

### Media Relations

Phone +41 43 284 77 77

media.relations@swisslife.ch

### Swiss Life Asset Managers

Communications

Phone: +41 43 547 66 88

communications@swisslife-am.com

www.swisslife-am.com



### Swiss Life Asset Managers

Swiss Life Asset Managers has more than 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on the investment philosophy of Swiss Life Asset Managers, which is governed by such principles as value preservation, the generation of consistent and sustainable performance and a responsible approach to risks. Swiss Life Asset Managers offers this proven approach to third-party clients in multiple European locations.

As at 30 June 2026, assets under management for third-party clients amount to CHF 157.6 billion. Together with insurance mandates for the Swiss Life Group, total assets under management at Swiss Life Asset Managers stood at CHF 300.8 billion. Swiss Life Asset Managers is a leading institutional real estate investor in Europe<sup>1</sup>. Of the assets totalling CHF 300.8 billion, CHF 90.2 billion are invested in real estate. In addition, Swiss Life Asset Managers, in cooperation with Livit, manages real estate totalling CHF 24.8 billion in value. Total real estate assets under management and administration at the end of June 2026 thus came to CHF 115 billion.

Swiss Life Asset Managers employs more than 2300 people in Europe.

### A financially self-determined life

Swiss Life enables people to lead a financially self-determined life and look to the future with confidence. Swiss Life Asset Managers pursues the same goal: We think long-term and act responsibly. We use our knowledge and experience to develop future-oriented investment solutions. This is how we support our customers in achieving their long-term investment objectives, which in turn also take account of their client's needs so they can plan their future in a financially self-determined manner.

<sup>1</sup> #2 IPE Top 150 Real Estate Investment Managers 2025 Ranking Europe, #2 INREV Fund Manager Survey 2026

All intellectual property rights to this data belong exclusively to GRESB B.V. All rights reserved. GRESB B.V. shall not be liable to any persons (including natural persons, legal entities and entities without legal personality) for any losses, damages, costs, expenses or other liabilities that may arise from the use of or reliance on such information.

**This document is intended for marketing and information purposes only.** This information it contains does not constitute any offer to issue or sell, or any solicitation of any offer to (i) subscribe to or purchase equities, units or other financial interests in investments or (ii) provide any securities services. This document is distributed to each recipient for information purposes only and does not constitute a personal investment recommendation. In preparing this document, reasonable care has been taken to ensure the completeness and accuracy of the information contained in it. The information contained in this publication is based on information from sources known to be reliable, but errors and inaccuracies cannot be completely ruled out. Swiss Life Asset Managers is not responsible for financial losses or errors and/or actions that are taken on the basis of this data. This publication may contain forward-looking statements, which reflect our viewpoints and expectations at a given point in time. However, various risks, uncertainties and other influencing factors may cause actual developments and results to differ materially from our expectations. We are not obliged to subsequently update or revise these forward-looking statements. This document has not been filed with, nor approved by, any supervisory authority of any jurisdiction. No regulatory authority has confirmed the accuracy or appropriateness of the information contained in this document. **This document and the information contained herein are not intended for distribution to, or use by, any person in any country or jurisdiction where such distribution or use would violate any applicable local laws or regulations or would create a registration requirement for such products in such country or jurisdiction. The products listed are only approved for distribution in selected countries and may therefore not be available or suitable for individual recipients. Not all funds referred to in this document are registered or authorised for distribution in all of the countries listed above; availability varies by fund and jurisdiction. Please refer to the fund-specific offering documents to confirm registration status in your jurisdiction.**

Comprehensive information on the funds mentioned and the countries in which they are authorised for distribution can be found in the documents which form the legal basis for each investment. They can be ordered free of charge in electronic or printed form from the fund management company or its representative: **Switzerland:** Swiss Life Asset Management Ltd, General-Guisan-Quai 40, P.O. Box 2831, 8022 Zurich, payment office: UBS AG, Bahnhofstrasse 45, 8001 Zurich | **Germany:** Swiss Life Asset Managers Luxembourg Niederlassung Deutschland, Darmstädter Landstrasse 125, 60598 Frankfurt am Main, Germany | **Luxembourg:** Swiss Life Asset Managers Luxembourg - 4a, rue Albert Borschette - L-1246 Luxembourg - Grand Duchy of Luxembourg | **France:** Swiss Life Asset Managers France, 153 rue Saint-Honore, F-75001 Paris | **UK:** Swiss Life Asset Managers UK Ltd., 55 Wells Street, London W1T 3PT | **Norway:** Swiss Life Asset Managers Holding AS, Haakon VII's gt 1, NO-0161 Oslo | **Denmark:** Swiss Life Asset Managers Danmark, filial af Swiss Life Asset Managers Luxembourg, Luxembourg Frederiksgade 11, 1. tv, 1265 Copenhagen K, 1265 Frederiksgade | **Italy:** Swiss Life Asset Managers Luxembourg, succursale Italia, Via San Prospero 1, I-20121 Milan or at [www.swisslife-am.com](http://www.swisslife-am.com).