

Swiss Real Estate Funds At a glance

CREDIT SUISSE ASSET MANAGEMENT (Switzerland) Ltd.
Global Real Estate – Switzerland
February 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.

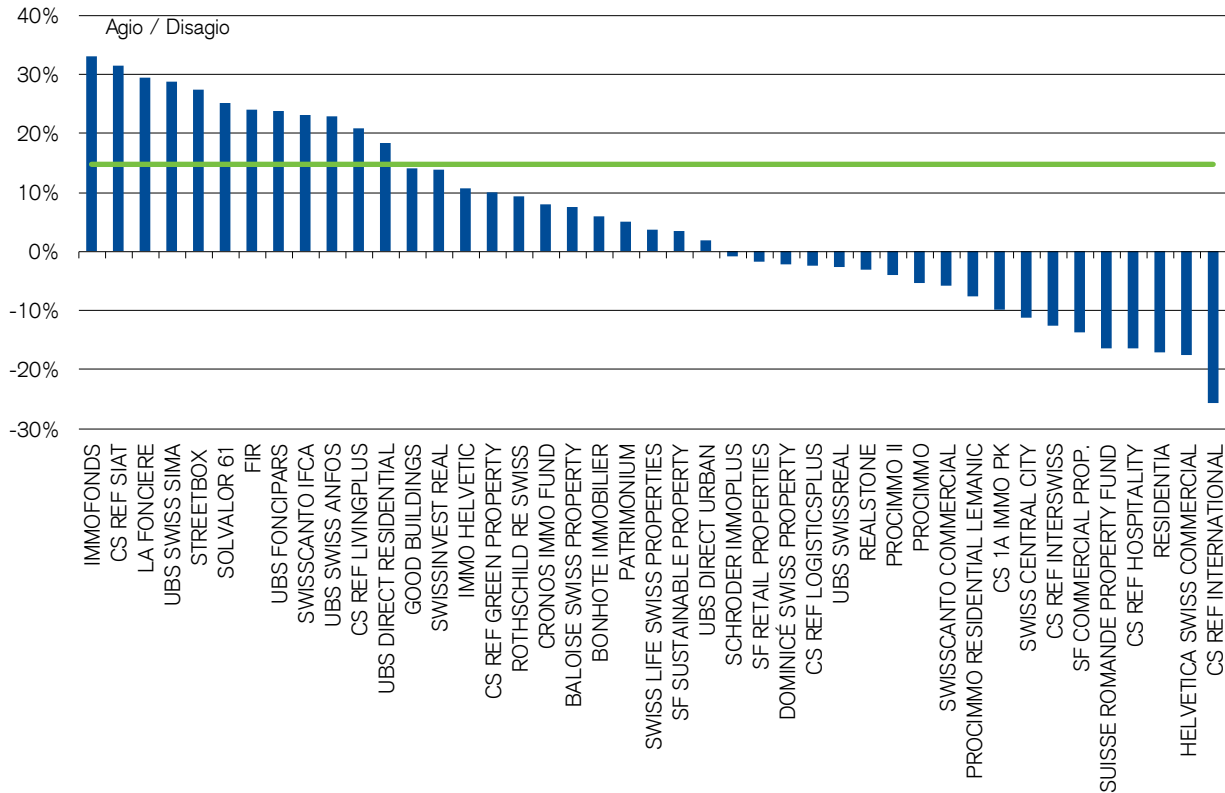
Switzerland: This product may only be distributed in or from Switzerland to qualified investors as defined pursuant to the Collective Investment Schemes Act (CISA) in connection with the Federal Act on Financial Services (FinSA).



CREDIT SUISSE 

Agios and Disagio of the Swiss Real Estate Funds

Average of listed funds¹: 14,9%



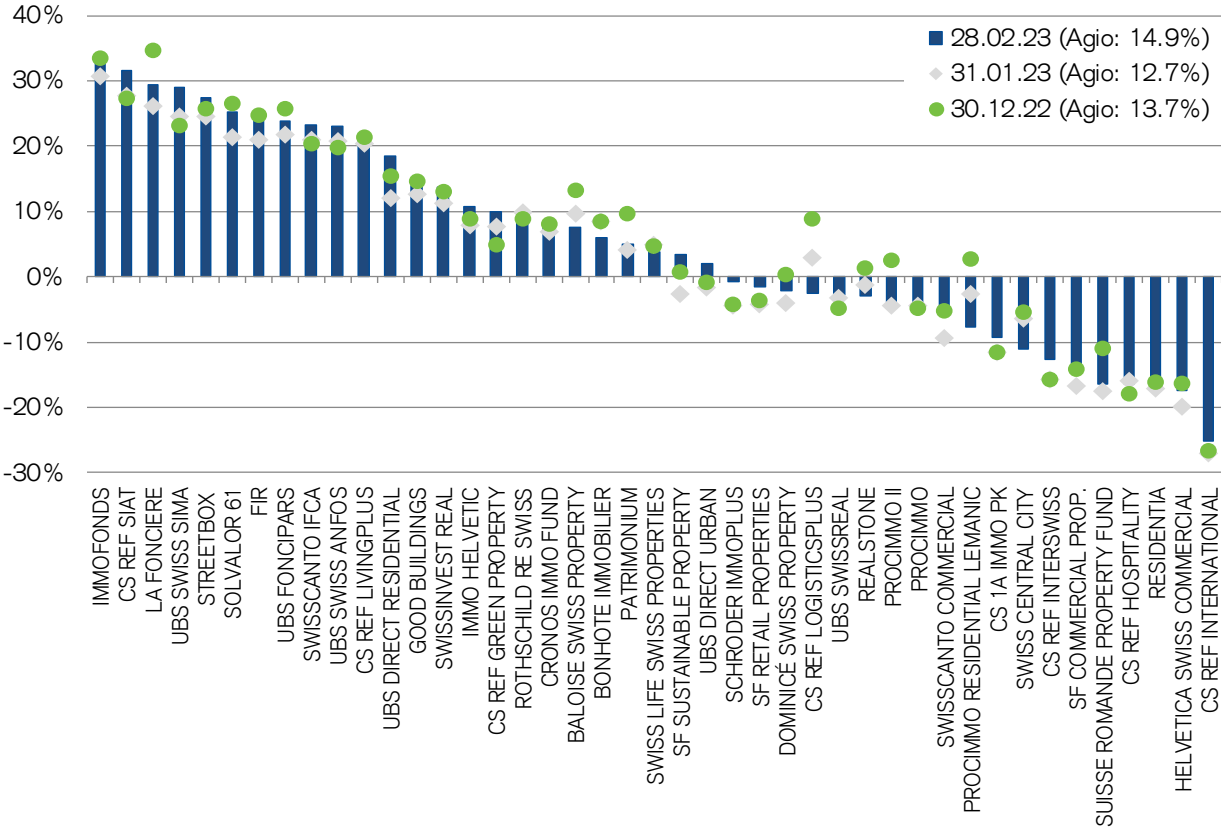
Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds | Last data point: 28.02.2023

¹ If the other funds CS 1a Immo PK and CS REF International are included, the weighted agio is 11,9%.

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 CS Real Estate Fund International and CS 1A Immo PK.

Agios and Disagio of the Swiss Real Estate funds

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

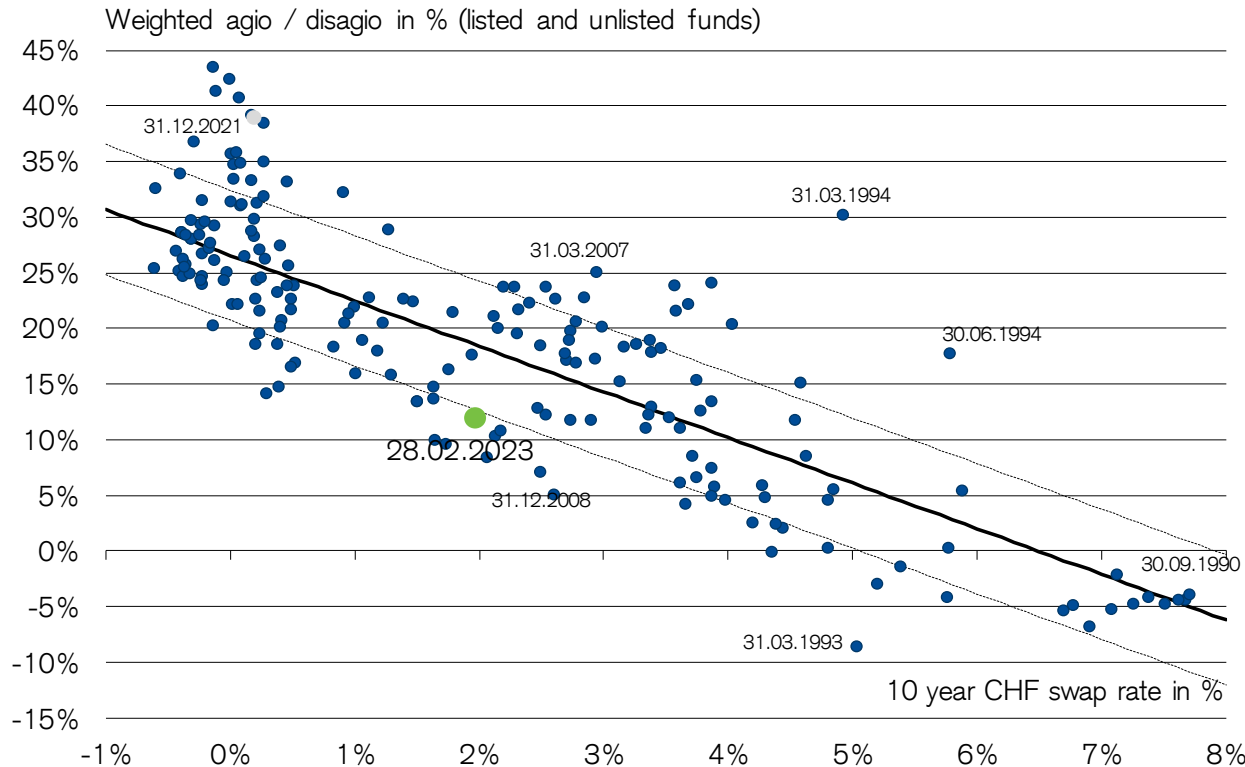


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Agios and Disagio of the Swiss Real Estate funds

Close link between Agios and longterm interest rates

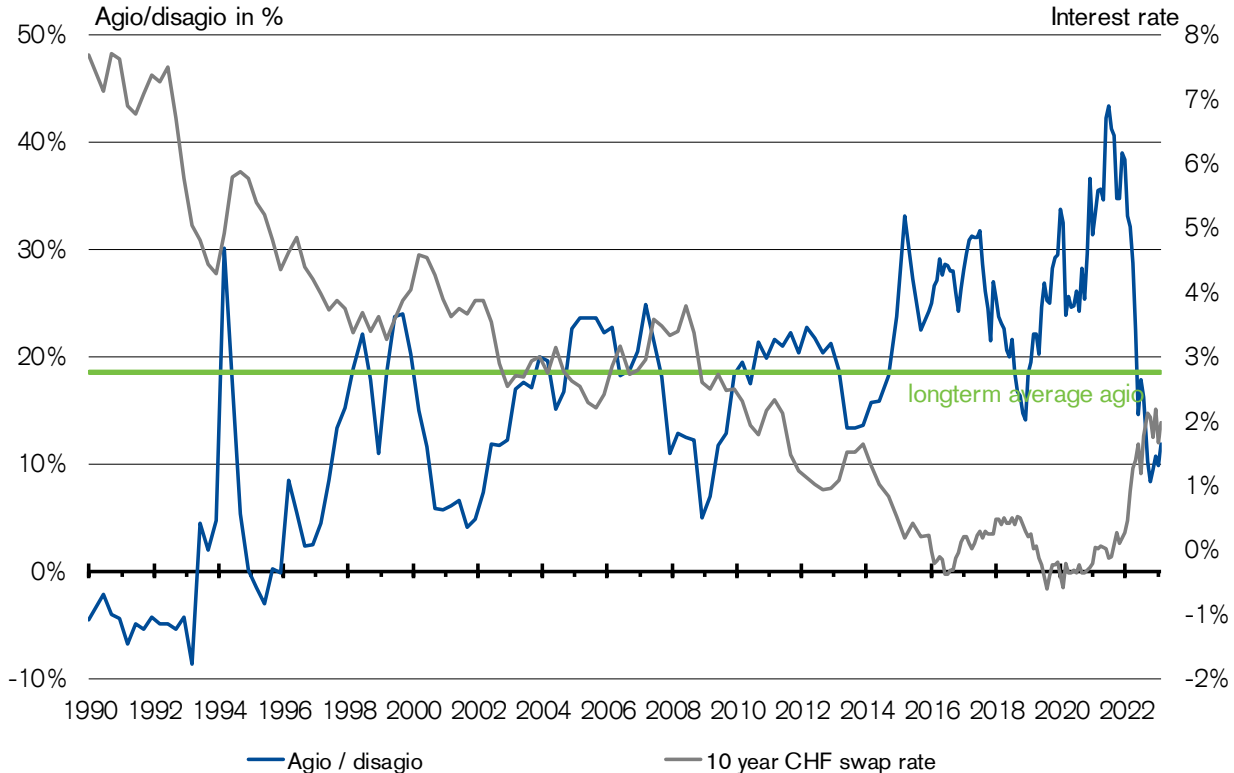


Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds | Last data point: 28.02.2023

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

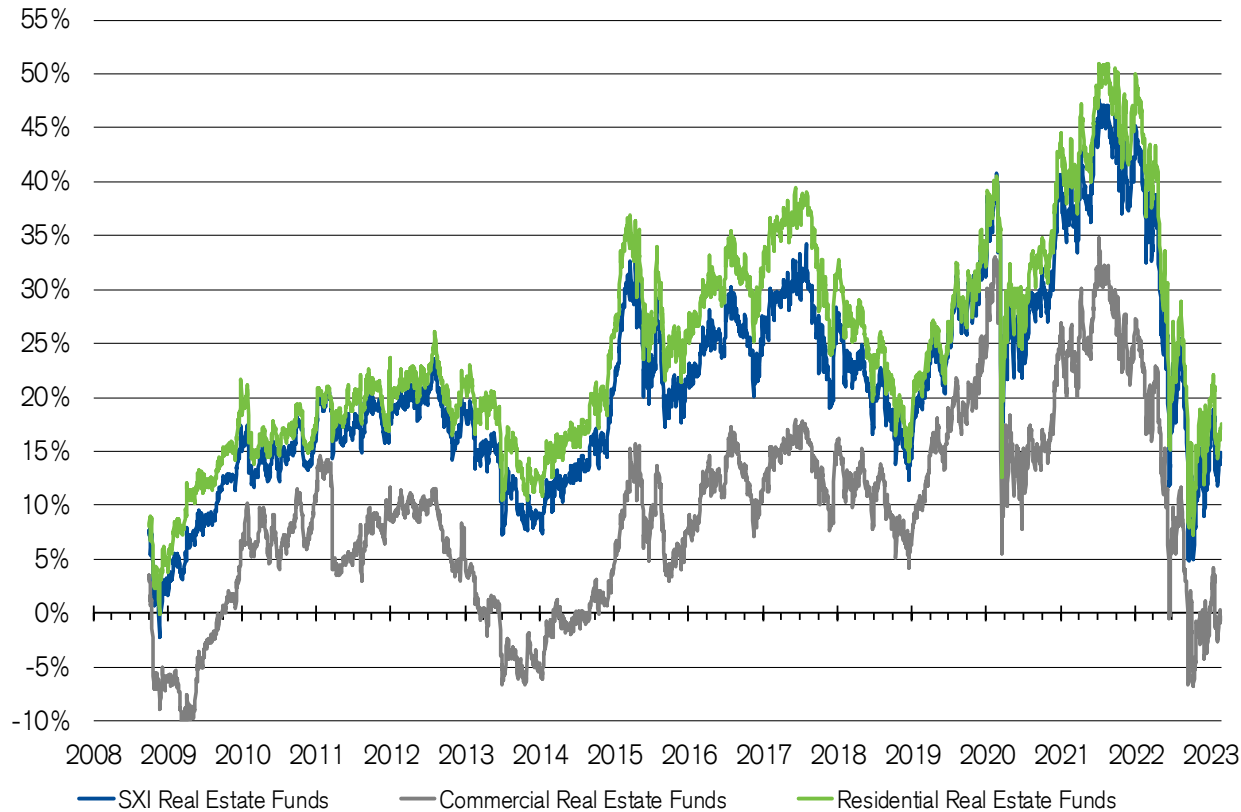
Development since 1990



Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds | Last data point: 28.02.2023
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Agio development since October 2008

Development of Commercial and Residential Real Estate Funds

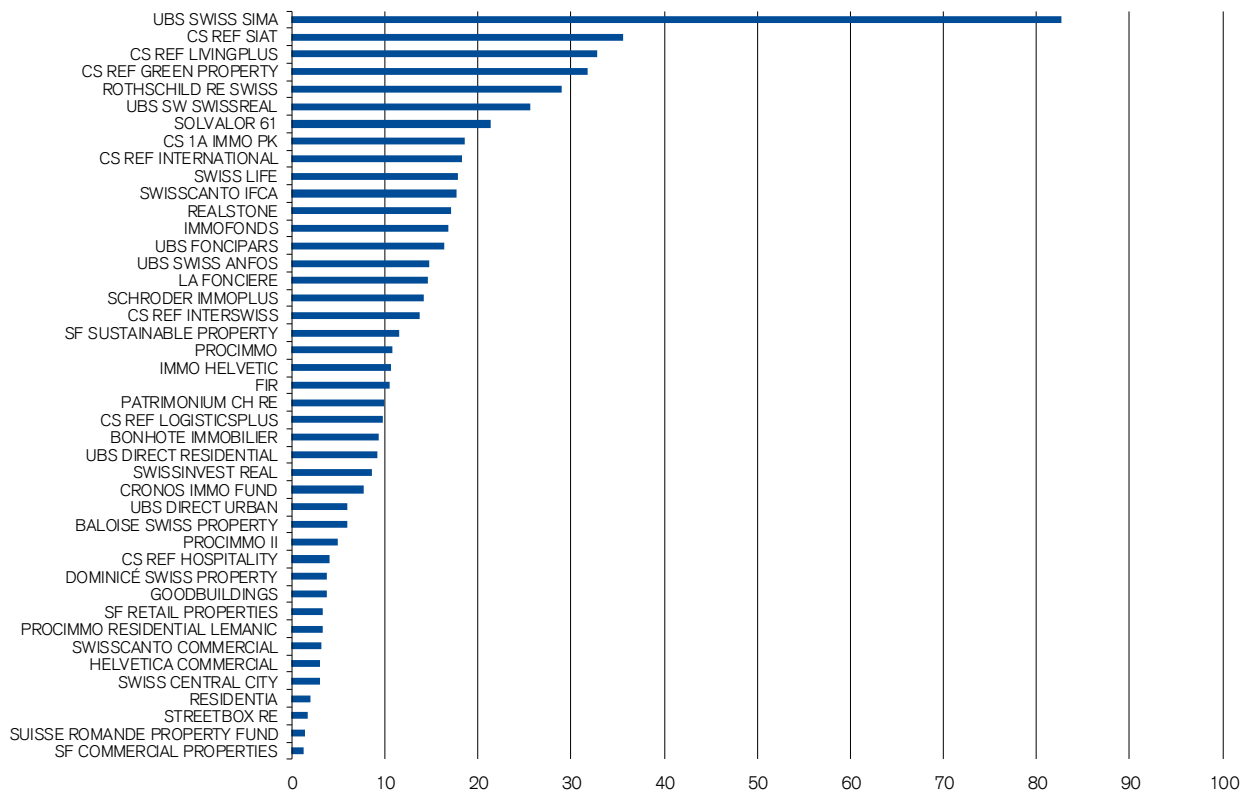


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Average monthly turnover of Swiss Real Estate funds

Between March 2022 and February 2023 in mn CHF



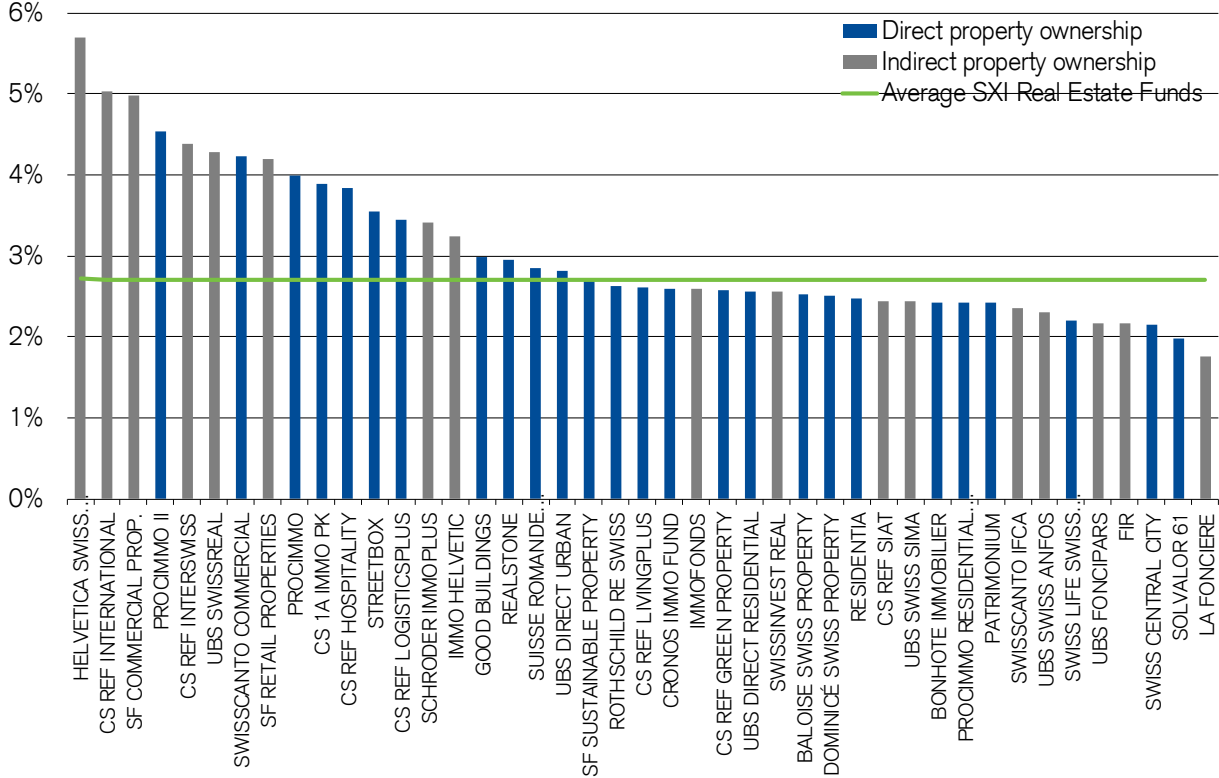
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CS 1a Immo PK, CS REF International: OTC-trading.

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Distribution yield of Swiss Real Estate funds

Distribution per share compared to the share price

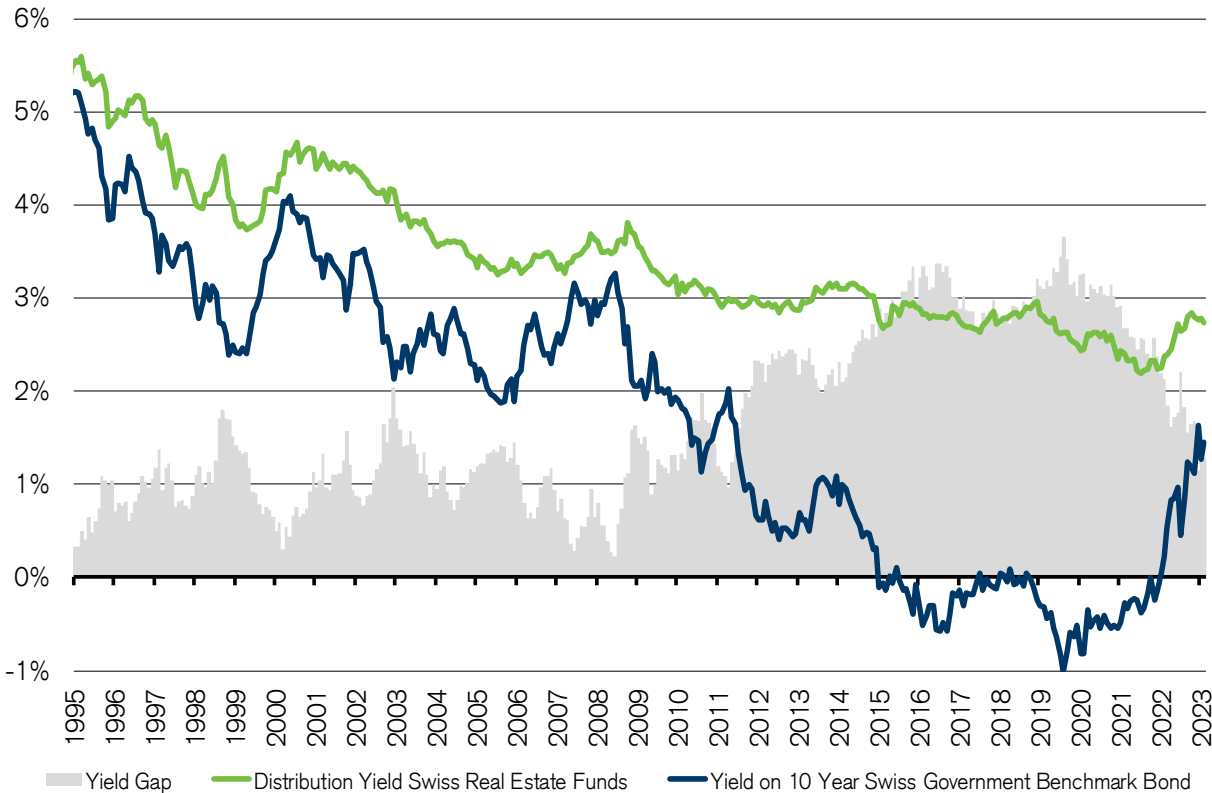


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Distribution yield of Swiss Real Estate funds

Compared to 10 year Swiss government benchmark bond

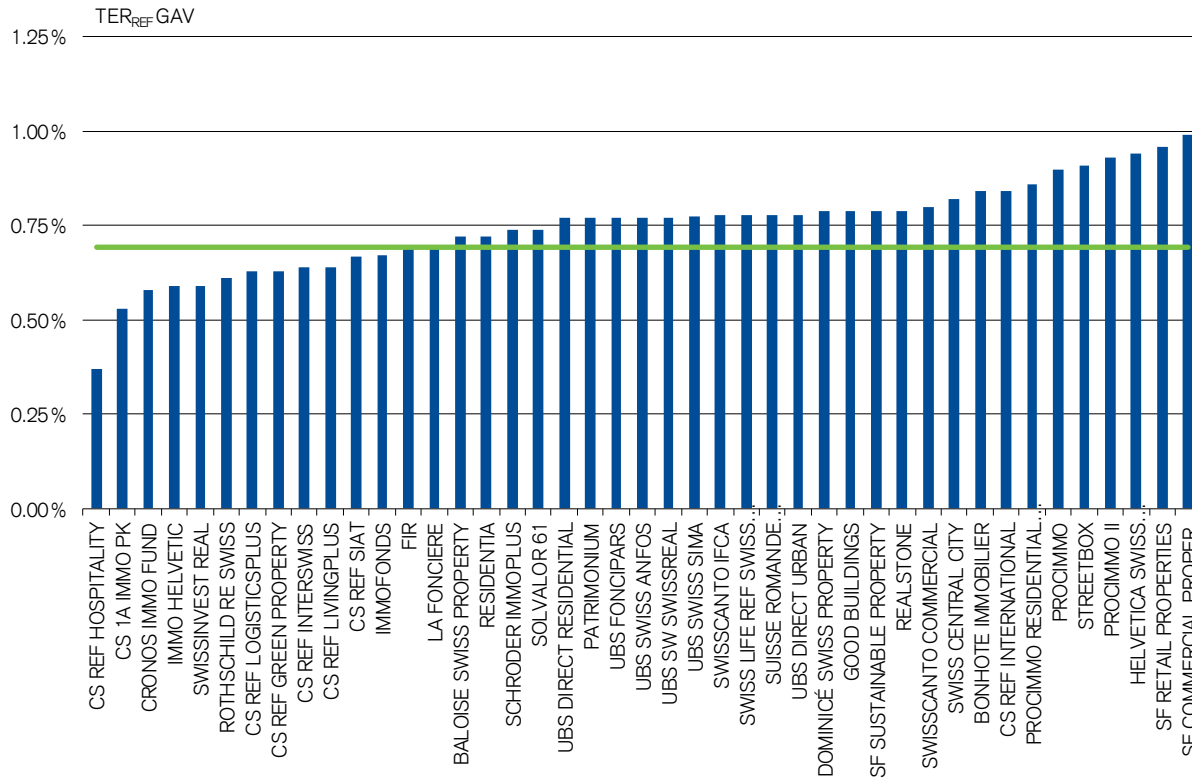


Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual report of the funds | Last data point: 28.02.2023
 Historical performance indications and financial market scenarios are not reliable indicators of future performance.



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

Fund operating expenses of Swiss Real Estate funds

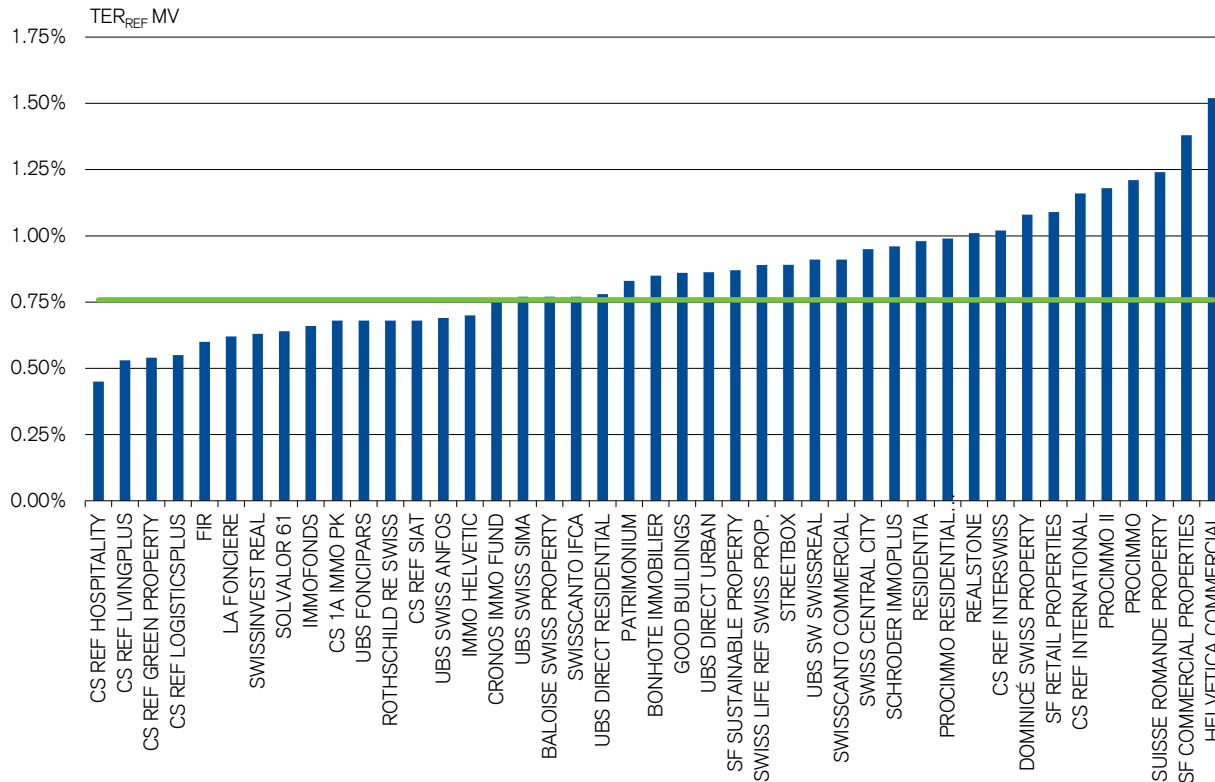


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Comparison of total expense ratios (TER_{REF} MV)

Fund operating expenses of Swiss Real Estate funds

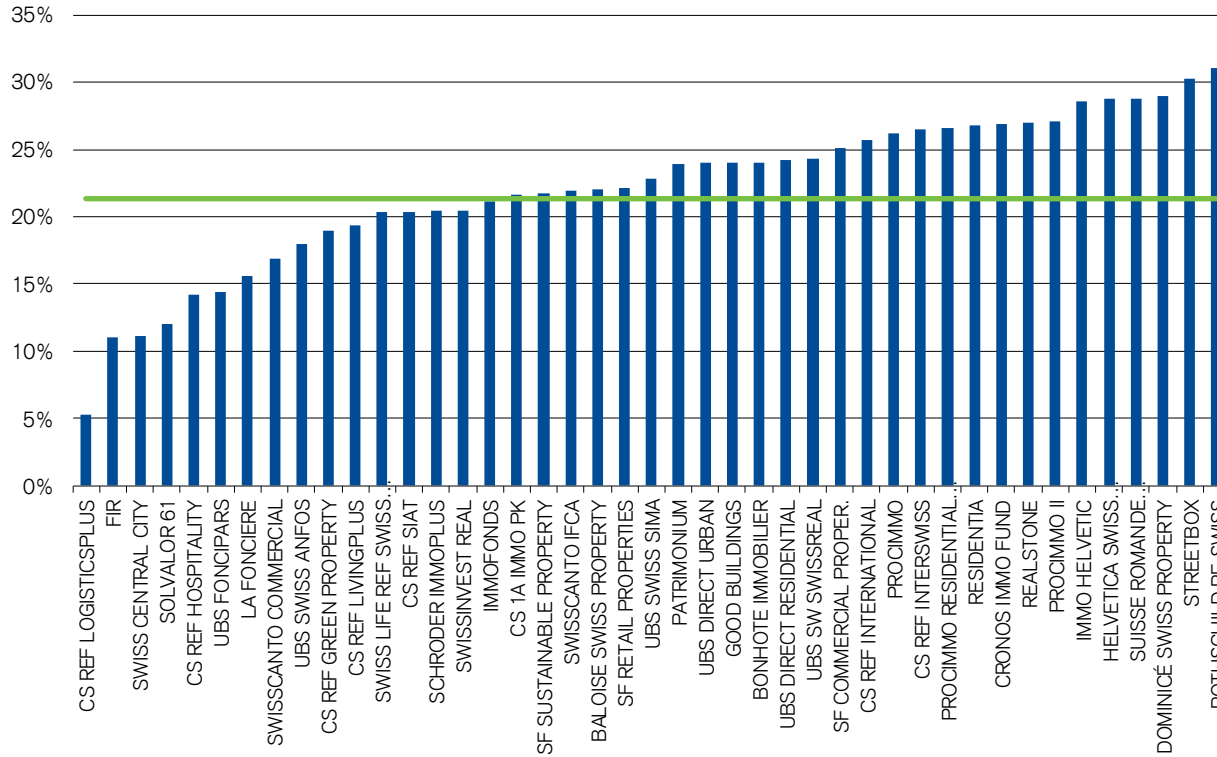


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Third-party borrowings

In % of aggregate market value



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

| Name | Price 28.02.2023 | 52 week | | Performance | | | Vola. 3 years ann. | NAV per unit (prov.) | Agio | Distribution yield (%) | TER _{REF} (MM) | Turnover in mn CHF ⁴ | Total market capitalization in mn CHF | Investment focus | Property ownership ⁵ |
|--|---------------------|---------|---------|-------------|---------------|--------------|--------------------------|----------------------------|--------------|---------------------------|----------------------------|------------------------------------|---|---------------------|------------------------------------|
| | | high | low | YTD | -1 y | -5 y p.a. | | | | | | | | | |
| UBS SWISS SIMA | 133.40 | 148.40 | 112.50 | 5.2% | -5.2% | 6.5% | 11.6% | 103.5 | 28.9% | 2.4% | 0.77% | 82.6 | 9'555.9 | Mixed | Indirect |
| CS REF SIAT | 212.60 | 247.70 | 179.30 | 3.8% | -8.7% | 4.3% | 12.4% | 161.7 | 31.5% | 2.4% | 0.68% | 35.6 | 3'487.4 | Residential | Indirect |
| CS 1A IMMO PK 1,3 | 1160.00 | 1445.00 | 1120.00 | 2.7% | -15.0% | -0.1% | 13.4% | 1286.2 | -12.1% | 3.9% | 0.68% | 18.6 | 3'280.3 | Mixed | Direct |
| CS REF LIVINGPLUS | 137.90 | 173.00 | 115.60 | 0.1% | -17.5% | 2.4% | 13.4% | 114.0 | 21.0% | 2.6% | 0.53% | 32.7 | 2'875.8 | Residential | Direct |
| UBS SWISS ANFOS | 77.95 | 93.00 | 68.05 | 3.2% | -11.1% | 6.2% | 11.7% | 63.4 | 23.0% | 2.3% | 0.69% | 14.8 | 2'768.3 | Residential | Indirect |
| CS REF GREEN PROPERTY | 131.90 | 166.50 | 117.90 | 5.3% | -15.3% | 2.9% | 13.9% | 120.0 | 9.9% | 2.6% | 0.54% | 31.8 | 2'589.4 | Sustainability | Direct |
| CS REF INTERNATIONAL 2,3 | 795.00 | 1035.00 | 725.00 | 1.9% | -20.1% | -5.4% | 15.2% | 1070.1 | -27.6% | 5.0% | 1.16% | 18.3 | 2'430.6 | International | Indirect |
| ROTHSCHILD RE SWISS | 137.00 | 175.00 | 123.20 | 0.9% | -13.2% | 4.8% | 14.0% | 125.3 | 9.3% | 2.6% | 0.68% | 29.0 | 2'197.2 | Residential | Direct |
| SWISS LIFE REF SWISS PROPERTIES | 118.40 | 133.00 | 133.00 | -0.5% | -9.1% | | | 114.1 | 3.8% | 2.2% | 0.89% | 17.8 | 1'918.1 | Mixed | Direct |
| IMMOFONDS | 522.50 | 629.00 | 448.50 | 0.3% | -12.0% | 7.2% | 13.3% | 392.7 | 33.1% | 2.6% | 0.66% | 16.9 | 1'834.8 | Residential | Indirect |
| LA FONCIERE | 129.00 | 151.40 | 111.10 | 2.5% | -10.0% | 5.8% | 14.9% | 99.7 | 29.4% | 1.9% | 0.62% | 14.6 | 1'755.5 | Residential | Mixte |
| UBS FONCIPARS | 119.80 | 148.30 | 107.10 | -1.0% | -14.7% | 6.7% | 12.8% | 96.7 | 23.9% | 2.2% | 0.68% | 16.4 | 1'707.3 | Residential | Mixte |
| REALSTONE | 123.50 | 137.80 | 116.00 | -3.8% | -6.7% | 0.7% | 14.8% | 127.3 | -3.0% | 3.0% | 1.01% | 17.2 | 1'656.8 | Residential | Direct |
| SWISSCANTO IFCA | 152.80 | 178.00 | 126.00 | 2.9% | -10.3% | 4.3% | 14.3% | 124.0 | 23.2% | 2.4% | 0.77% | 17.7 | 1'609.5 | Residential | Indirect |
| SCHRODER IMMOPLUS | 143.70 | 163.90 | 127.10 | 4.4% | -5.9% | 1.7% | 12.9% | 144.7 | -0.7% | 3.4% | 0.96% | 14.2 | 1'534.7 | Commercial | Indirect |
| UBS SW SWISSREAL | 61.95 | 73.00 | 56.50 | 2.9% | -8.3% | 0.8% | 12.3% | 63.7 | -2.7% | 4.3% | 0.91% | 25.6 | 1'526.4 | Commercial | Indirect |
| FIR | 198.90 | 236.10 | 184.90 | 0.0% | -11.2% | 3.7% | 11.6% | 160.2 | 24.1% | 2.2% | 0.60% | 10.4 | 1'516.2 | Residential | Mixte |
| CS REF INTERSWISS | 168.60 | 188.50 | 158.20 | 4.2% | -4.1% | 0.9% | 14.0% | 193.0 | -12.7% | 4.4% | 1.02% | 13.7 | 1'514.8 | Commercial | Indirect |
| SOLVALOR 61 | 269.00 | 323.75 | 228.00 | -0.6% | -11.5% | 3.1% | 16.2% | 214.9 | 25.2% | 2.0% | 0.64% | 21.3 | 1'362.3 | Residential | Mixte |
| IMMO HELVETIC | 204.00 | 251.00 | 185.90 | 2.4% | -11.4% | 2.4% | 12.0% | 184.1 | 10.8% | 3.2% | 0.70% | 10.6 | 1'142.4 | Residential | Indirect |
| SF SUSTAINABLE PROPERTY | 130.00 | 150.00 | 116.00 | 3.3% | -8.2% | 2.4% | 15.3% | 125.6 | 3.5% | 2.7% | 0.87% | 11.5 | 1'094.1 | Residential | Direct |
| BONHOTE IMMOBILIER | 132.30 | 159.80 | 118.40 | -1.5% | -14.6% | 1.5% | 9.9% | 124.8 | 6.0% | 2.4% | 0.85% | 9.3 | 964.3 | Residential | Direct |
| SWISSINVEST REAL | 178.50 | 220.00 | 164.00 | -1.8% | -16.7% | 4.1% | 13.1% | 156.9 | 13.8% | 2.5% | 0.63% | 8.6 | 943.5 | Residential | Indirect |
| PATRIMONIUM | 157.50 | 202.90 | 144.20 | -3.8% | -14.7% | 3.3% | 15.6% | 150.0 | 5.0% | 2.4% | 0.83% | 9.9 | 901.1 | Residential | Direct |
| PROCIMMO | 138.00 | 165.30 | 129.00 | 0.0% | -9.3% | 0.0% | 15.0% | 145.8 | -5.3% | 4.0% | 1.21% | 10.8 | 822.7 | Commercial | Direct |
| CS REF LOGISTICSPLUS | 101.50 | 145.40 | 145.40 | -10.0% | -25.7% | 2.9% | 15.7% | 104.1 | -2.5% | 3.4% | 0.55% | 9.8 | 812.0 | Logistics | Direct |
| UBS DIRECT RESIDENTIAL | 16.45 | 19.70 | 13.95 | 0.0% | -7.3% | 4.0% | 15.8% | 13.9 | 18.4% | 2.6% | 0.78% | 9.2 | 764.4 | Residential | Direct |
| BALOISE SWISS PROPERTY | 145.70 | 144.50 | 144.50 | -4.4% | | | | 110.5 | 7.7% | 2.5% | 0.77% | 5.9 | 708.6 | Residential | Direct |
| CRONOS IMMO FUND | 115.00 | n.a. | n.a. | n.a. | n.a. | n.a. | n.a. | 107.5 | 7.9% | 2.6% | 0.76% | n.a. | 665.3 | Residential | Direct |
| SF RETAIL PROPERTIES | 103.90 | 123.50 | 123.50 | 2.8% | -12.8% | | | 105.6 | -1.6% | 4.2% | 1.09% | 3.4 | 631.2 | Commercial | Indirect |
| CS REF HOSPITALITY | 65.10 | 79.65 | 55.50 | 2.3% | -13.2% | -2.3% | 15.9% | 78.0 | -16.5% | 3.8% | 0.45% | 4.1 | 553.8 | Hospitality | Direct |
| SWISSCANTO COMMERCIAL | 98.00 | 115.00 | 78.10 | 0.0% | -11.5% | 1.0% | 18.9% | 104.0 | -5.7% | 4.2% | 0.91% | 3.2 | 509.9 | Mixed | Direct |
| PROCIMMO II | 115.80 | 138.00 | 138.00 | -1.6% | -12.5% | | | 120.6 | -4.0% | 4.5% | 1.18% | 4.9 | 457.4 | Commercial | Direct |
| UBS DIRECT URBAN | 11.70 | 13.85 | 13.85 | 0.4% | -13.2% | 1.7% | 16.3% | 11.5 | 2.0% | 2.8% | 0.86% | 5.9 | 421.1 | Mixed | Direct |
| HELVETICA SWISS COMMERCIAL | 93.00 | 116.00 | 116.00 | -5.1% | -16.1% | 0.0% | 0.0% | 112.7 | -17.5% | 5.8% | 1.52% | 3.1 | 403.9 | Commercial | Indirect |
| SWISS CENTRAL CITY | 98.00 | 121.50 | 121.50 | -5.7% | 0.0% | | | 110.2 | -11.1% | 2.1% | 0.95% | 3.1 | 372.6 | Residential | Direct |
| DOMINICÉ SWISS PROPERTY | 120.00 | 127.00 | 127.00 | -2.1% | -3.1% | 0.0% | 0.0% | 122.6 | -2.2% | 2.5% | 1.08% | 3.7 | 360.0 | Residential | Direct |
| PROCIMMO RESIDENTIAL LEMANIC | 128.00 | 167.00 | 167.00 | -9.9% | -21.9% | -0.9% | 13.0% | 138.6 | -7.7% | 2.4% | 0.99% | 3.2 | 334.1 | Residential | Direct |
| GOOD BUILDINGS | 134.00 | 143.60 | 143.60 | 0.0% | -4.1% | | | 117.5 | 14.0% | 3.0% | 0.86% | 3.7 | 294.8 | Residential | Direct |
| SUISSE ROMANDE PROPERTY | 103.70 | 114.00 | 114.00 | -5.7% | -6.7% | | | 124.0 | -16.4% | 2.8% | 1.24% | 1.4 | 278.3 | Residential | Direct |
| SF COMMERCIAL PROPERTIES | 85.50 | 92.00 | 92.00 | 1.3% | -2.7% | | | 99.0 | -13.7% | 5.0% | 1.38% | 1.2 | 205.2 | Commercial | Indirect |
| STREETBOX | 426.00 | 493.00 | 493.00 | 1.7% | -13.6% | 1.9% | 18.5% | 334.3 | 27.4% | 3.5% | 0.89% | 1.7 | 183.0 | self storage | Direct |
| RESIDENTIA | 96.90 | 112.20 | 95.10 | -0.1% | -10.4% | -3.4% | 9.7% | 116.8 | -17.0% | 2.5% | 0.98% | 2.0 | 155.1 | Residential | Direct |
| XXI REAL ESTATE FUNDS BROAD³ | | | | 1.5% | -10.7% | 3.6% | 10.4% | | 14.9% | 2.7% | 0.76% | 542.4 | 55'389.2 | | |

Sources: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual or semi-annual report of the funds. | Last data point: 28.02.2023 |

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 is restricted to qualified investors as defined in art. 10, para. 3 CISA in accordance with art. 6, para. 1 CISO.

³ CS REF International and CS 1a Immo PK are no constituents of the SXI Real Estate Funds Broad TR index

⁴ Monthly turnover – average of the last 12 months.

⁵ 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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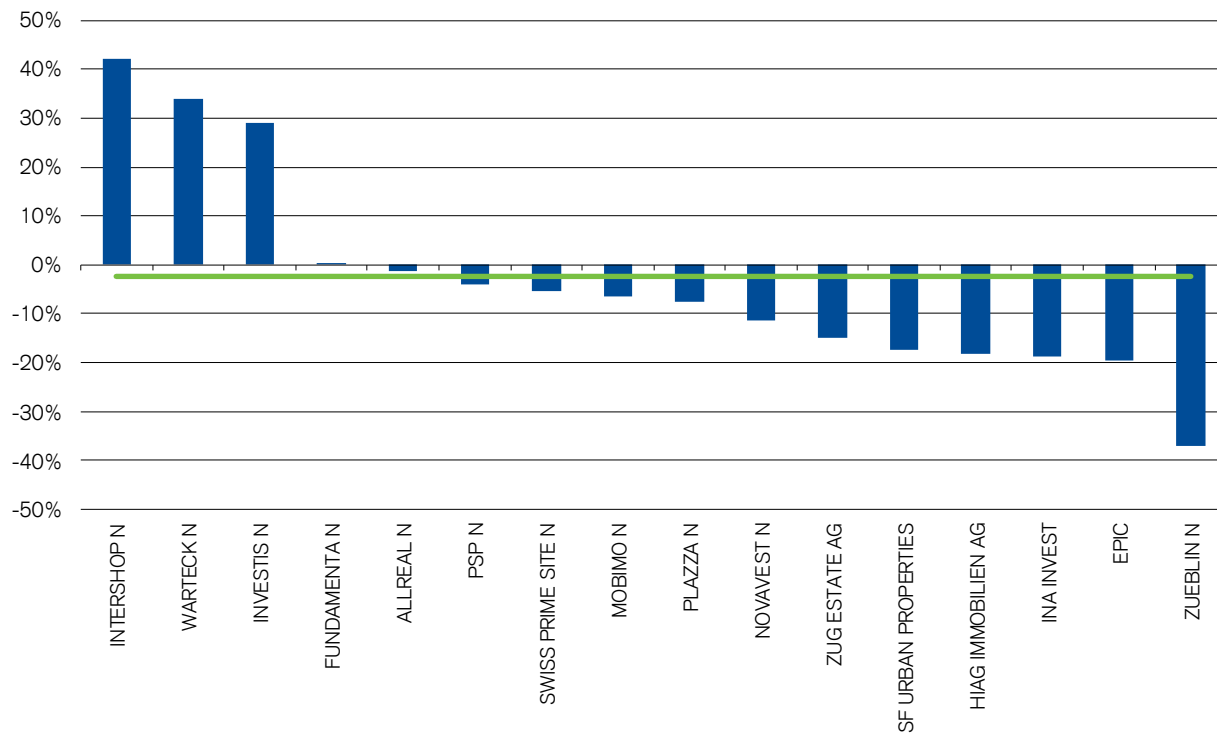
The Fund's use of leverage may lead to an amplified reaction to market movements, i.e. increase the volatility of the Fund and may amount to a more substantial loss than in unleveraged products.

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Premium/discount of Real Estate investment companies

Average premium: -2,4%

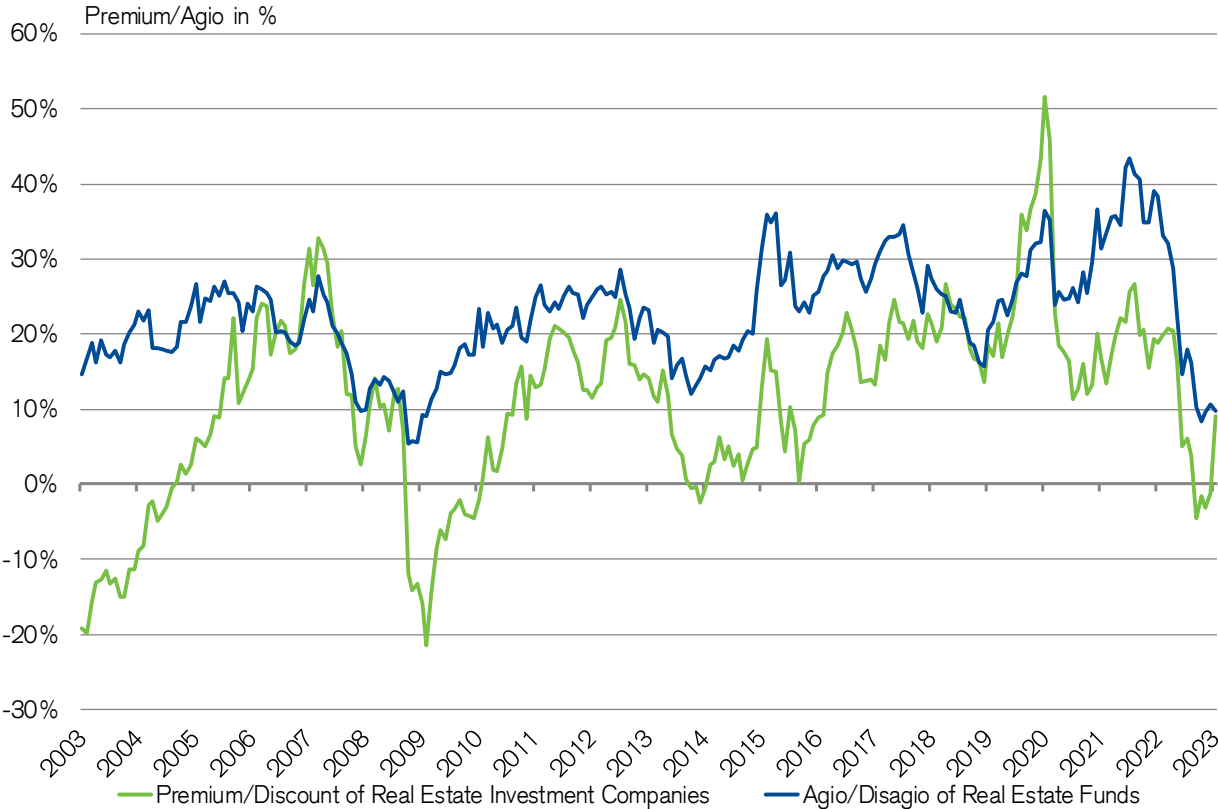


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Historical development of Premiums and Agios

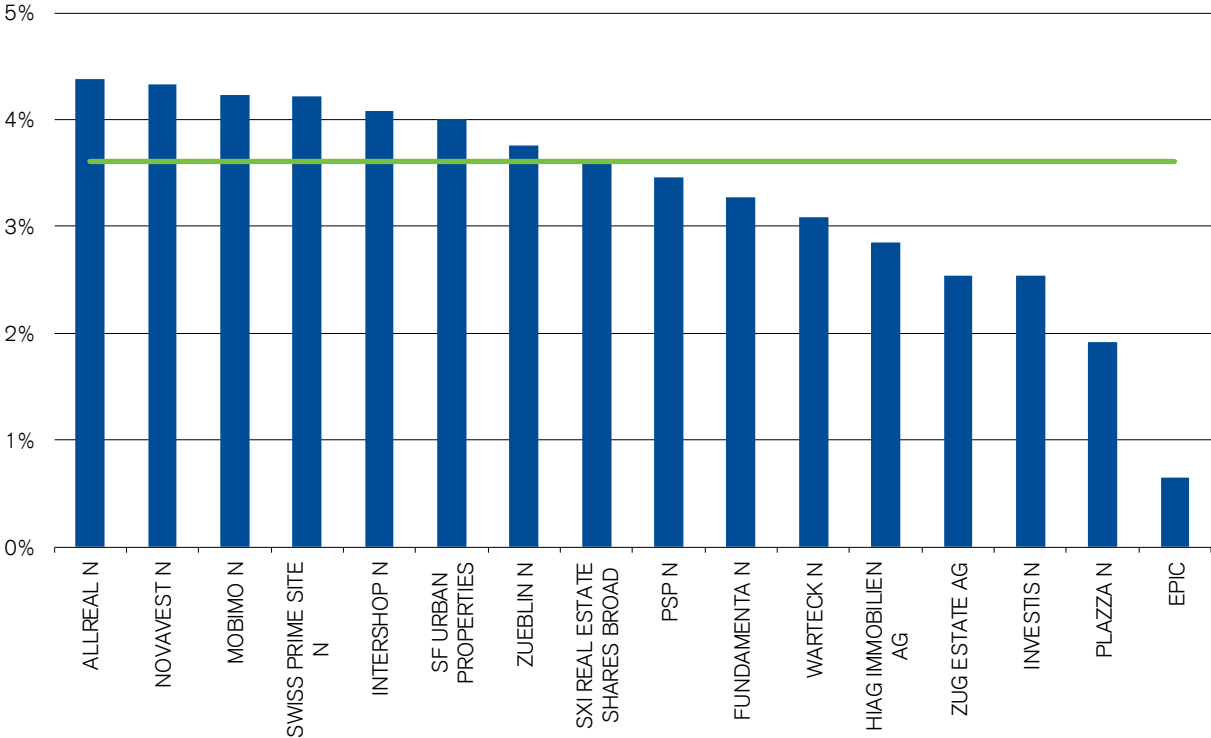
Swiss Real Estate investment companies vs. Real Estate funds



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Distribution yield of Real Estate investment companies

Distribution per share compared to the share price



Source: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual and semi-annual reports of the companies | Last data point: 28.02.2023
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Swiss Real Estate investment companies at a glance

| Name | Price 28.02.2023 | 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 | 79.50 | 100.10 | 73.70 | -0.8% | -8.6% | 2.0% | 17.0% | 84.04 | -5.4% | 4.2% | 245.2 | 6'099.1 |
| PSP N | 105.60 | 125.80 | 92.80 | -2.7% | -8.4% | 6.7% | 19.6% | 110.09 | -4.1% | 3.5% | 214.1 | 4'843.6 |
| ALLREAL N | 154.20 | 208.50 | 128.20 | 2.5% | -19.8% | 3.4% | 16.1% | 156.09 | -1.2% | 4.4% | 82.3 | 2'392.0 |
| MOBIMO N | 236.50 | 311.50 | 199.00 | 0.2% | -19.6% | 2.2% | 15.0% | 252.52 | -6.3% | 4.2% | 51.2 | 1'717.4 |
| INTERSHOP I | 612.00 | 677.00 | 581.00 | 1.5% | 3.6% | 9.7% | 18.4% | 430.84 | 42.0% | 4.1% | 12.6 | 668.0 |
| ZUG ESTATE AG | 1730.00 | 2170.00 | 1505.00 | -2.3% | -9.6% | 1.6% | 15.9% | 2031.57 | -14.8% | 2.5% | 7.7 | 522.9 |
| FUNDAMENTA | 16.80 | 20.20 | 14.90 | 4.3% | -11.7% | | | 16.76 | 0.3% | 3.3% | 3.3 | 505.1 |
| PLAZZA N | 313.00 | 357.00 | 292.00 | 1.0% | -5.6% | 9.0% | 7.7% | 338.87 | -7.6% | 1.9% | 4.7 | 457.7 |
| HIAG IMMOBILIEN AG | 80.60 | 106.00 | 79.20 | -1.7% | -12.4% | -6.0% | 17.8% | 98.54 | -18.2% | 2.9% | 5.4 | 386.9 |
| WARTECK N | 2270.00 | 2400.00 | 2060.00 | 0.0% | -2.2% | 7.4% | 8.8% | 1696.44 | 33.8% | 3.1% | 3.7 | 380.1 |
| NOVAVEST N | 40.40 | 47.50 | 39.60 | -1.0% | -10.6% | | | 45.52 | -11.2% | 4.3% | 2.8 | 311.5 |
| INVESTIS | 98.40 | 114.50 | 87.00 | -3.1% | -5.9% | 12.5% | 13.4% | 76.33 | 28.9% | 2.5% | 6.1 | 285.0 |
| SF URBAN PROPERTIES | 90.00 | 107.00 | 82.50 | 1.1% | -6.9% | 3.2% | 15.4% | 109.00 | -17.4% | 4.0% | 1.4 | 245.7 |
| EPIC N | 62.40 | 67.90 | 56.70 | | | | | 77.52 | -19.5% | 0.6% | 0.0 | 176.6 |
| INA INVEST N | 18.95 | 19.90 | 18.60 | -3.8% | -2.6% | | | 23.32 | -18.7% | 0.0% | 1.3 | 93.8 |
| ZUEBLIN N | 26.60 | 27.40 | 23.00 | 0.0% | 0.0% | 2.7% | 27.2% | 42.15 | -36.9% | 3.8% | 0.5 | 46.0 |
| SXI REAL ESTATE SHARES BROAD | | | | -0.6% | -10.6% | 3.9% | 14.4% | | -2.4% | 3.6% | 642.3 | 19'131.7 |

Source: Credit Suisse Asset Management (Switzerland) Ltd., Datastream, last annual and semi-annual reports of the companies | Last data point: 28.02.2023

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