

Swiss Real Estate Funds At a glance

CREDIT SUISSE ASSET MANAGEMENT (Switzerland) Ltd.
a UBS Group company
Global Real Estate – Switzerland
November 2023

This is a marketing communication. Please refer to the prospectus/information document of the fund and to the KIID/KID (as applicable) before making any final investment decisions.

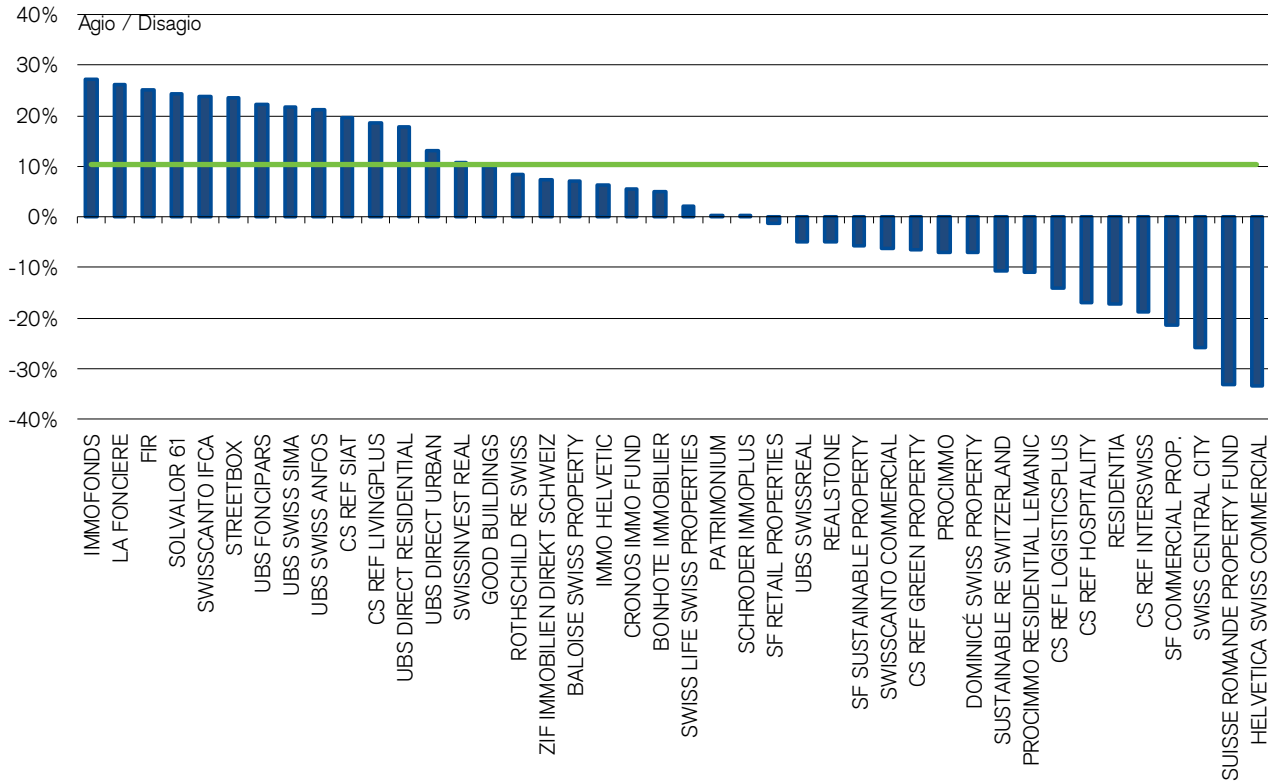
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CREDIT SUISSE 



Agios and Disagio of the Swiss Real Estate Funds

Average of listed funds¹: 10,4%



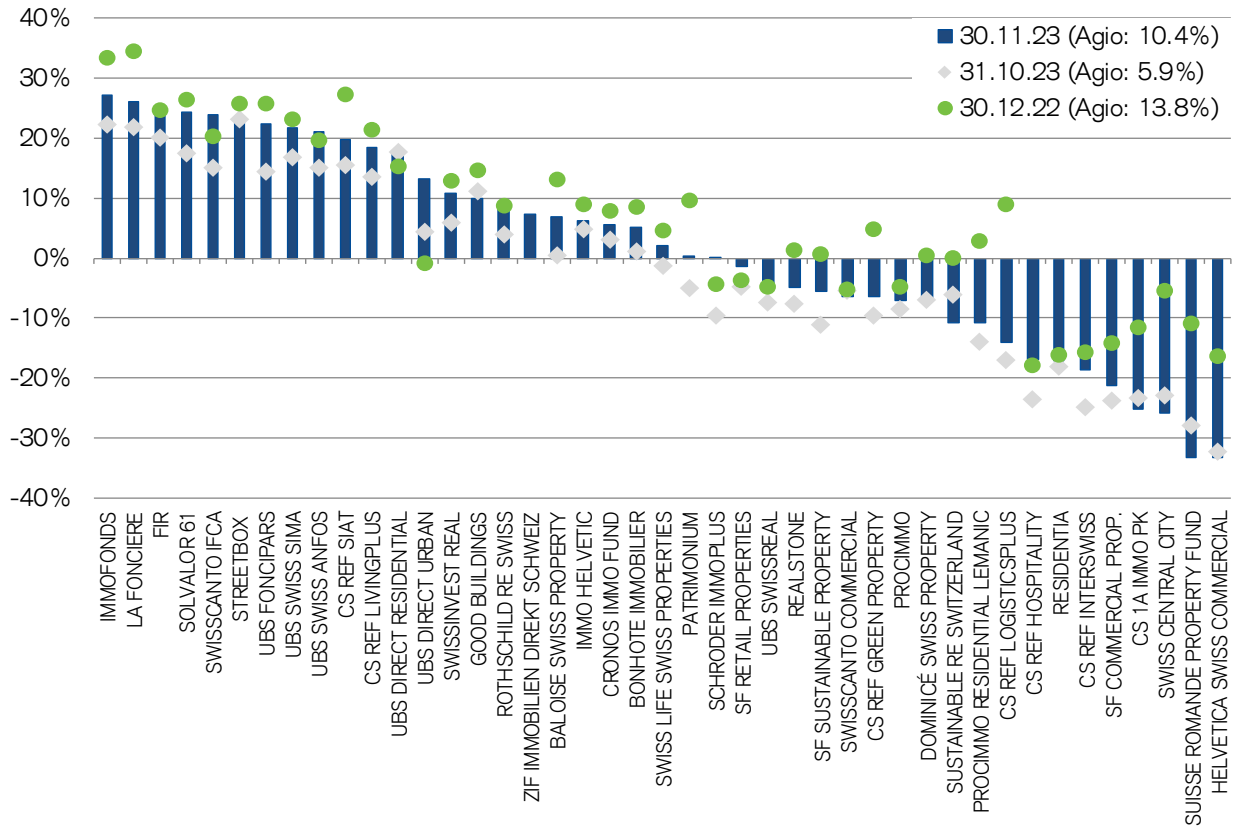
Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds | Last data point: 30.11.2023

¹ If the OTC traded CS 1a Immo PK fund is also taken into account, the weighted premium is 8.65%.

The securities mentioned on this page are meant for illustration purposes only and are not intended as a solicitation or an offer to buy or sell these securities. The investment promoted in this marketing material concerns the acquisition of units or shares in a fund and not of any underlying assets. The underlying assets are owned by the fund only. If the currency of a financial product and/or its costs is different from your reference currency, the return and cost may increase or decrease as a result of currency fluctuations. The peer group consists of all real estate funds included in the SXI Real Estate Funds Broad (SWIIT) Index (i.e. funds that are listed on the Swiss Stock Exchange and have at least 75% of their assets invested in Switzerland). The real estate funds presented include the CS 1A Immo PK.

Agios and Disagio of the Swiss Real Estate funds

Month-on-month and year-to-date change

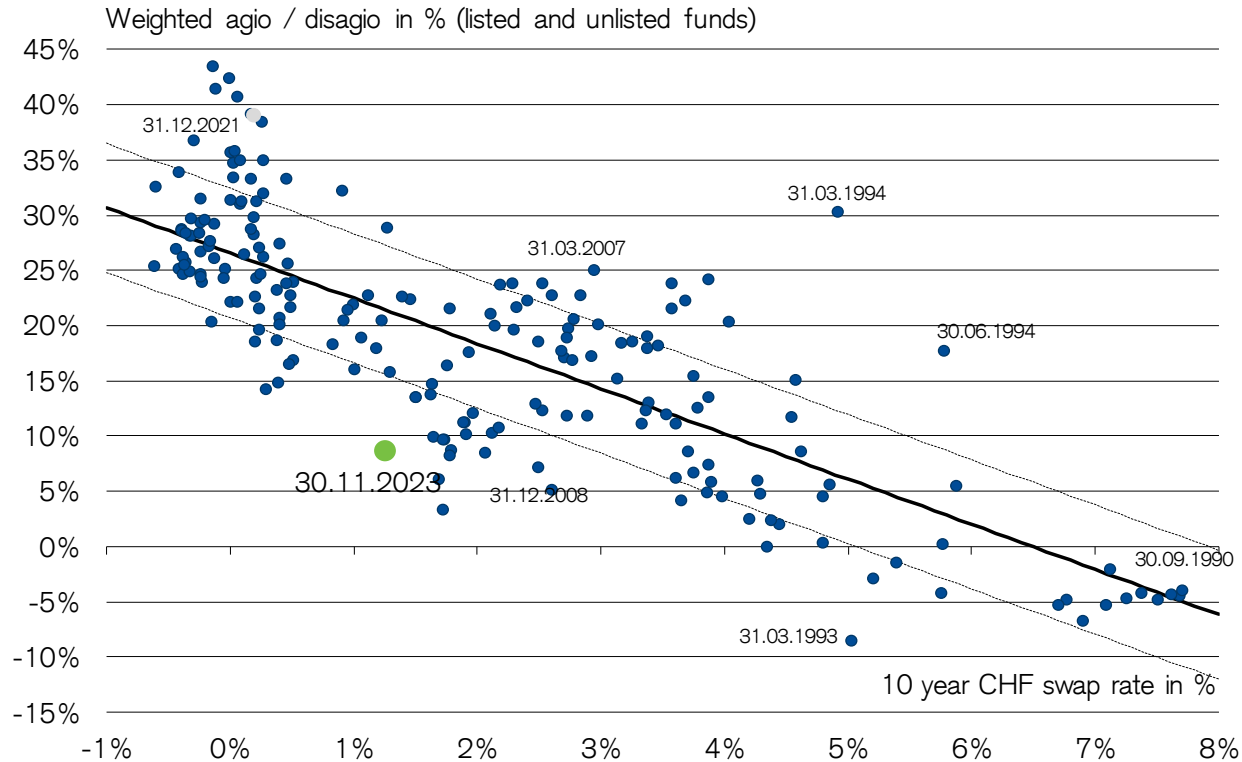


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Agios and Disagio of the Swiss Real Estate funds

Close link between Agios and longterm interest rates

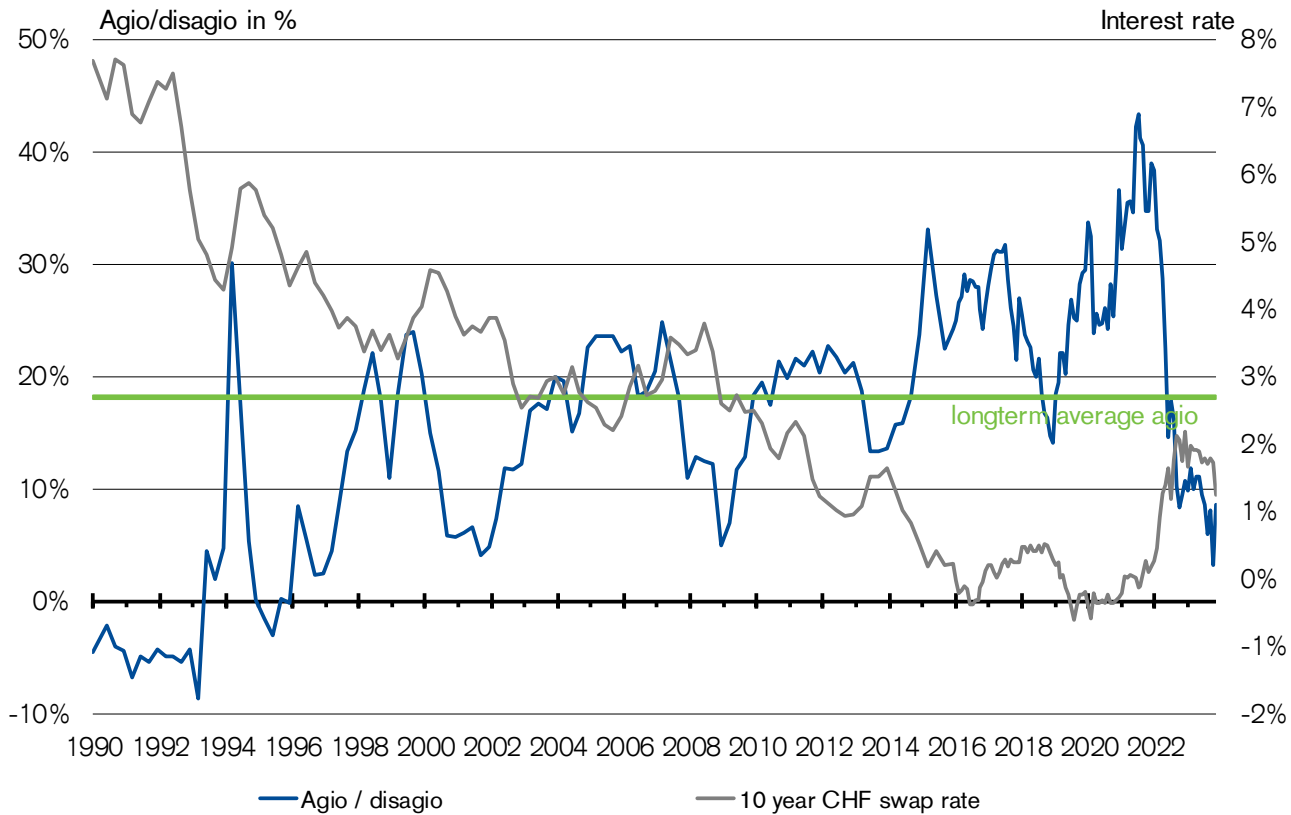


Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds | Last data point: 30.11.2023

The graphic shows the link between longterm interest rates (horizontal axis) and the average Agio/Disagio since 1990 at the end of each quarter. Basically the following rule applies: The higher the interest rates, the lower the Agio/Disagio. Beside the link to interest rates there are other factors influencing the Agio/Disagio like demand sentiment, new products, tax advantages of products, etc.). If the currency of a financial product and/or its costs is different from your reference currency, the return and cost may increase or decrease as a result of currency fluctuations.

Agios and Disagio of the Swiss Real Estate funds

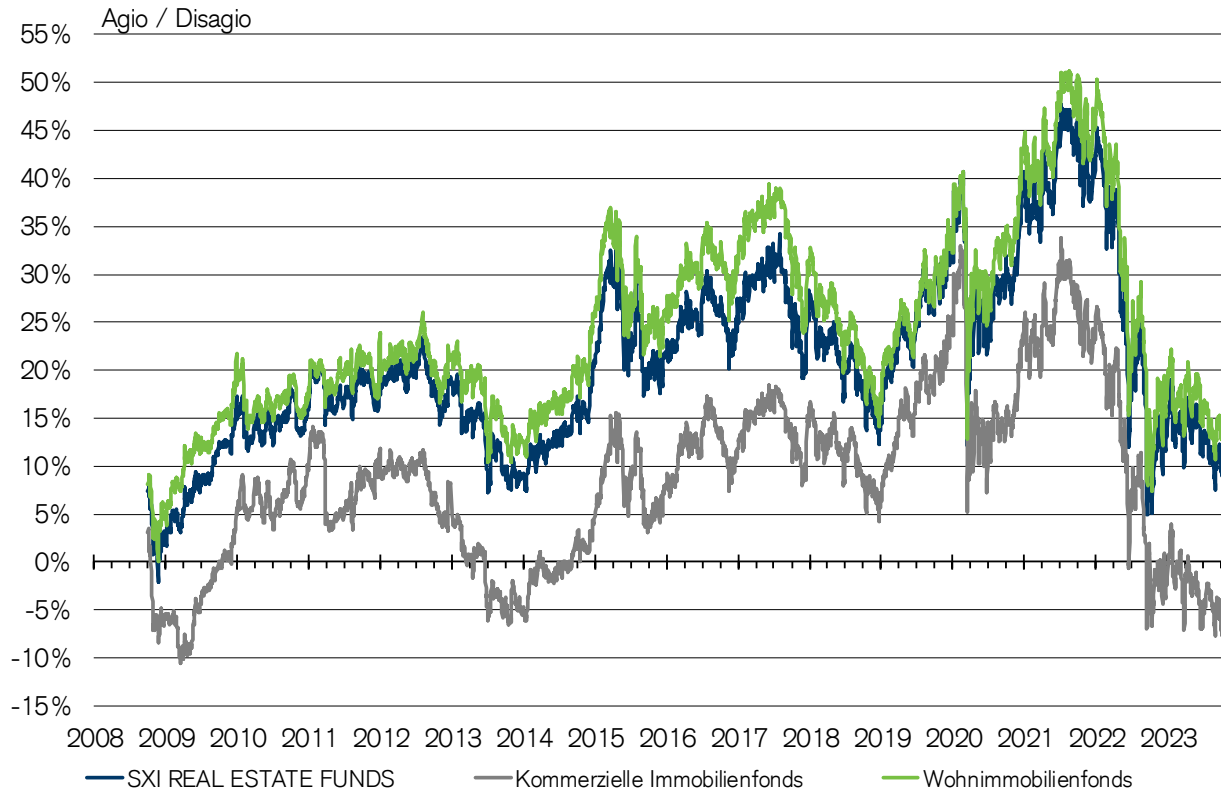
Development since 1990



Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds | Last data point: 30.11.2023
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Agio development since October 2008

Development of Commercial and Residential Real Estate Funds

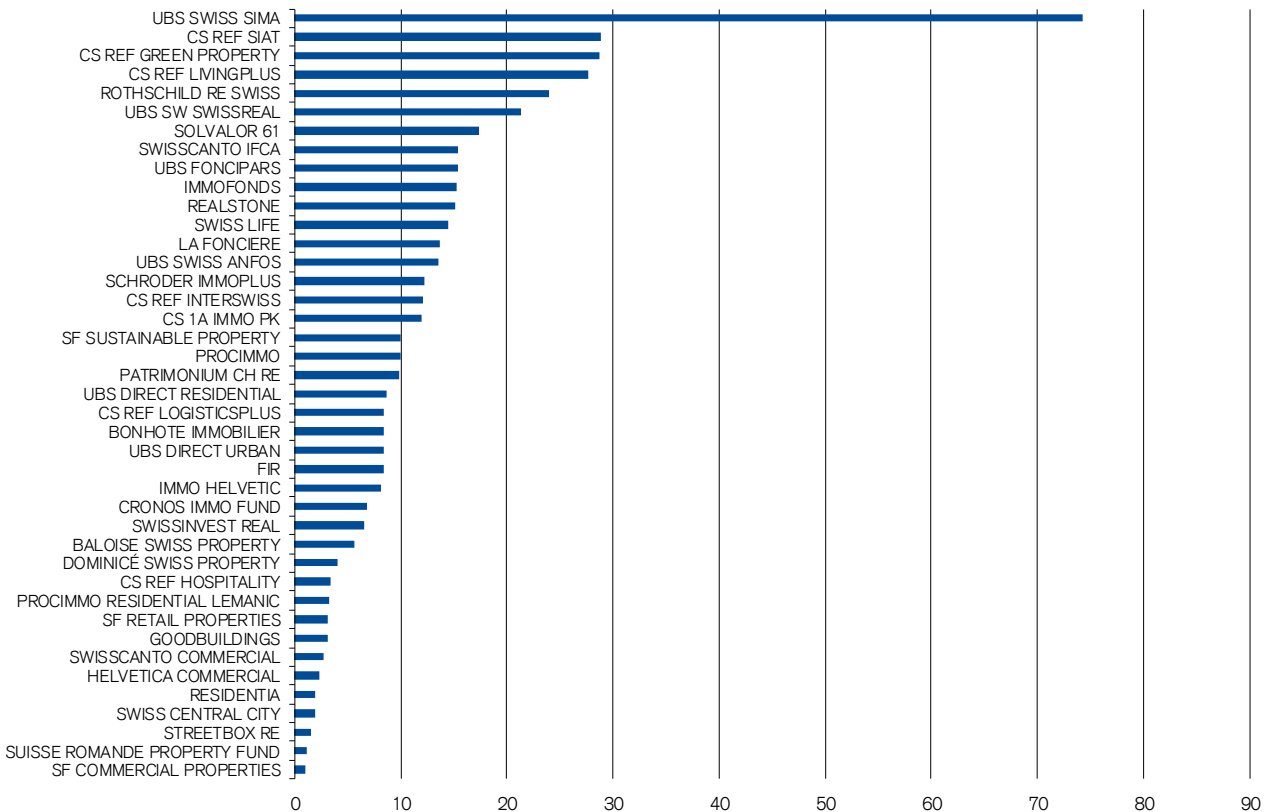


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Average monthly turnover of Swiss Real Estate funds

Between December 2022 and November 2023 in mn CHF

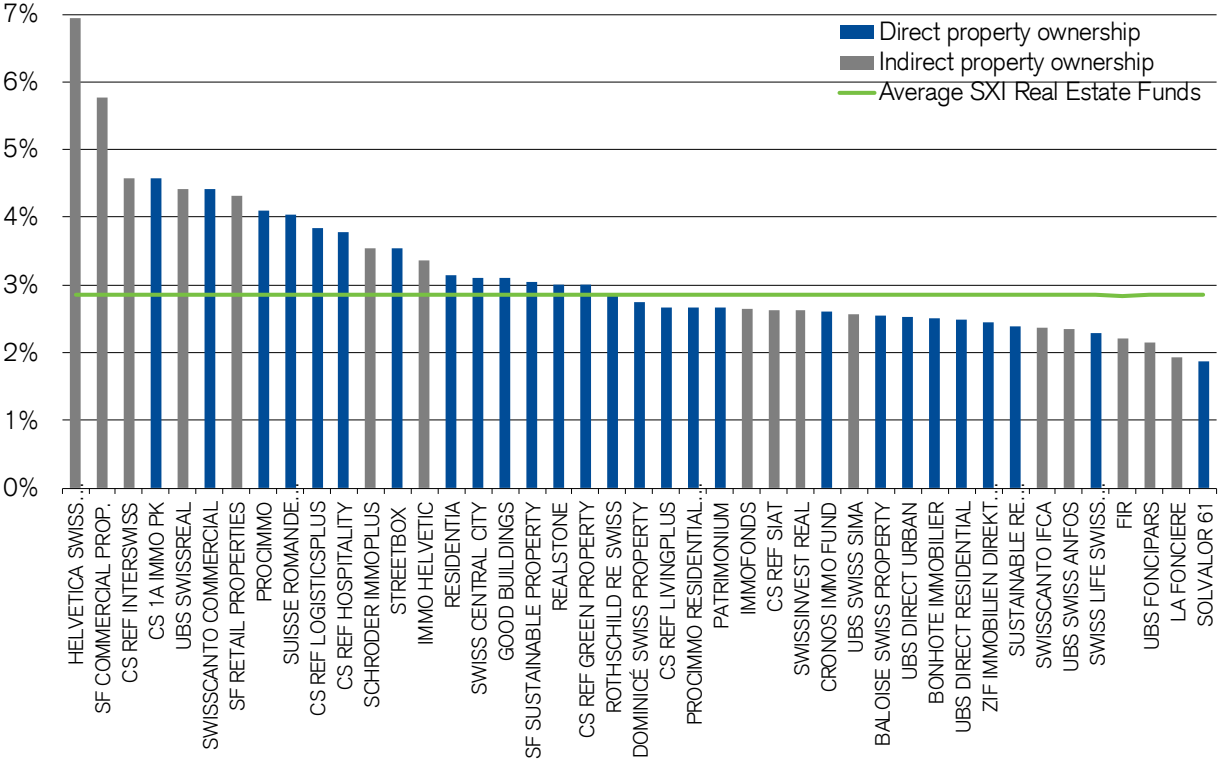


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CS 1a Immo PK: OTC-trading. The securities mentioned on this page are meant for illustration purposes only and are not intended as a solicitation or an offer to buy or sell these securities. The peer group consists of all real estate funds included in the SXI Real Estate Funds Broad (SWIIT) Index (i.e. funds that are listed on the Swiss Stock Exchange and have at least 75% of their assets invested in Switzerland). The real estate funds presented include the CS 1a Immo PK.

Distribution yield of Swiss Real Estate funds

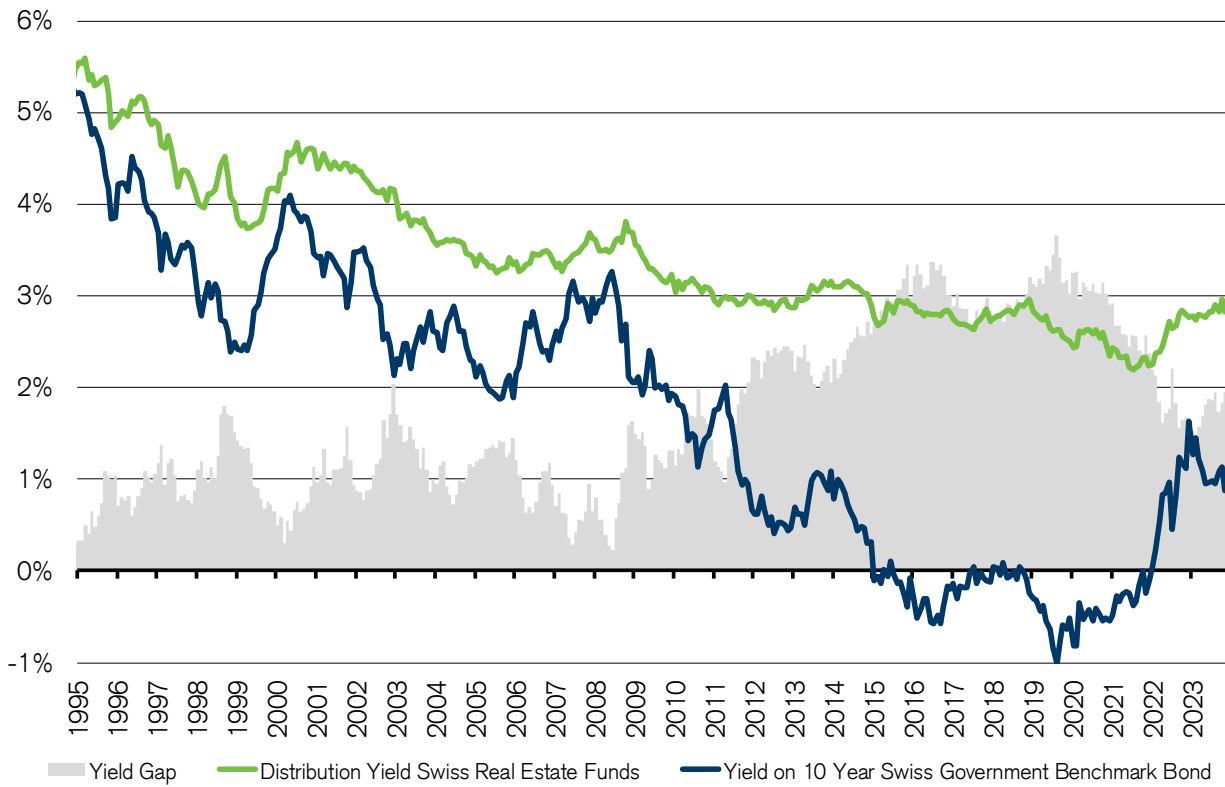
Distribution per share compared to the share price



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Distribution yield of Swiss Real Estate funds

Compared to 10 year Swiss government benchmark bond

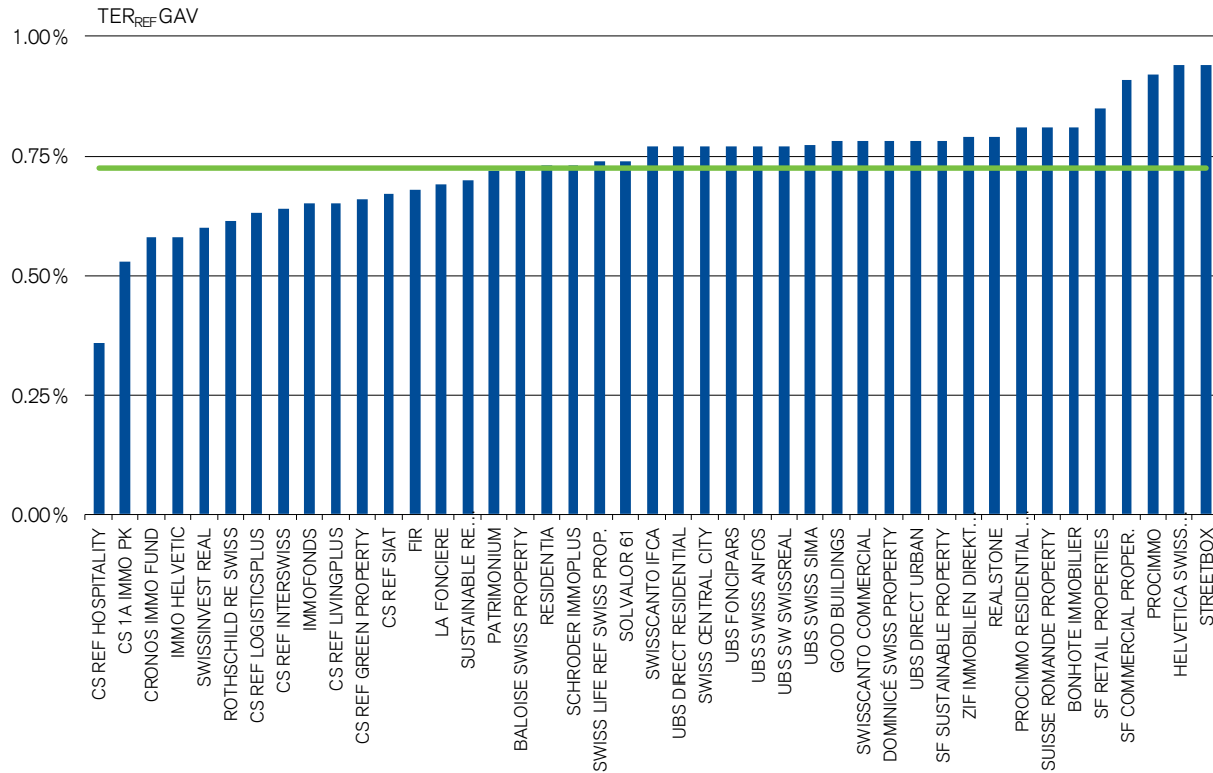


Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual report of the funds | Last data point: 30.11.2023
 Historical performance indications and financial market scenarios are not reliable indicators of future performance.



Comparison of total expense ratios (TER_{REF GAV})

Fund operating expenses of Swiss Real Estate funds

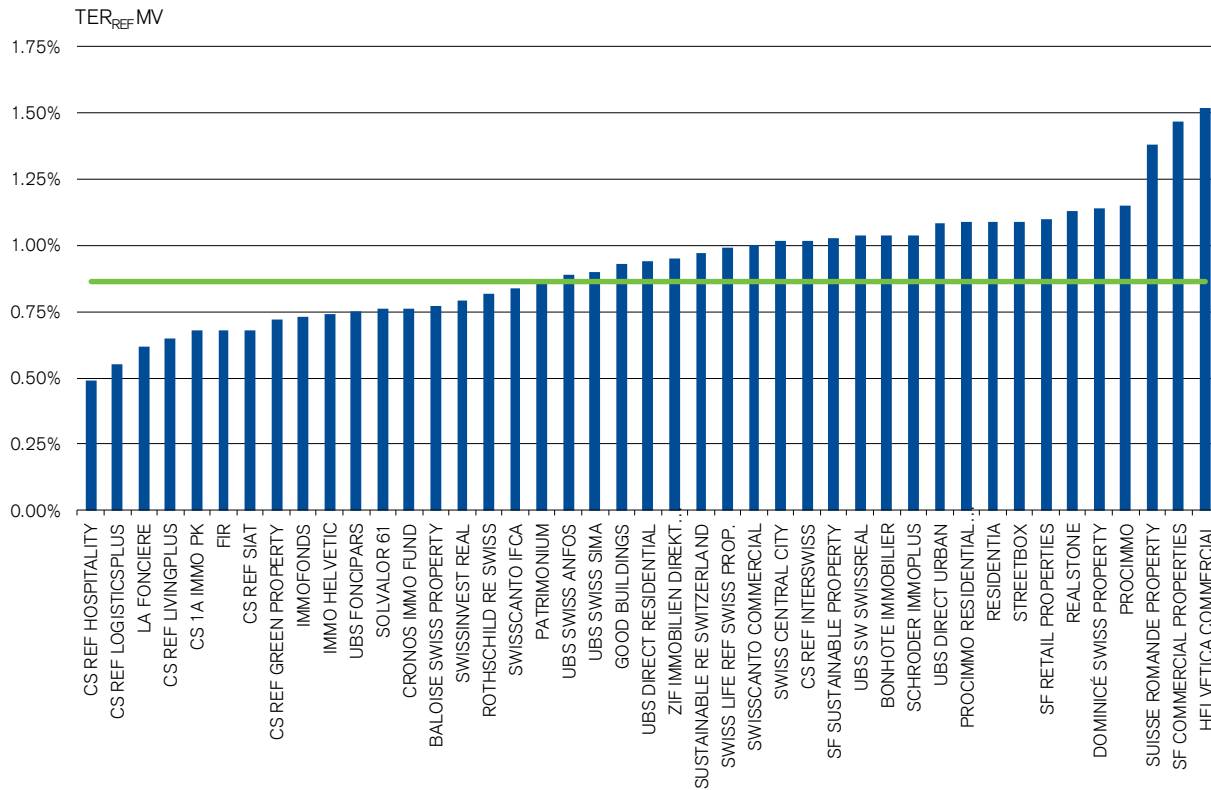


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Comparison of total expense ratios (TER_{REF} MV)

Fund operating expenses of Swiss Real Estate funds

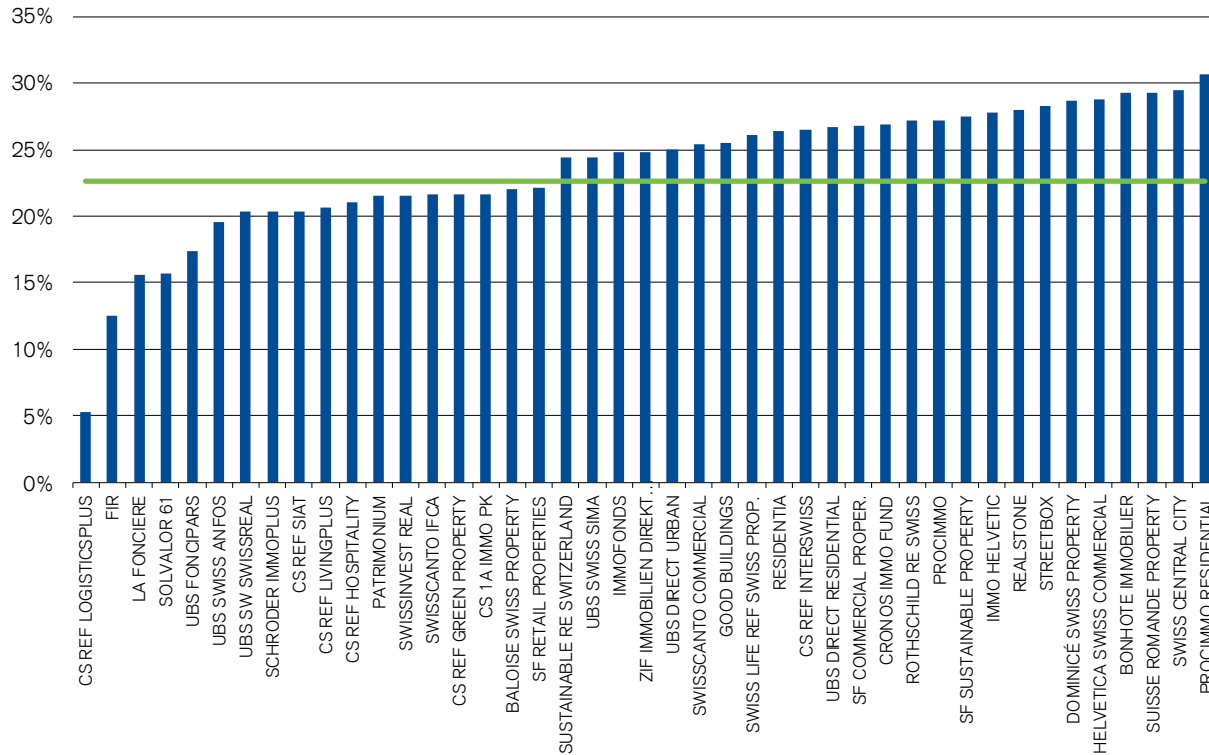


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Third-party borrowings

In % of aggregate market value



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Swiss Real Estate funds at a glance (1/2)

Name	Price	52 week		Performance			Vola.	NAV	Agio	Distribution	TER _{REF}	Turnover	Total market	Investment	Property
	30.11.2023	high	low	YTD	-1 y	-5 y p.a.	3 years ann.	per unit (prov.)		yield (%)	(MV)	in mn CHF ³	capitalization in mn CHF	focus	ownership ⁴
UBS SWISS SIMA	126.5	136.00	120.00	2.2%	2.7%	5.8%	11.0%	103.9	21.8%	2.6%	0.90%	74.2	9'061.6	Mixed	Indirect
CS REF SIAT	198	214.10	190.00	-3.3%	-0.1%	4.0%	13.0%	165.4	19.7%	2.6%	0.68%	28.9	3'247.9	Residential	Indirect
CS 1A IMMO PK 1 ²	985	1180.00	985.00	-12.8%	-10.1%	-2.8%	12.2%	1321.0	-24.7%	4.6%	0.68%	12.0	2'785.5	Mixed	Direct
UBS SWISS ANFOS	76.8	81.60	71.00	4.1%	8.2%	5.8%	11.5%	63.4	21.2%	2.3%	0.89%	13.6	2'727.4	Residential	Indirect
CS REF LIVINGPLUS	135	149.00	126.00	0.6%	3.1%	3.2%	12.4%	114.0	18.5%	2.7%	0.65%	27.7	2'815.3	Residential	Direct
CS REF GREEN PROPERTY	113.5	138.30	107.00	-7.1%	-5.0%	-0.1%	13.3%	121.2	-6.4%	3.0%	0.72%	28.7	2'228.2	Sustainability	Direct
ROTHSCHILD RE SWISS	133.5	144.60	125.50	1.0%	1.3%	5.6%	14.0%	123.2	8.3%	2.8%	0.82%	24.0	2'141.1	Residential	Direct
SWISS LIFE REF SWISS PROPERTIES	114	124.40	110.50	-2.0%	-5.3%			111.6	2.2%	2.3%	0.99%	14.4	1'846.8	Mixed	Direct
IMMOFONDS	510	558.00	485.00	0.5%	2.4%	7.1%	12.0%	400.6	27.3%	2.6%	0.73%	15.3	1'790.9	Residential	Indirect
LA FONCIERE	127.5	135.90	116.00	1.3%	7.0%	6.6%	12.9%	101.1	26.1%	1.9%	0.62%	13.6	1'735.0	Residential	Mixte
SWISSCANTO IFCA	157	161.50	134.40	8.2%	15.5%	7.0%	15.0%	126.8	23.9%	2.4%	0.84%	15.3	1'653.7	Residential	Indirect
UBS FONCIPARS	121.5	129.60	111.50	2.5%	7.5%	8.7%	13.9%	99.3	22.3%	2.1%	0.75%	15.3	1'731.5	Residential	Indirect
REALSTONE	118.5	133.00	113.50	-5.0%	-5.5%	2.2%	13.2%	124.7	-5.0%	3.0%	1.13%	15.1	1'589.7	Residential	Indirect
FIR	203	206.00	188.20	4.4%	6.1%	5.6%	11.0%	162.2	25.2%	2.2%	0.68%	8.4	1'547.5	Residential	Mixte
SCHRODER IMMOPLUS	141	146.00	133.50	2.5%	1.5%	1.4%	11.3%	140.9	0.1%	3.5%	1.04%	12.2	1'505.9	Commercial	Indirect
UBS SW SWISSREAL	60	63.30	57.20	4.1%	0.5%	1.6%	9.5%	63.0	-4.8%	4.4%	1.04%	21.4	1'478.4	Commercial	Indirect
CS REF INTERSWISS	161.5	171.50	147.00	-0.2%	0.0%	0.6%	13.8%	198.5	-18.7%	4.6%	1.02%	12.0	1'451.0	Commercial	Indirect
SOLVALOR 61	283	291.00	259.75	6.5%	7.3%	5.8%	16.3%	227.7	24.3%	1.9%	0.76%	17.4	1'433.2	Residential	Mixte
PROCIMMO	134	147.90	128.50	1.2%	-0.2%	1.7%	13.4%	144.0	-7.0%	4.1%	1.15%	10.0	1'240.6	Commercial	Direct
IMMO HELVETIC	196.5	213.00	189.20	1.7%	3.4%	3.9%	12.7%	184.8	6.4%	3.4%	0.74%	8.2	1'100.4	Residential	Indirect
ZIF IMMOBILIEN DIREKT SCHWEIZ	112	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	104.3	7.4%	2.5%	0.95%	n.a.	1'075.7	Residential	Direct
SF SUSTAINABLE PROPERTY	115	131.50	106.00	-6.0%	-5.0%	1.3%	16.2%	121.8	-5.6%	3.0%	1.03%	10.0	967.9	Residential	Direct
BONHOTE IMMOBILIER	130	139.00	122.00	-1.4%	2.5%	3.2%	10.1%	123.7	5.1%	2.5%	1.04%	8.4	960.9	Residential	Direct
SWISSINVEST REAL	173.5	188.40	164.50	-2.0%	1.3%	5.3%	12.7%	156.6	10.8%	2.6%	0.79%	6.6	917.1	Residential	Indirect
PATRIMONIUM	150.5	168.50	138.00	-5.8%	-4.6%	3.6%	15.4%	150.0	0.3%	2.7%	0.87%	9.9	861.0	Residential	Direct
BALOISE SWISS PROPERTY	117.5	129.30	107.00	-5.6%	-3.3%			109.8	7.0%	2.6%	0.77%	5.6	847.0	Residential	Direct
UBS DIRECT RESIDENTIAL	16.85	17.70	15.10	4.9%	6.2%	6.8%	12.3%	14.3	17.7%	2.5%	0.94%	8.7	782.9	Residential	Direct
CS REF LOGISTICSPLUS	91.4	119.00	87.00	-19.0%	-18.8%	0.3%	13.1%	106.5	-14.1%	3.8%	0.55%	8.4	731.2	Logistics	Direct
CRONOS IMMO FUND	115	117.50	109.50	-0.2%	4.4%	n.a.	n.a.	108.9	5.6%	2.6%	0.76%	6.8	714.5	Residential	Direct
SF RETAIL PROPERTIES	101	112.00	95.80	4.2%	-1.5%	2.5%	17.5%	102.3	-1.3%	4.3%	1.10%	3.2	613.6	Commercial	Indirect
CS REF HOSPITALITY	66.2	71.20	56.00	8.0%	9.8%	0.9%	17.2%	79.8	-17.0%	3.8%	0.49%	3.3	563.1	Hospitality	Direct
SWISSCANTO COMMERCIAL	94.2	104.20	85.80	0.1%	2.2%	2.2%	16.2%	100.6	-6.3%	4.4%	1.00%	2.7	490.1	Mixed	Direct
UBS DIRECT URBAN	13.05	13.35	10.25	14.9%	26.9%	7.4%	18.3%	11.5	13.2%	2.5%	1.08%	8.4	469.7	Mixed	Direct
DOMINICÉ SWISS PROPERTY	113	126.00	110.50	-5.3%	-7.2%	1.8%	9.3%	121.7	-7.1%	2.7%	1.14%	4.0	339.0	Residential	Direct
HELVETICA SWISS COMMERCIAL	77	99.50	76.60	-16.9%	-14.3%			115.5	-33.3%	6.9%	1.52%	2.3	334.4	Commercial	Indirect
PROCIMMO RESIDENTIAL LEMANIC	124	149.50	117.50	-10.5%	-15.0%	1.5%	12.7%	139.1	-10.9%	2.7%	1.09%	3.3	323.7	Residential	Direct
SUSTAINABLE RE SWITZERLAND	92.4	108.00	89.40	n.a.	n.a.			103.6	-10.8%	2.4%	0.97%	n.a.	314.4	Residential	Direct
SWISS CENTRAL CITY	80.6	107.00	80.40	-20.2%	-20.7%			108.7	-25.9%	3.1%	1.02%	1.9	306.4	Residential	Direct
GOOD BUILDINGS	129	135.50	126.20	-0.8%	3.9%			117.3	10.0%	3.1%	0.93%	3.1	283.8	Residential	Direct
SUISSE ROMANDE PROPERTY	74.2	114.00	74.20	-30.5%	-28.9%	-5.4%	17.9%	111.0	-33.2%	4.0%	1.38%	1.2	199.1	Residential	Direct
STREETBOX	429	454.75	392.00	6.1%	7.4%	1.6%	15.7%	347.3	23.5%	3.5%	1.09%	1.5	184.3	self storage	Direct
SF COMMERCIAL PROPERTIES	73.8	91.00	70.00	-7.8%	-4.4%	-1.3%	15.9%	93.7	-21.3%	5.8%	1.47%	1.0	177.1	Commercial	Indirect
RESIDENTIA	95.4	98.70	88.00	0.9%	1.3%	-1.2%	11.0%	115.0	-17.1%	3.1%	1.09%	1.9	152.7	Residential	Direct
SXI REAL ESTATE FUNDS BROAD²				-0.2%	1.2%	4.0%	10.0%		10.4%	2.8%	0.86%	506.3	57'721.4		

Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds. | Last data point: 31.10.2023 |

The footnotes and warnings can be found on next slide.

Swiss Real Estate funds at a glance (2/2)

¹ CS 1a Immo PK is restricted to tax-exempt domestic occupational benefit institutions and tax-exempt domestic social insurance institutions and compensation funds.

² CS REF International and CS 1a Immo PK are no constituents of the SXI Real Estate Funds Broad TR index

³ Monthly turnover – average of the last 12 months.

⁴ Taxation of Swiss real estate funds differs depending on whether a fund holds its properties in direct ownership or indirectly via real estate companies (affiliates of the fund).

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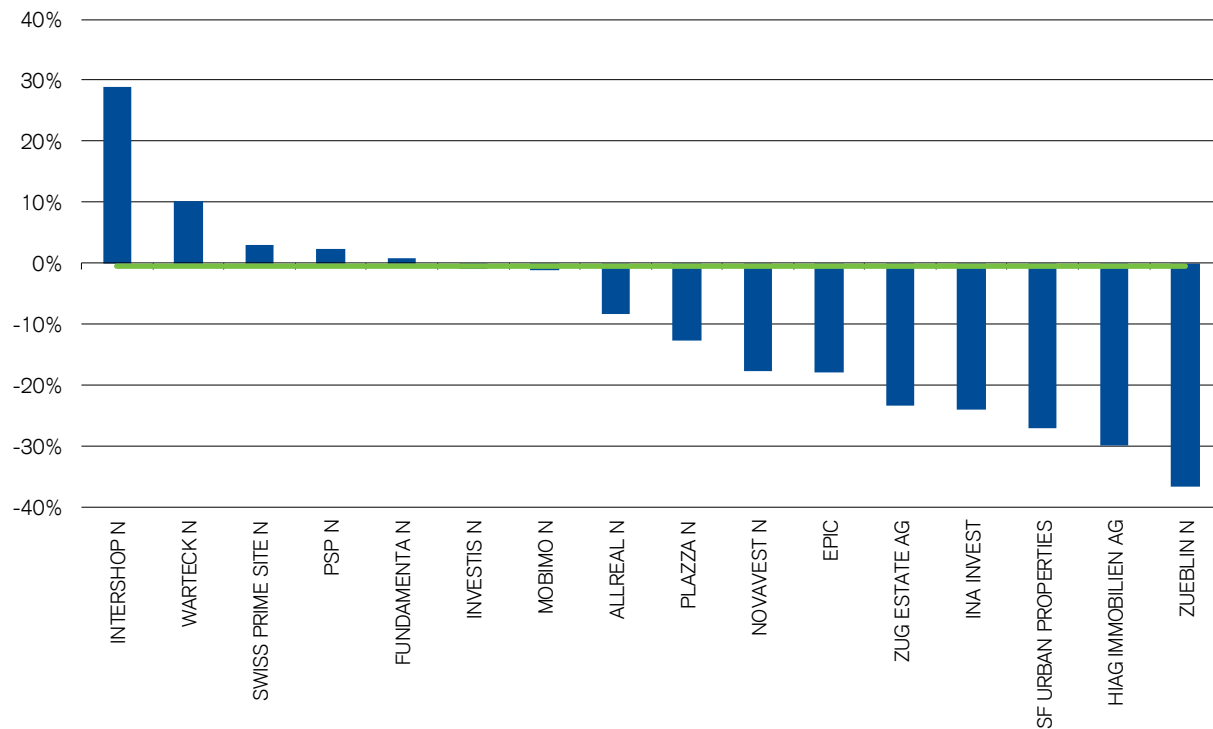
The Fund's use of leverage may lead to an amplified reaction to market movements, i.e. increase the volatility of the Fund and may amount to a more substantial loss than in unleveraged products.

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Premium/discount of Real Estate investment companies

Average premium: -0,6%

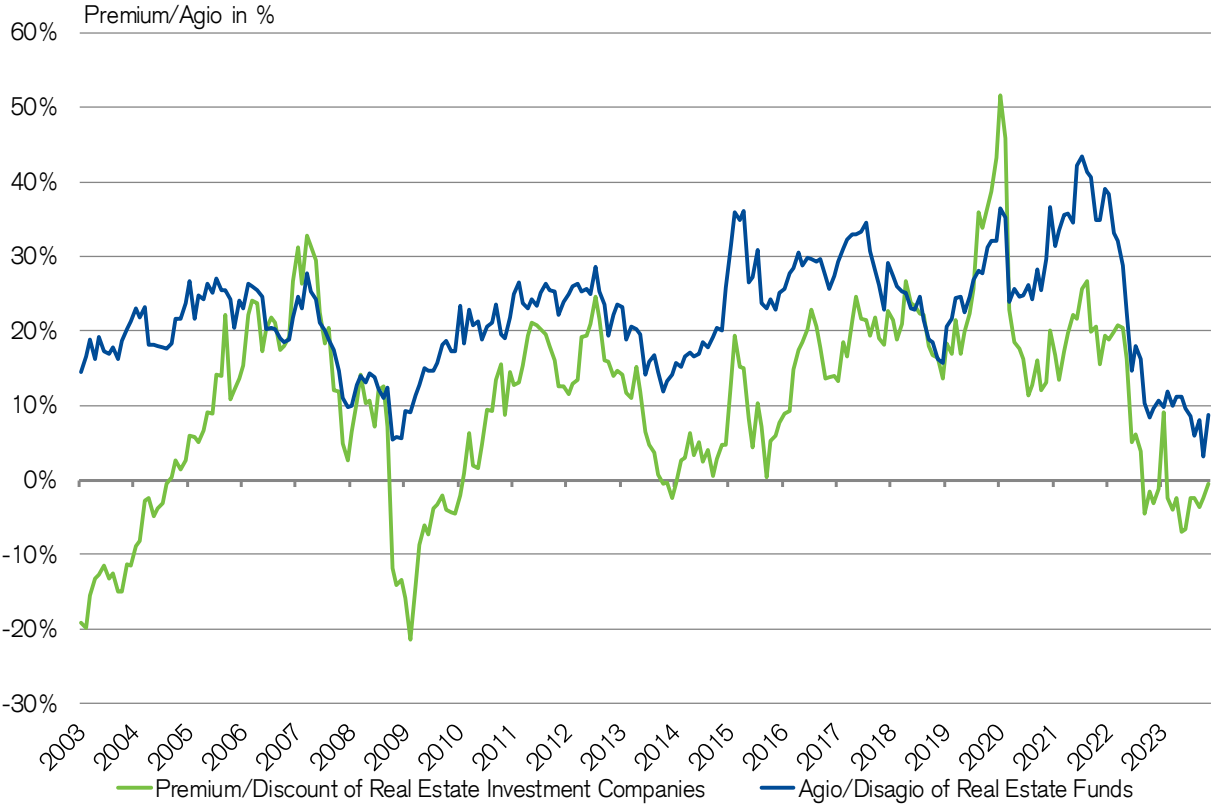


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Historical development of Premiums and Agios

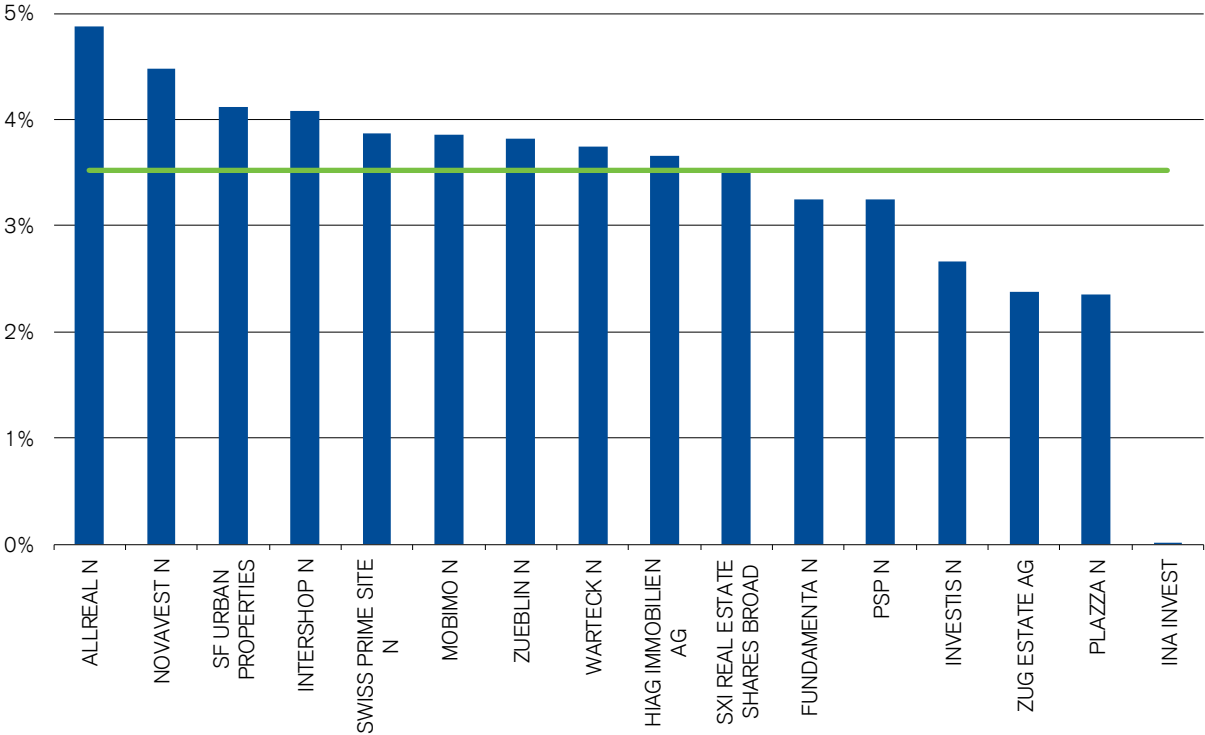
Swiss Real Estate investment companies vs. Real Estate funds



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Distribution yield of Real Estate investment companies

Distribution per share compared to the share price



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Swiss Real Estate investment companies at a glance

Name	Price 30.11.2023	52 week		Performance			Vola. 3 years ann.	NAV per share (prov.)	Premium	Distribution yield (%)	Turnover mn CHF ¹	Market capi- talization (FF) mn CHF
		high	low	YTD	-1y	-5y p.a.						
SWISS PRIME SITE N	88.00	88.00	72.95	14.9%	17.3%	5.5%	14.6%	85.39	3.1%	3.9%	226.0	6'751.2
PSP N	115.60	116.90	96.90	10.5%	15.3%	7.0%	17.7%	113.06	2.2%	3.2%	187.8	5'302.3
ALLREAL N	143.60	163.20	141.60	-0.2%	4.5%	1.8%	14.8%	156.69	-8.4%	4.9%	70.1	2'227.6
MOBIMO N	259.00	259.00	227.50	14.3%	17.3%	6.2%	15.2%	261.92	-1.1%	3.9%	37.2	1'880.8
INTERSHOP I	612.00	666.00	587.00	9.8%	4.9%	10.3%	12.1%	474.89	28.9%	4.1%	12.6	668.0
FUNDAMENTA	16.95	17.15	15.70	8.9%	6.9%	0.0%	0.0%	16.81	0.8%	3.2%	2.4	509.6
ZUG ESTATE AG	1580.00	1860.00	1500.00	-8.7%	-2.7%			2062.58	-23.4%	2.4%	3.0	477.6
PLAZZA N	298.00	318.00	296.00	-1.7%	-2.3%	8.1%	7.7%	341.52	-12.7%	2.3%	2.8	389.0
HIAG IMMOBILIEN AG	79.40	85.00	74.80	0.2%	1.0%	-4.8%	14.4%	113.46	-30.0%	3.7%	3.6	365.0
WARTECK N	1870.00	2290.00	1800.00	-14.7%	-12.0%	3.6%	11.2%	1695.94	10.3%	3.7%	3.2	313.1
NOVAVEST N	36.80	41.70	33.00	-6.8%	-6.8%			44.68	-17.6%	4.5%	1.9	283.8
INVESTIS	94.00	103.00	90.40	-5.1%	-6.5%	12.7%	12.5%	94.89	-0.9%	2.7%	5.3	271.8
SF URBAN PROPERTIES	87.50	93.00	83.00	2.4%	3.0%	4.2%	12.0%	120.10	-27.1%	4.1%	1.4	238.8
EPIC N	65.00	66.00	59.00					79.23	-18.0%	0.0%	0.0	183.9
INA INVEST N	17.70	19.90	16.80	-10.2%	-8.8%			23.28	-24.0%	0.0%	1.0	87.6
ZUEBLIN N	26.20	29.00	25.00	0.0%	0.0%	2.7%	25.6%	41.37	-36.7%	3.8%	0.5	45.3
SXI REAL ESTATE SHARES BROAD				8.6%	11.4%	5.3%	12.5%		-0.6%	3.5%	558.6	19'995.5

Source: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual and semi-annual reports of the companies | Last data point: 30.11.2023

¹ Monthly turnover – average of the last 12 months

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¹ Legal entity, from which the full offering documentation, the key investor information document (KIID), the fund rules, as well as the annual and bi-annual reports, if any, may be obtained free of charge