

## News

# Swiss Life Asset Managers France and Cedrus & Partners announce the SRI certification of the Immobilier Impact Investing fund

18 October 2021

This label confirms the professional collective real-estate investment scheme's (OPPCI's) commitment to responsible real estate investment.

AFNOR Certification has awarded the SRI label to the Immobilier Impact Investing fund managed by Swiss Life Asset Managers France in partnership with Cedrus & Partners. This demonstrates the fund's efforts and commitment to responsible real estate investment.

This label recognises the seriousness and ambition of the OPPCI's and its management company's commitment in the area of socially responsible investment (SRI).

A pioneer in the field, Swiss Life Asset Managers France was able to capitalise on its expertise accumulated since 2009 to deploy an established ESG methodology, which the label confirms as reliable and sustainable. This label is therefore not an end-result but a milestone in the life of the fund. SRI is in fact integral to the fund, with the implementation of plans to improve the ESG characteristics of its assets and thereby achieve the best possible ratings.

*"This label rewards the work done by all the teams at Swiss Life Asset Managers France, from the selection of investment opportunities to the day-to-day management of properties. We implement ESG best practices to enhance the quality of our assets and report our ESG progress to our clients,"* explains Loïc Lonchamp, Fund Manager at Swiss Life Asset Managers France.



*"Obtaining this label institutionalises the highly innovative approach of this vehicle, which allows investors to help combat poor housing while targeting an IRR target in excess of 3%. More than 4 million people live in substandard housing in France, and we are proud to be associated with these efforts together with our partners Samu Social de Paris, Habitat et Humanisme, Swiss Life AM and all the investors already participating in the fund. The fund will remain open until the end of 2021 for investors wishing to join the adventure."* Sébastien Roca, partner at Cedrus & Partners.

By obtaining the SRI label for this fund, Swiss Life Asset Managers France has reached a new milestone in the pursuit of its responsible real estate approach. Six real estate funds with assets of almost EUR 3.2 billion have been certified since December 2020.

## About OPPCI Immobilier Impact Investing

Launched in 2019, OPPCI Immobilier Impact Investing is the first impact real estate fund. Its objective is to re-house needy people via our two partners – Samu Social de Paris and Habitat et Humanisme, both major players in social housing – while at the same time targeting a return for investors

The strategy is based on two real estate components with a portfolio designed to combine returns with solidarity:

- The social component, which accounts for 20% of total investor commitments. This portfolio consists of residential properties, built or due to be built, located in Paris and its inner suburbs and in the major French metropolises. They are selected, in agreement with our partners and made available to them upon completion.
- The return component (representing 80% of investors' total commitments) is invested in assets dedicated to managed accommodation (senior residences, student residences...).

### **Disclaimer**

Past performance is no indication of future results. OPPCI Immobilier Impact Investing mainly invests in real estate and is therefore considered to be relatively illiquid. Swiss Life Asset Managers France therefore recommends holding shares for 15 years and does not guarantee the invested capital (risk of capital loss). Please consult the regulatory documents on the internet for further details: [fr.swisslife-am.com](http://fr.swisslife-am.com)

## Media relations

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#### About Swiss Life Asset Managers

Swiss Life Asset Managers has more than 160 years' experience managing the Swiss Life Group's assets. This close link with insurance underpins its investment philosophy, which has as its main objectives the preservation of capital and the generation of stable returns within the framework of a responsible approach to risk. Thus, we create the foundation that enables our clients to plan in a secure and long-term manner, with complete self-determination and financial confidence. This proven approach also allows third-party clients based in Switzerland, France, Germany, Luxembourg and the UK to benefit from the services offered by Swiss Life Asset Managers.

As at 30 June 2021, Swiss Life Asset Managers managed EUR 250.3 billion in assets for the Swiss Life Group, with more than EUR 90.2 billion in assets on behalf of third-party clients. Swiss Life Asset Managers is also a leading real estate manager in Europe<sup>1</sup>. Of the EUR 250.3 billion in assets under management, EUR 74.6 billion are invested in real estate. In addition, Swiss Life Asset Managers manages EUR 26.3 billion of real estate assets jointly with Livit. Thus, as at 30 June 2021, Swiss Life Asset Managers managed EUR 100.9 billion in real estate assets.

Swiss Life Asset Managers has more than 2400 employees in Europe.

<sup>1</sup> INREV Fund Manager Survey 2021 (based on AuM as at 31 December 2020)

#### About Cedrus & Partners

Cedrus & Partners is an ACPR-approved investment firm with a mission to support European economic actors in their long-term asset management: institutional, family offices, foundations and family businesses.

Around the core and historical business of advising on financial investments, Cedrus & Partners also works with its clients by providing advice on financing and financial engineering.

Cedrus & Partners combines "Useful finance" with long-term value creation, respecting all stakeholders.

Through its investment team, Cedrus & Partners has developed recognised expertise in unlisted assets (private equity, real estate, private debt and infrastructure financing) and in "impact investing".

Cedrus & Partners / Investment firm approved by the ACPR / Created in 2010 / 31 experts / 135 clients / EUR 17 billion of recommended assets / France (Paris, Bordeaux) and International (Switzerland, Spain).

