3. **Liquidity and Marketability**: Real estate investments must be easily realizable and their valuation subject to little uncertainty. This typically excludes specialized properties like hotels, leisure facilities, or buildings in progress, which may be harder to sell or value.

4. **Location and Use Restrictions**: The properties should be suitable for insurance purposes, meaning they should not be subject to restrictions or characteristics that could impair their value or saleability. Properties must be located in Switzerland to be included in tied assets.

5. **Valuation Requirements**: Real estate must be valued at market value, and valuations must be updated regularly to reflect current market conditions. This is to ensure that the real estate's book value aligns closely with what it could realistically fetch on the market.

These limitations ensure that real estate investments are secure, not overly concentrated, and liquid enough to meet the insurance company's obligations, especially in scenarios of financial distress or claims payouts.

Based on the detailed regulations extracted from the FINMA Circular 2016/5, here are the evaluations for the answers provided regarding the specific limitations for investing in real estate within tied assets:

Answer 1 Evaluation

- **Relevance:** The answer attempts to provide a comprehensive list of characteristics that real estate investments should have, such as being easily realizable, valued, divisible, etc. However, these characteristics are more general investment properties and not specific to tied assets per