



SwissLife
Asset Managers

UK Social Value Report

Empowering Places

Report for the year ended 31 December 2024

Introduction

Creating positive social change in the communities where we invest

We are real estate experts committed to smart, responsible investment aligned with market trends. Our **Responsible Investment approach** integrates care for the environment and the communities where we operate, embedding ESG into our core services, investment strategies, and role as an employer.

With a strong regional presence across the UK, we address local challenges through tailored investment and social value initiatives. Our **UK Social Value Strategy**¹, Empowering Places, takes a place-based approach and focuses on three key areas to drive meaningful impact. In line with these priorities, we support local projects and collaborate with our supply chain and stakeholders to maximise value. We deliver on this commitment through our UK Community Fund, which operates in partnership with our Property Income Trust for Charities (PITCH) Fund.

In 2024, we allocated a total of £15,000 to support local organisations and partnered with **Quartet**, a local community foundation for the West of England which matches organisations and people who want to give money to local causes they care about. Through the Quartet Community Foundation, we have supported three charities in Bristol over the last year: **Rebel Girls Club, Hartcliffe & Withywood Community Partnership** and **Oasis Community Hub South Bristol**.

Our dedicated Charity Committee provides governance, employee engagement, and identifies volunteering opportunities. Meeting quarterly, the team—made up of 5 volunteers from across the business—helps steer our UK Social Value Strategy, selecting the locations and charities we support and driving engagement internally.

All employees are given two days per year to take part in volunteering. Our colleagues supported 12 different charitable causes in 2024, dedicating c.43 charity days. As part of this we supported:

<p>2x half day sessions with Spread a Smile, alongside an additional £2,000 Christmas donation</p>	<p>2 days with The Conservation Volunteers</p>	<p>1 day with Single Homeless Project</p>
<p>1 day with Cancer Research UK</p>	<p>2x half day sessions with Hackney Foodbank</p>	

1. UK Social Value Strategy Overview

A message from our UK CIO



Tim Munn
Chief Investment Officer,
Swiss Life Asset Managers UK

The UK real estate investment landscape has entered a cyclical upswing with improving investor sentiment and the reduced perception of market risk. As investors in the built environment, we have continued to deliver on our strong commitment to stewardship, creating positive social impact within the communities in which we invest.

Our UK Social Value Strategy focuses on uplifting communities around our property investments. It aims to drive meaningful community impact, rooted in transparency, DEI, active volunteering, and strong governance.

Following the launch of the UK Social Value Strategy in 2023, £15,000 was allocated in 2024 to support local initiatives in Bristol, an area in which we manage significant investments, and a location selected through a detailed local needs-based analysis.

These funds, delivered via our UK Community Fund, target education, skills, and health and wellbeing. In support of creating accessible routes to our profession, we welcomed two candidates through the EY Foundation to our offices for work experience. This was followed by six months of mentorship from dedicated Swiss Life Asset Managers UK employees. We also continued our participation in the 10,000 Interns Foundation programme for the fourth year, offering a rotating internship to a student from University of Manchester, providing valuable experience within our industry.

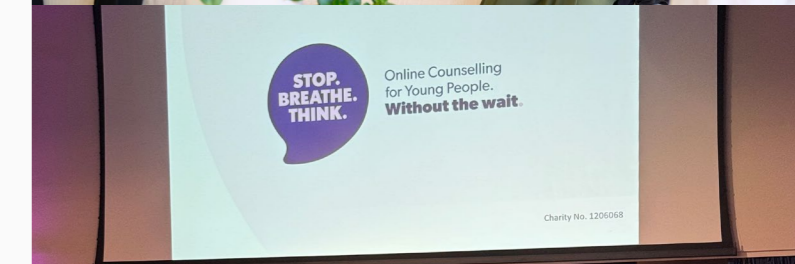
I was particularly delighted to attend and welcome 180 guests to the 2024 edition of our Charity Fundraiser where we raised over £25,000 for Stop. Breathe.Think. Annually, we give colleagues across the organisation the opportunity to nominate charity beneficiaries.

This year, our Charity Committee selected Stop.Breathe. Think, a free online counselling platform for children and young people who would not normally be able to afford it.

By continuing to work closely with our investor clients, partner organisations, asset managers and tenant customers, we are prioritising our resources in places where we are not only making strong financial returns but also generating long-term social value that transforms lives.



EY Foundation work experience students



2024 Charity Fundraiser

UK Social Value Highlights



372

women attended and were positively impacted by Rebel Girls Club Mental Health and Resilience Programme



84%

of young people who took part in an activity run by Hartcliffe and Withywood Community Partnership stated they feel more confident



68%

of young people who took part in an activity run by Hartcliffe and Withywood Community Partnership stated they had improved their skills



105

individual people registered for the Oasis Community Hub South Bristol's Food Pantry



200kg

of food is saved each week at Oasis Community Hub South Bristol's Food Pantry. That's the equivalent of approx. 476 'average' sized meals a week²



Volunteering with Spread a Smile



Volunteering with Hackney Foodbank



£22,157

total social value³ generated against the National TOMs⁴ from corporate activities



~43

days that Swiss Life AM UK employees dedicated to volunteering activities



£80,053

total social value generated from our UK Community Fund⁵, representing £6 for every £1 invested

2. Source: WRAP Report: <https://www.wrap.ngo/sites/default/files/2020-10/Reporting-on-the-amounts-of-food-surplus-redistributed.pdf>
 3. Total social value includes Social Value generated from corporate activities and the £15,000 UK Community Fund donation
 4. National TOMS (Themes, Outcomes and Measures): a framework for measuring social value outcomes
 5. The social and economic value generated from the £15,000 investment to community organisations in Bristol

2024 Charity Partner Overview

We support communities around our assets through targeted initiatives. In 2023, we analysed our portfolio and conducted a place-based needs assessment which identified three locations requiring long-term investment. As a result, we partnered with Quartet to support three charities based in Bristol during 2024.

“Quartet acts as a hub for community philanthropy. It enables effective giving that supports people to overcome disadvantage, creates stronger communities and makes the area a better place to live. We do this by enabling a wide variety of donors to fund projects that make a difference to where people live and work. We were delighted to work with Swiss Life Asset Managers UK to connect them with causes in our area and use their fund to empower local communities.”



Quartet Community Foundation



Rebel Girls Club

A women led charity for anyone who identifies as a woman to share, learn, connect, grow, and be supported without judgement. Through courses, drop-ins, workshops, festival events, and gatherings their aim is to build connections and provide safe spaces for women to discover more about themselves.



Oasis Community Hub South Bristol

A community organisation providing a high-quality food pantry offering food at affordable costs for communities in South Bristol. Through community transformation their aim is to bring everyone confidence through food security and enable individuals to reach their full potential.



Hartcliffe and Withywood Community Partnership

A community led organisation, with a vision for all people in the areas they serve to have an equal chance to lead successful, healthy and happy lives. The partnership was set up to spearhead the regeneration of a region in South Bristol that falls within the lowest 10% of most deprived wards in England. By collaborating with a diverse range of partners, including residents and local and national organisations, they address various intergenerational health and poverty-related issues.

Oasis Hub

Community transformation through food security

Since opening its doors in September 2024, the Oasis Community Hub South Bristol's Food Pantry has provided a vital lifeline for families. Open every Tuesday from 9am, the Food Pantry offers a range of store cupboard staples, fresh produce, and complete meals for just £4 per bag with each bag containing £15-£20 worth of food. A lifetime membership fee of £2 ensures accessibility for all, reinforcing the Food Pantry's inclusive, community-first approach. This initiative has been supported by funding from Feeding Bristol, the Household Support Fund and, in 2024, Swiss Life Asset Managers UK.

In just 26 weeks, the Food Pantry registered 105 individuals, averaging 32 visitors each week, and has provided an estimated 2,307 meals. Working in collaboration with supermarkets and local producers, and by sourcing surplus food through *Fareshare*, the Food Pantry diverts around 200 kilos (over five tonnes) of surplus food each week, reducing food waste while tackling food poverty.

For many, especially those unable to afford regular travel to mainstream supermarkets, it has become a reliable source of nutritious, quality food. Its welcoming, market-style environment fosters dignity and pride among members, all known by name. The Food Pantry's offering has expanded in direct response to community needs, now including affordable household cleaning and hygiene products.

Beyond food provision, the Food Pantry helps combat social isolation, builds confidence, and promotes better long-term health. Upcoming plans include introducing recipes and food tutorials.

Local schools have observed positive changes in pupils' wellbeing and confidence levels, evidencing a tangible community impact. Aligned with their mission to overcome differences and build inclusive communities, the Food Pantry exemplifies real, grassroots change driven by listening, responding, and empowering.

“Coming to the pantry each week helps the family as it's not easy getting food round here unless you've got a car. There's a wide variety of food each week and we like to work out what meals we can put together. The staff are always friendly and willing to help. It's good that we know them so when our kids come to holiday club it's the same people. I'm a full-time carer for a disabled person and it does me good to get out to meet friends regularly. The pantry keeps the community alive.”

Sean Pocock, May 2025

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£4,760

In the first six weeks of its launch the pantry provided an estimated total of

2,307 meals





Rebel Girls Club

Building community and resilience through the power of sisterhood

In 2024, we supported Rebel Girls Club and through our donation we have helped with the delivery of a five-month Mental Health and Resilience Programme across Bristol. Designed with community voices at its heart, the programme offered weekly in-person sessions tailored to the attendees' needs. Led by professionals and facilitators with lived experience, the initiative focused on self-care, coping strategies, and emotional resilience.

Thanks to funding, Rebel Girls Club were able to cover costs for venue hire, facilitator fees, volunteer and transportation support, resources, therapy books, food, insurance, and promotion. Participants engaged in sessions such as therapeutic workshops, yoga, dance therapy, art therapy, nature-based crafts, and mindfulness walks. Biblio-therapy groups explored mental health literature on topics like anxiety, depression, and eating disorders, offering safe, peer-supported spaces for deep reflection.

Workshops on empowerment and body image helped participants challenge societal expectations, increasing confidence and self-efficacy. The programme also provided access to critical health information, enabling informed decision-making and early interventions.

The impact has been transformative. All participants reported significant improvements in their mental health, including reduced anxiety, enhanced coping mechanisms, and stronger self-care practices. The programme fostered



Swiss Life Asset Managers
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£5,000

100%

of participants reported significant reductions in anxiety and stress levels, evidenced by feedback and self-reported improvements in coping mechanisms and increased emotional resilience

deep social connections, reducing isolation and building long-lasting support networks. Many of the participants have formed self-sustaining online support groups, showing the lasting community impact.

The programme strengthened the charities capacity and financial stability, enabling Rebel Girls Club to reach more marginalised communities. It also deepened collaborations with local organisations and healthcare providers.

Melanie's story

Melanie joined Rebel Girls Club with multiple physical disabilities, severe depression, loneliness and PTSD. Over the 5-month programme she joined every session becoming an active participant. It quickly became a lifeline for her. In a letter she wrote she describes how it "changed her life" providing a sense of purpose and community she hadn't experienced in years. Her GP also noted significant mental and physical improvements, attributing them to her participation. Melanie's story highlights the transformative power of connection, empowerment and creative expression in fostering resilience and recovery.

Hartcliffe and Withywood Community Partnership

Providing safe spaces that connect youth with their communities

To continue supporting young people in Bristol, the Hartcliffe and Withywood Community Partnership sought to hire a Young People Activity Worker.

With support from our funding, an individual was successfully appointed to the position, giving resource and capacity to the Senior Worker to help them focus on areas that required their direct care and attention.

The funding has enabled the Young People Activity Worker to run several weekly after-school activities, as well as assisting the Community Coordinator with half-term sessions, including Social Action Groups, Board Games Clubs, and Friday Hangouts. These sessions focus on increasing confidence levels and enabling young people to make new friendships. In particular, the Friday Hangouts provide a safe and informal space for young people who may find it challenging to meet new people. Over board games, art materials and food, they have the opportunity to connect with individuals from their community and take part in social activities.

Bespoke sessions were also held in partnership with **Hawkspring**, a specialist drugs and alcohol recovery charity that provides support for young people who have family members living with drug and alcohol related issues.

Building confidence through community event planning

Hartcliffe and Withywood Community Partnership's Social Action Group partnered with Hartcliffe Club for Young People (HCYP) and a local school, Merchants Academy, to run youth-led social action sessions, aiming to increase engagement with the local community. Four individuals, identified as low-attendance students at Merchants Academy, planned and delivered a successful community cinema night.

Over four sessions, the group chose roles, researched age-appropriate films, and planned food sales to fund future activities. Informal learning included budgeting and calculating running costs and identifying the best communication strategies to advertise the event. They also designed promotional materials and prepared snacks for the event.

On the night, between 70-80 people attended the event and enjoyed watching Elf. The pupils confidently managed food stalls, while the film ran smoothly. Feedback from the attendees was very positive and all four students reported increased levels of confidence and feelings of belonging.



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£3,740

Part-time Youth Worker

Our contributions helped support the employment of the Youth Worker at Hartcliffe and Withywood Community Partnership on a £23,992 per annum (pro rata) salary



SwissLife
Asset Managers

About us

Swiss Life Asset Managers UK is a specialist UK real estate investment manager investing within the commercial and residential property sectors across the UK and Ireland.

Swiss Life Asset Managers UK is the UK arm of Swiss Life Asset Managers, a leading institutional investor in Europe.

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 Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

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