

Swiss Real Estate Funds At a glance

CREDIT SUISSE ASSET MANAGEMENT
Part of UBS Group
Global Real Estate – Switzerland
January 2024

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.

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.

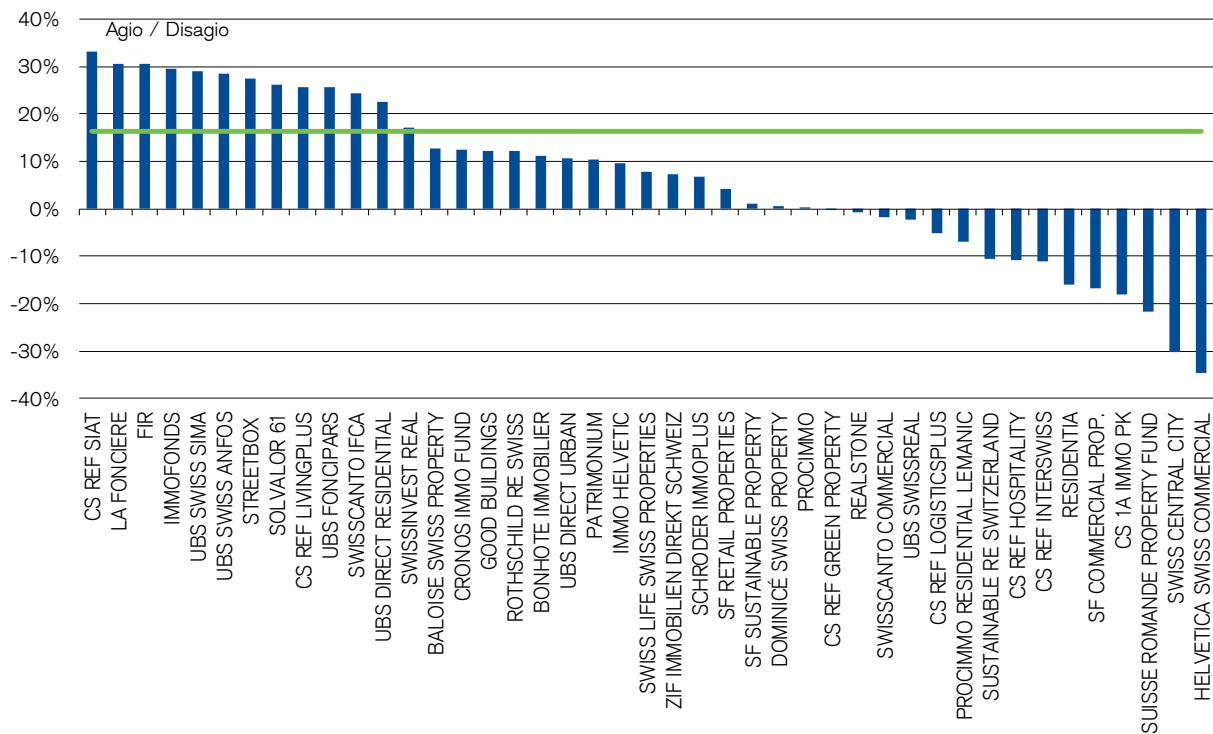
Switzerland: This product may only be distributed in or from Switzerland to qualified investors as defined pursuant to the Collective Investment Schemes Act (CISA) in connection with the Federal Act on Financial Services (FinSA).



CREDIT SUISSE 

Agios and Disagios of the Swiss Real Estate Funds

Average of listed funds¹: 18,5 %



Weighted avg. of 18,5% (Agio)

Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 31.01.2024

Agio: Price above NAV | Disagio: Price below NAV

If the OTC traded Credit Suisse 1a Immo PK fund is also taken into account, the weighted premium is 16,88%. | Credit Suisse Real Estate Fund Siat | Credit Suisse Real Estate Fund Livingplus | Credit Suisse Real Estate Fund Green Property | Credit Suisse Real Estate Fund Logisticsplus | Credit Suisse Real Estate Fund Hospitality | Credit Suisse Real Estate Fund Interswiss | Credit Suisse 1a Immo PK

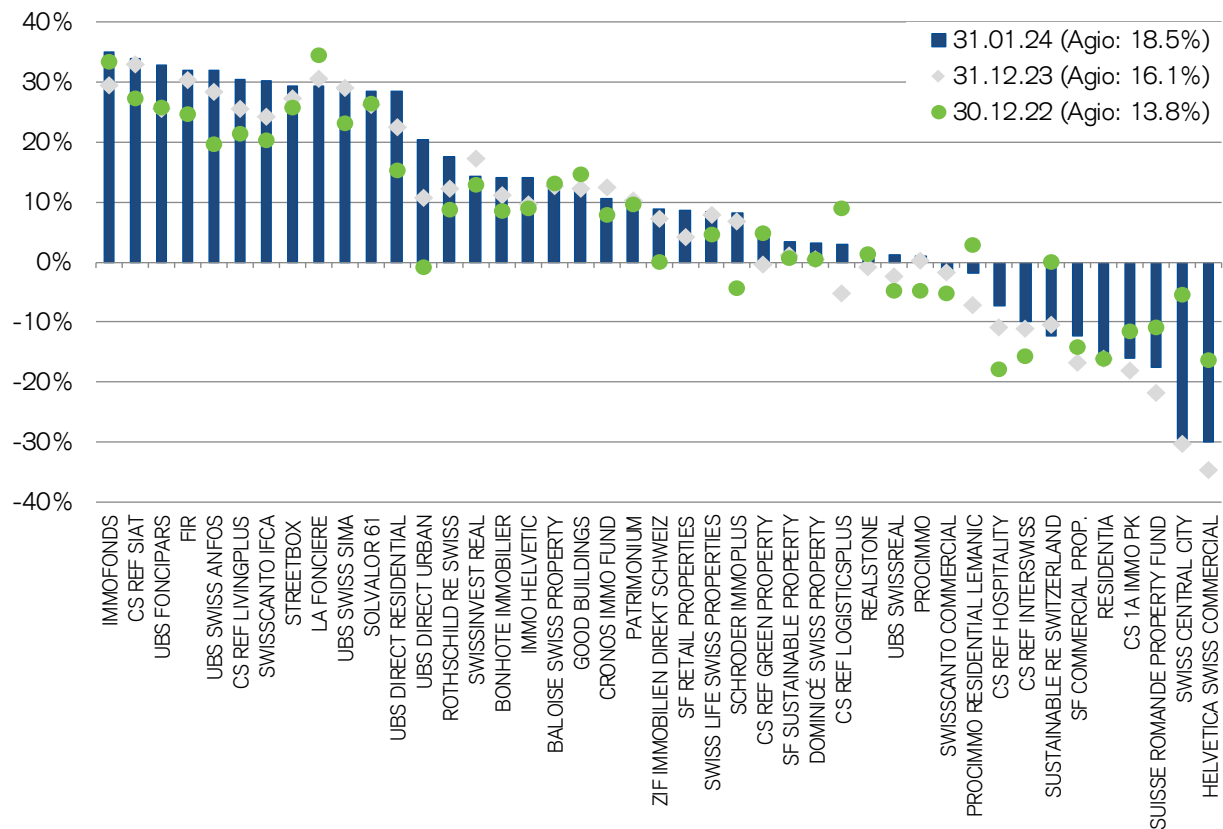
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The peer comparison is not meant to compare all the characteristics of the selected products/funds.

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.

Agios and Disagio of the Swiss Real Estate funds

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



Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 31.01.2024

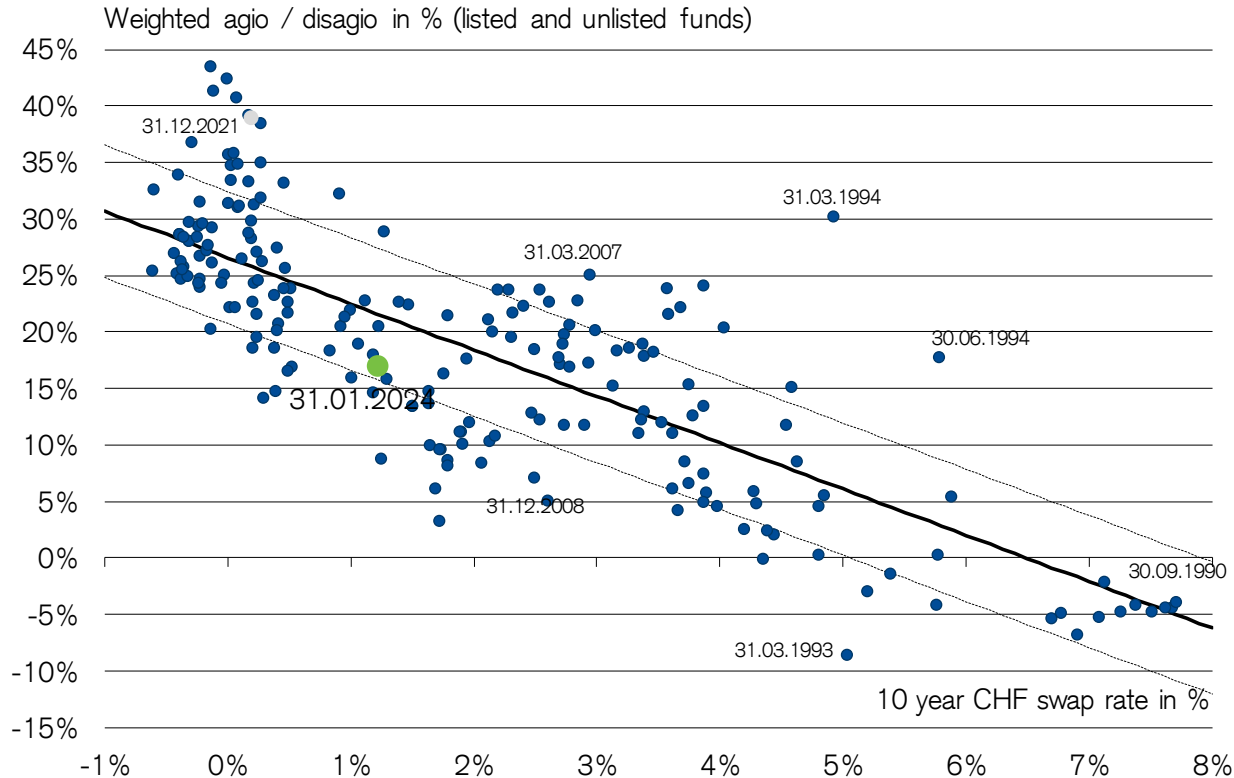
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Agios and Disagio of the Swiss Real Estate funds

Close link between Agios and longterm interest rates

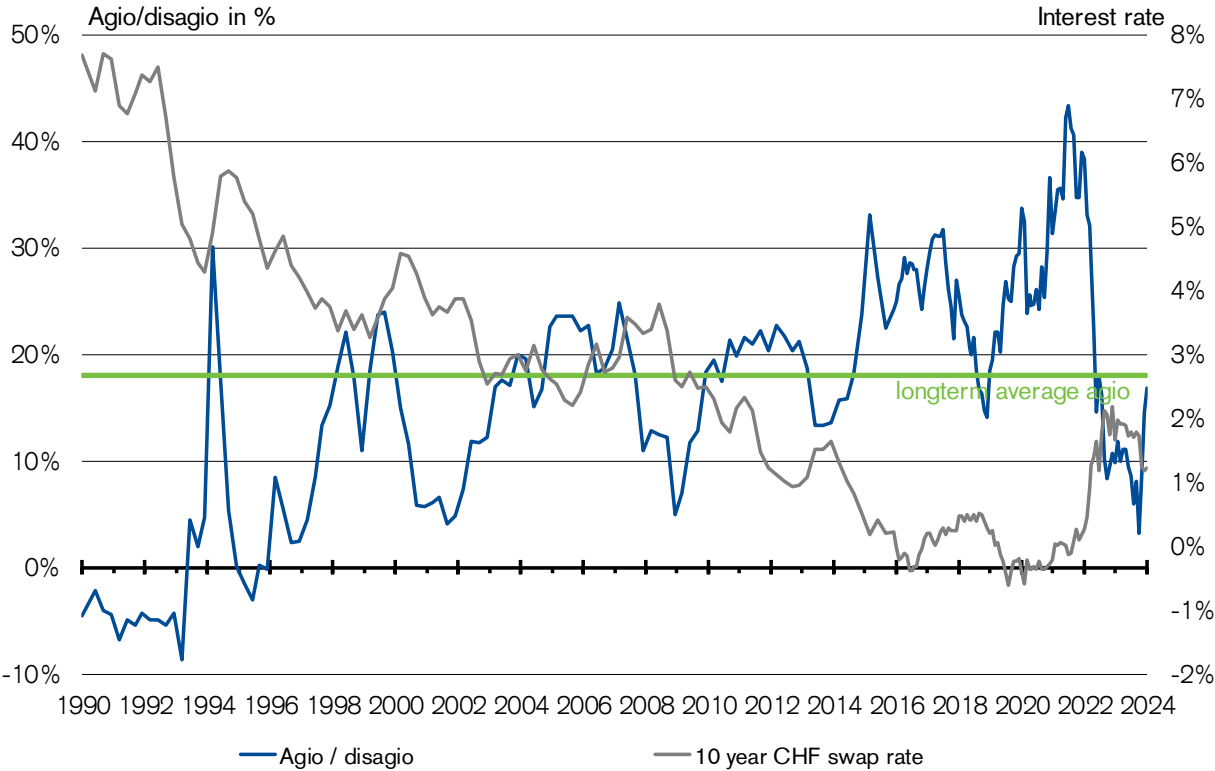


Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 31.01.2024.

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

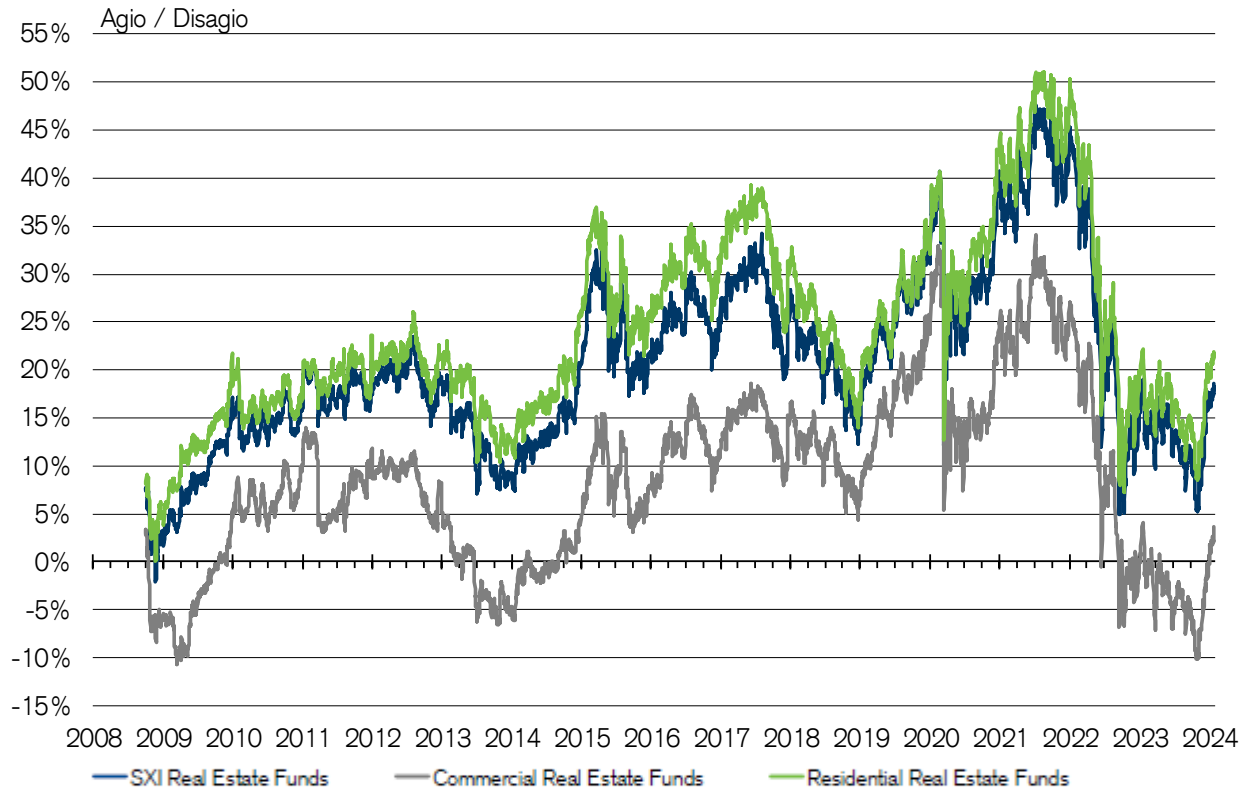
Development since 1990



Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 31.01.2024
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Agio development since October 2008

Development of Commercial and Residential Real Estate Funds

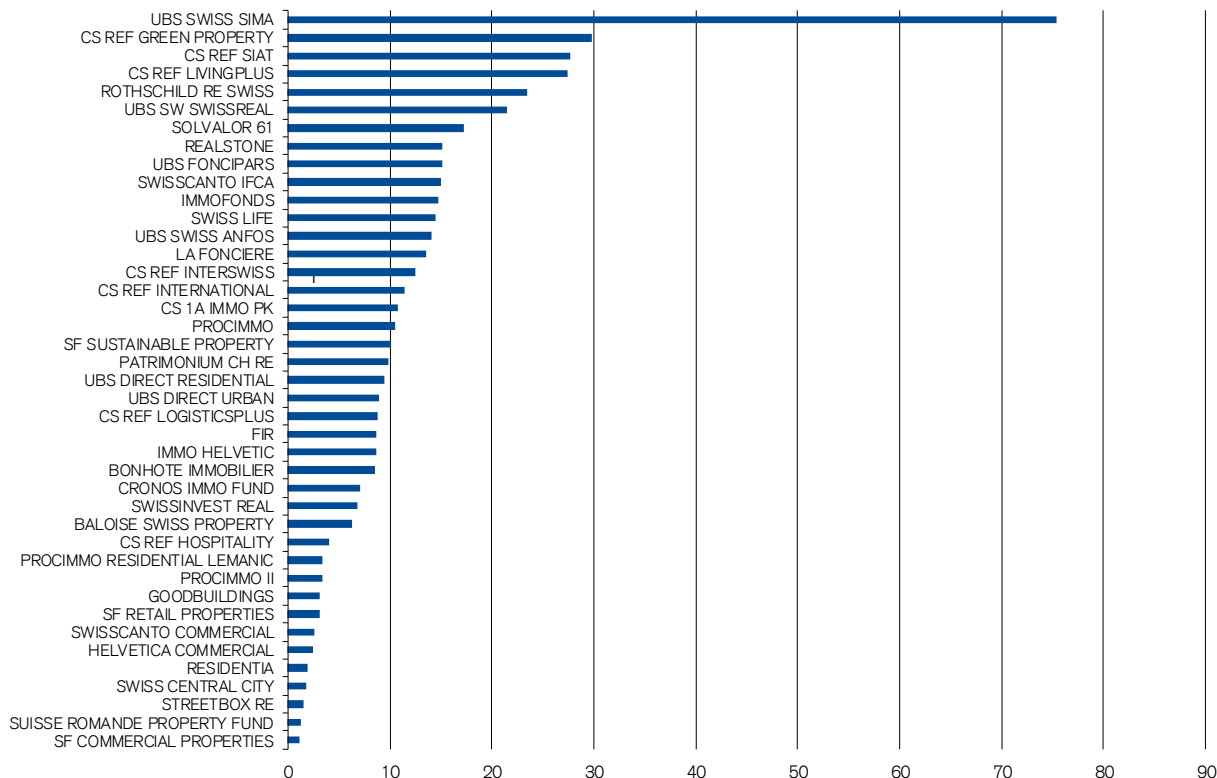


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Average monthly turnover of Swiss Real Estate funds

Between February 2023 and January 2024 in mn CHF



Sources: Credit Suisse, Datastream. Data as of 31.01.2024.

¹ Credit Suisse Real Estate fund International

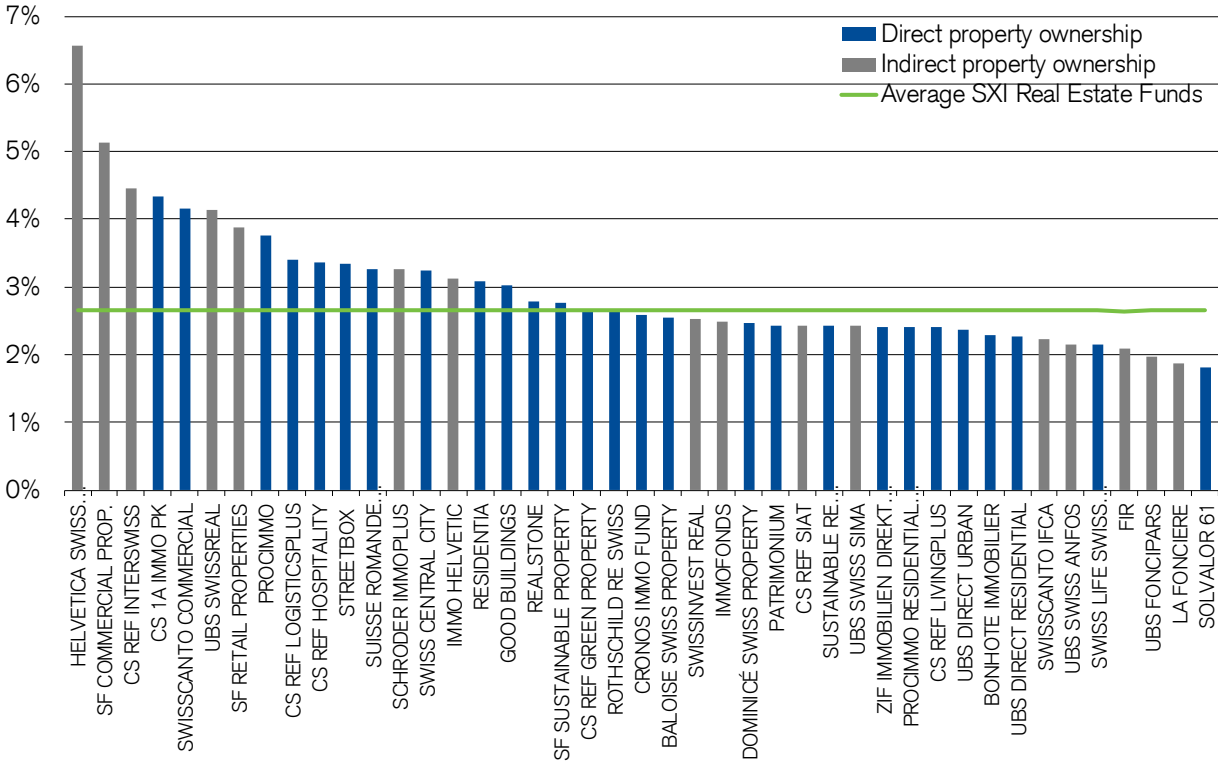
CS 1a Immo PK: OTC-trading. The securities mentioned on this page are meant for illustration purposes only and are not intended as a solicitation or an offer to buy or sell these securities. The peer group consists of all real estate funds included in the SXI Real Estate Funds Broad (SWIIT) Index (i.e. 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.

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Distribution yield of Swiss Real Estate funds

Distribution per share compared to the share price



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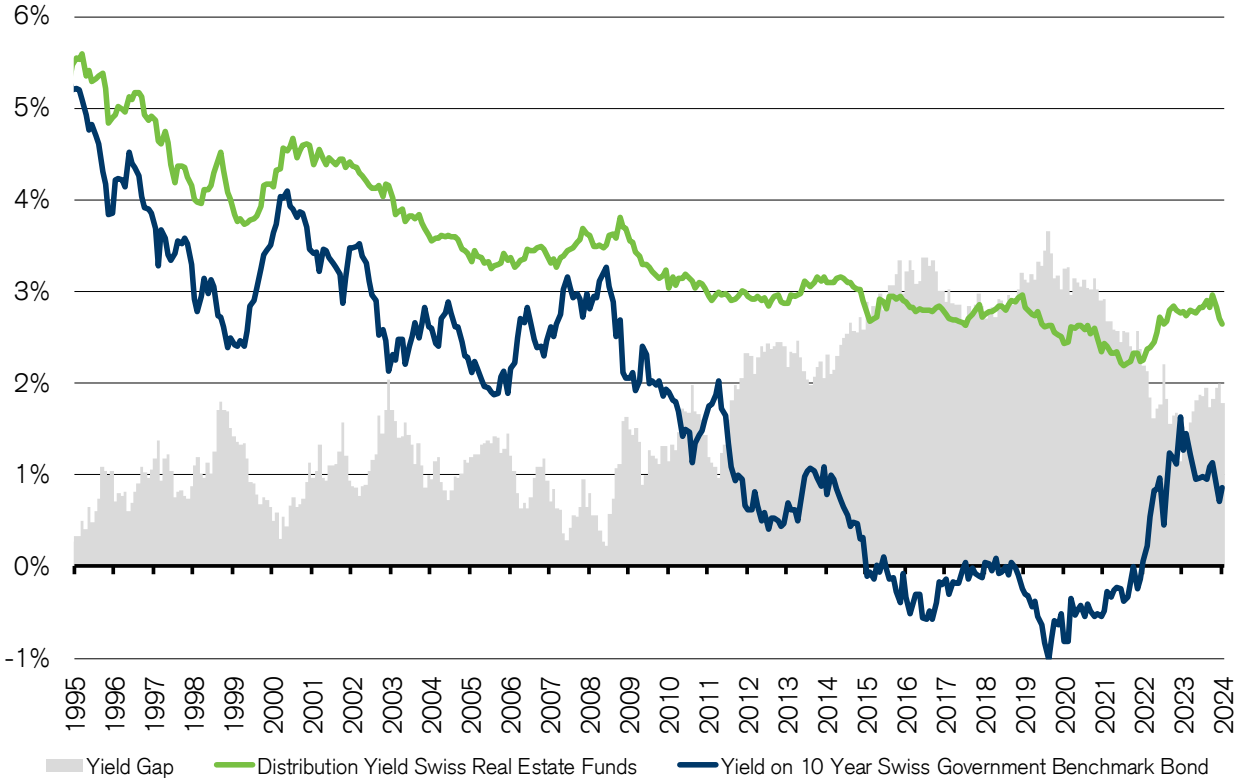
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Distribution yield of Swiss Real Estate funds

Compared to 10 year Swiss government benchmark bond

Percentage evolution of the payout ratio and of Swiss 10Y Gov. Bond



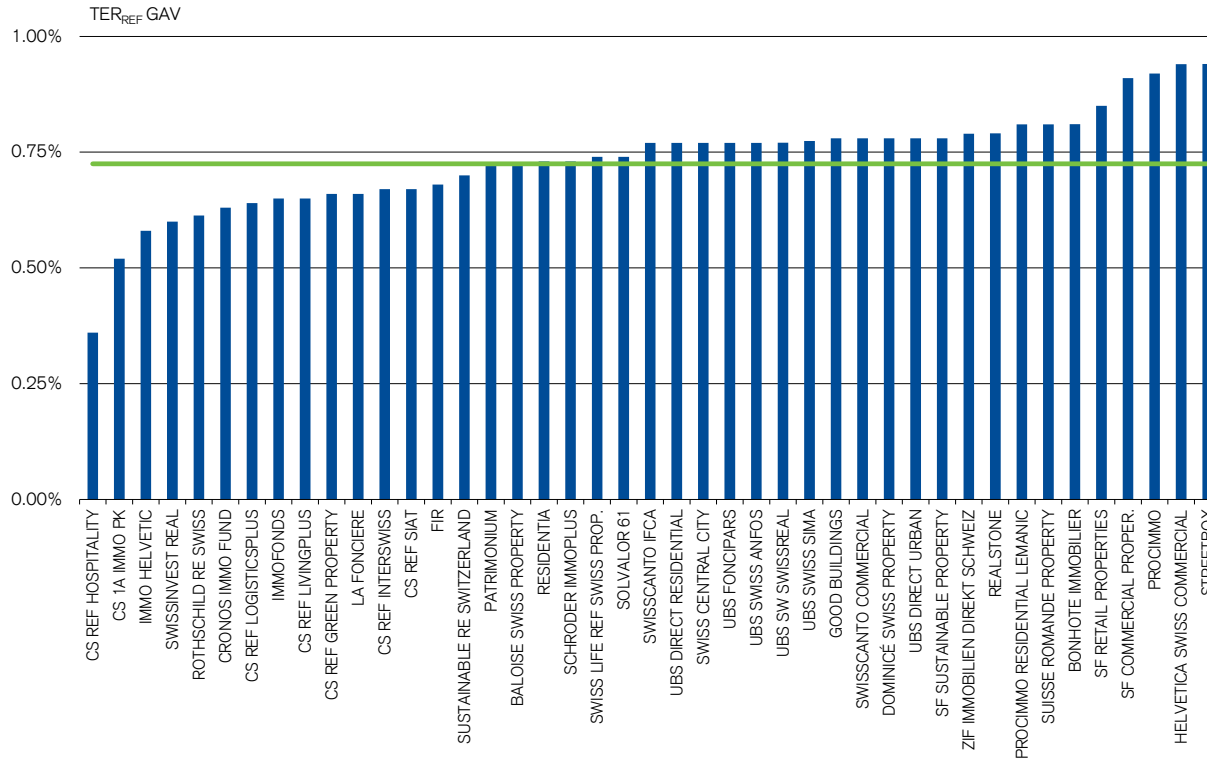
Sources: Credit Suisse, Datastream, last annual report of the funds. Data as of 31.01.2024.

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



Source: Credit Suisse, last annual report of the funds. Data as of 31.01.2024.

The Total Expense Ratio (TER) includes the management fee.

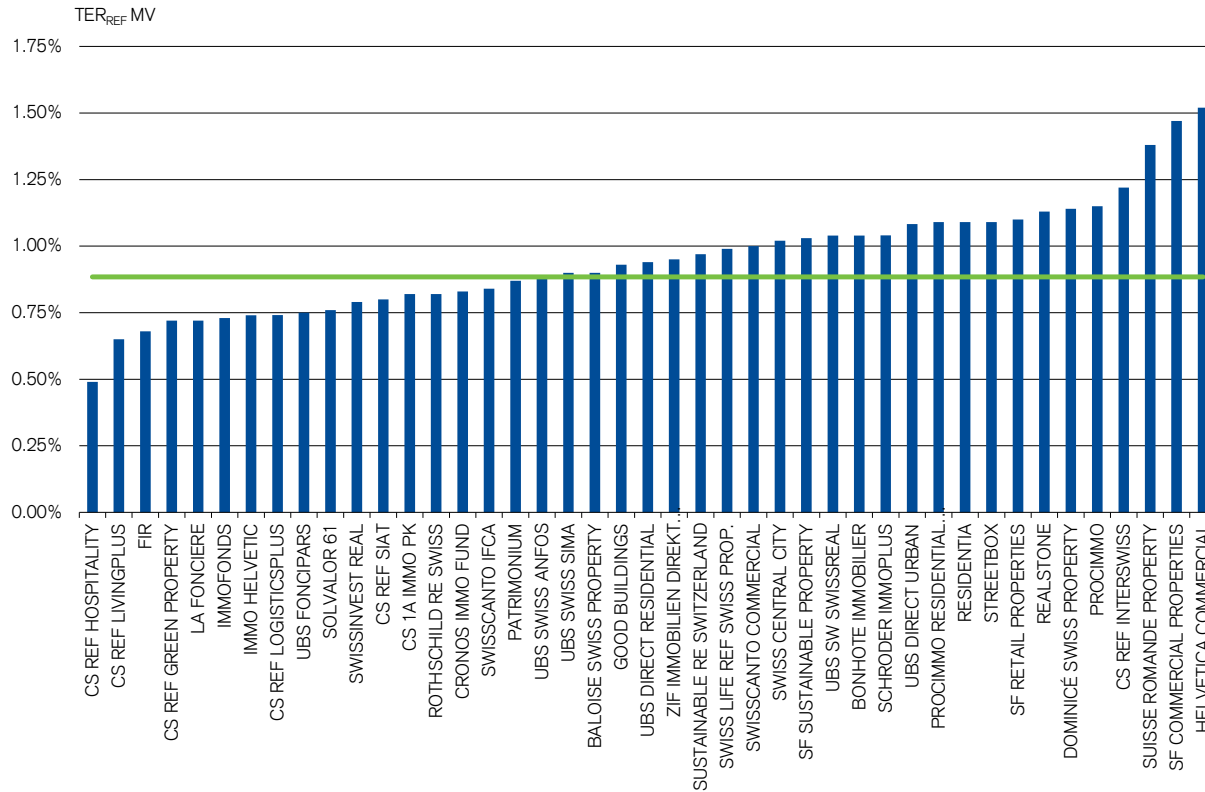
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Comparison of total expense ratios (TER_{REF} MV)

Fund operating expenses of Swiss Real Estate funds



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The Total Expense Ratio (TER) includes the management fee.

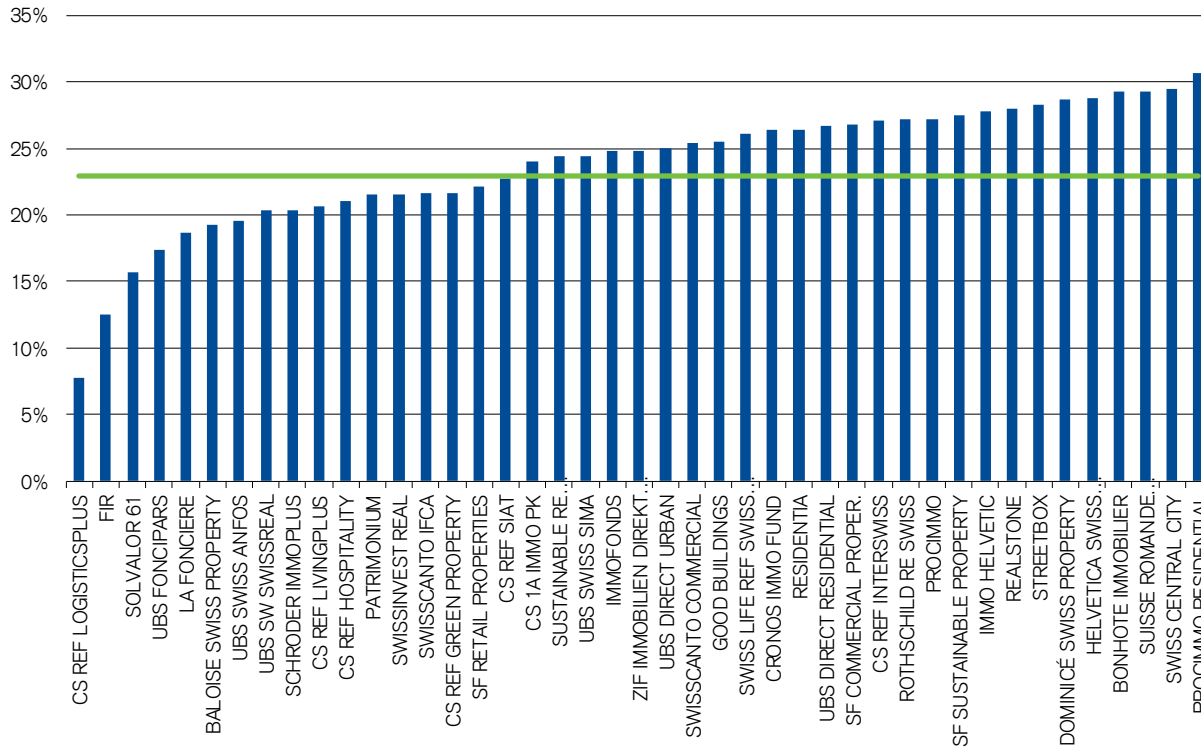
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Third-party borrowings

In % of aggregate market value



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

Name	Price 31.01.2024	52 week		Performance			Vola. 3 years ann.	NAV per unit (prov.)	Agio	Distribution yield (%)	TER _{REF} (MV)	Turnover in mn CHF ³	Total market capitalization in mn CHF	Investment focus	Property ownership ⁴
		high	low	YTD	-1 y	-5 y p.a.									
UBS SWISS SIMA	134.5	138.50	120.00	0.0%	7.1%	6.1%	10.9%	104.5	28.8%	2.4%	0.90%	75.4	9'634.7	Mixed	Indirect
CS REF SIAT	214	214.00	190.00	0.9%	6.5%	5.3%	13.5%	159.7	34.0%	2.4%	0.80%	27.6	3'510.4	Residential	Indirect
CS REF LIVINGPLUS	149.5	150.50	126.00	4.2%	11.9%	4.5%	12.5%	114.5	30.5%	2.4%	0.65%	27.4	3'117.7	Residential	Direct
UBS SWISS ANFOS	84	84.40	74.20	2.9%	12.7%	6.6%	11.7%	63.7	31.9%	2.1%	0.89%	14.1	2'983.1	Residential	Indirect
CS 1A IMMO PK ^{1,2}	1040	1180.00	965.00	2.5%	-3.8%	-1.0%	12.6%	1242.1	-15.9%	4.3%	0.82%	10.8	2'941.0	Mixed	Direct
CS REF GREEN PROPERTY	128	138.30	107.00	5.8%	1.7%	2.2%	14.1%	121.7	5.2%	2.7%	0.72%	29.8	2'512.8	Sustainability	Direct
ROTHSCHILD RE SWISS	143.5	143.50	125.50	5.1%	7.3%	6.5%	12.9%	121.9	17.7%	2.6%	0.82%	23.5	2'301.5	Residential	Direct
SWISS LIFE REF SWISS PROPERTIES	121.5	121.00	110.50	0.8%	4.0%			112.0	8.5%	2.1%	0.99%	14.4	1'968.3	Mixed	Direct
IMMOFONDS	544	558.00	485.00	4.6%	9.1%	8.4%	12.3%	402.9	35.0%	2.5%	0.73%	14.8	1'910.3	Residential	Indirect
LA FONCIERE	131.5	135.90	120.50	1.2%	6.9%	6.1%	12.2%	101.6	29.4%	1.9%	0.72%	13.6	1'789.5	Residential	Mixte
UBS FONCIPARS	132.5	132.50	111.50	6.0%	15.2%	9.2%	13.3%	99.8	32.8%	2.0%	0.75%	15.2	1'888.3	Residential	Indirect
SWISSCANTO IFCA	166	166.00	142.50	5.1%	13.4%	7.4%	14.4%	127.4	30.3%	2.2%	0.84%	15.0	1'748.5	Residential	Indirect
REALSTONE	127.5	133.00	113.50	2.8%	4.5%	2.5%	11.7%	125.3	1.7%	2.8%	1.13%	15.2	1'710.5	Residential	Indirect
FIR	215	220.00	191.50	1.4%	13.7%	5.4%	10.9%	162.9	32.0%	2.1%	0.68%	8.7	1'639.0	Residential	Mixte
SCHRODER IMMOPLUS	153.5	153.50	133.50	1.7%	15.1%	2.9%	11.1%	141.9	8.1%	3.3%	1.04%	12.9	1'639.4	Commercial	Indirect
UBS SW SWISSREAL	64.2	64.20	57.20	3.9%	9.2%	1.8%	9.1%	63.5	1.1%	4.1%	1.04%	21.5	1'581.9	Commercial	Indirect
SOLVALOR 61	294	298.00	260.25	2.1%	15.1%	5.9%	15.1%	228.6	28.6%	1.8%	0.76%	17.2	1'488.9	Residential	Mixte
CS REF INTERSWISS	166	171.50	147.00	1.8%	7.3%	1.3%	12.1%	184.1	-9.8%	4.5%	1.22%	12.6	1'472.5	Commercial	Indirect
PROCIMMO	146.5	148.00	128.50	1.0%	9.9%	2.1%	13.7%	145.0	1.1%	3.8%	1.15%	10.5	1'356.4	Commercial	Direct
IMMO HELVETIC	212	213.00	191.50	4.4%	10.5%	3.8%	12.5%	185.9	14.0%	3.1%	0.74%	8.7	1'187.2	Residential	Indirect
ZIF IMMOBILIEN DIREKT SCHWEIZ	114	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	104.8	8.8%	2.4%	0.95%	n.a.	1'094.9	Residential	Direct
SF SUSTAINABLE PROPERTY	126.5	131.50	106.00	2.4%	6.7%	2.0%	16.5%	122.4	3.3%	2.8%	1.03%	10.1	1'064.7	Residential	Direct
BONHOTE IMMOBILIER	142	146.00	122.00	3.1%	7.7%	4.0%	10.7%	124.4	14.2%	2.3%	1.04%	8.5	1'049.6	Residential	Direct
SWISSINVEST REAL	180	187.50	164.50	-2.2%	3.0%	5.1%	12.9%	157.4	14.4%	2.5%	0.79%	6.8	951.5	Residential	Indirect
PATRIMONIUM	164.5	168.50	138.00	-0.6%	8.2%	4.2%	15.4%	150.4	9.4%	2.4%	0.87%	9.8	941.1	Residential	Direct
BALOISE SWISS PROPERTY	118	121.00	107.00	0.4%	0.0%			104.6	12.8%	2.5%	0.90%	6.3	850.6	Residential	Direct
UBS DIRECT RESIDENTIAL	18.5	18.80	15.85	5.1%	18.5%	7.9%	12.4%	14.4	28.6%	2.3%	0.94%	9.5	859.6	Residential	Direct
CS REF LOGISTICSPLUS	103	108.00	87.00	8.9%	0.0%	2.6%	14.9%	100.0	3.0%	3.4%	0.74%	8.8	824.0	Logistics	Direct
CRONOS IMMO FUND	116	117.50	109.50	-1.3%	4.0%	n.a.	n.a.	104.8	10.7%	2.5%	0.83%	7.1	737.7	Residential	Direct
SF RETAIL PROPERTIES	112	109.00	95.80	4.7%	15.8%	3.2%	17.5%	103.1	8.7%	3.9%	1.10%	3.1	680.4	Commercial	Indirect
CS REF HOSPITALITY	74.2	77.00	56.00	4.2%	18.0%	1.8%	17.5%	80.1	-7.4%	3.4%	0.49%	4.1	631.2	Hospitality	Direct
SWISSCANTO COMMERCIAL	100	104.20	85.80	0.8%	10.8%	2.6%	16.5%	101.3	-1.3%	4.2%	1.00%	2.6	520.3	Mixed	Direct
UBS DIRECT URBAN	13.95	13.35	11.15	9.0%	23.4%	8.1%	18.3%	11.6	20.4%	2.4%	1.08%	8.9	502.1	Mixed	Direct
DOMINICÉ SWISS PROPERTY	126	123.90	110.50	2.9%	10.2%	2.7%	9.3%	122.2	3.1%	2.5%	1.14%	4.2	378.0	Residential	Direct
PROCIMMO RESIDENTIAL LEMANIC	137	134.90	117.50	5.8%	4.2%			139.7	-1.9%	2.4%	1.09%	3.4	357.6	Residential	Direct
HELVETICA SWISS COMMERCIAL	81.6	98.80	76.60	7.6%	-8.4%	0.0%	0.0%	116.4	-29.9%	6.6%	1.52%	2.4	354.4	Commercial	Indirect
SUSTAINABLE RE SWITZERLAND	91.2	108.00	89.40	n.a.	n.a.			103.9	-12.3%	2.4%	0.97%	n.a.	310.3	Residential	Direct
GOOD BUILDINGS	132	135.50	127.50	0.0%	3.0%			117.9	11.9%	3.0%	0.93%	3.1	290.4	Residential	Direct
SWISS CENTRAL CITY	77	103.00	80.40	1.3%	-23.1%			109.2	-29.5%	3.2%	1.02%	1.8	292.8	Residential	Direct
SUISSE ROMANDE PROPERTY	92	103.90	74.20	5.8%	-7.1%	-2.8%	17.9%	111.5	-17.5%	3.3%	1.38%	1.2	246.9	Residential	Direct
STREETBOX	455	454.75	406.00	1.8%	13.4%	3.3%	15.2%	351.5	29.4%	3.3%	1.09%	1.5	195.5	self storage	Direct
SF COMMERCIAL PROPERTIES	82.8	86.00	70.00	5.6%	6.4%	-0.2%	15.9%	94.5	-12.3%	5.1%	1.47%	1.1	198.7	Commercial	Indirect
RESIDENTIA	97.6	98.70	88.00	1.1%	4.6%	-1.9%	10.3%	115.6	-15.5%	3.1%	1.09%	1.9	156.2	Residential	Direct
SXI REAL ESTATE FUNDS BROAD²				2.5%	8.0%	4.6%	10.0%		18.5%	2.6%	0.88%	503.3	61'870.1		

Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 31.01.2024.

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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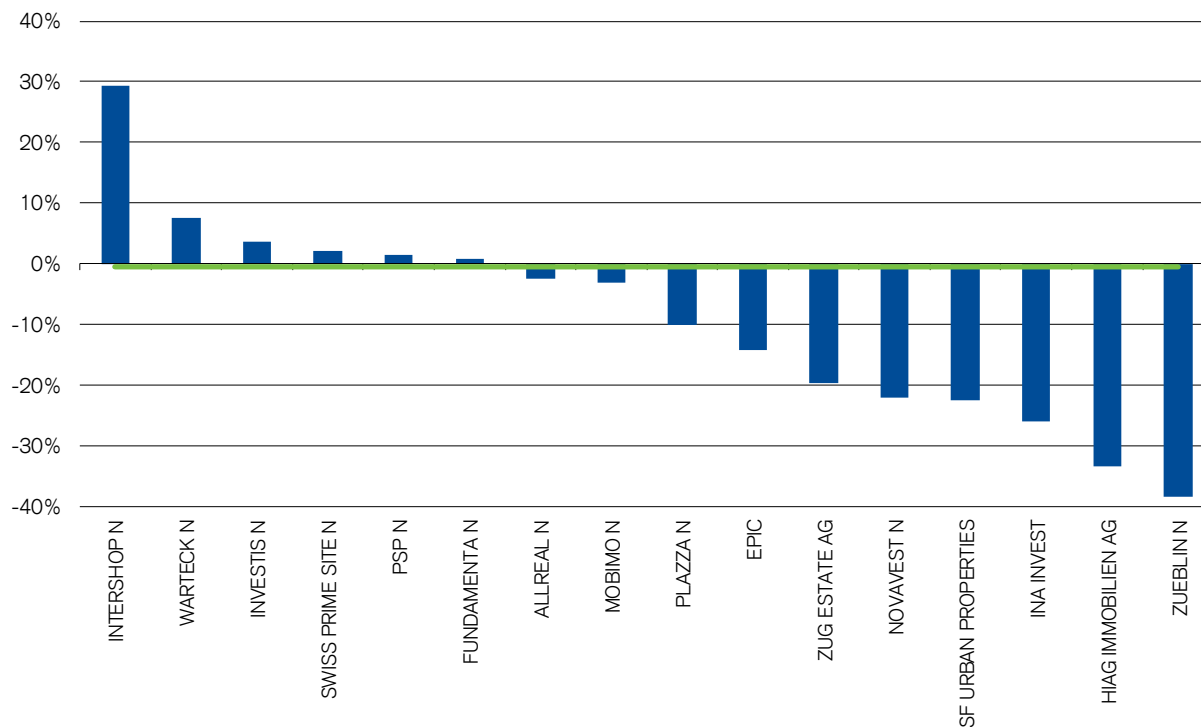
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Premium/discount of Real Estate investment companies

Average premium: -0,6%

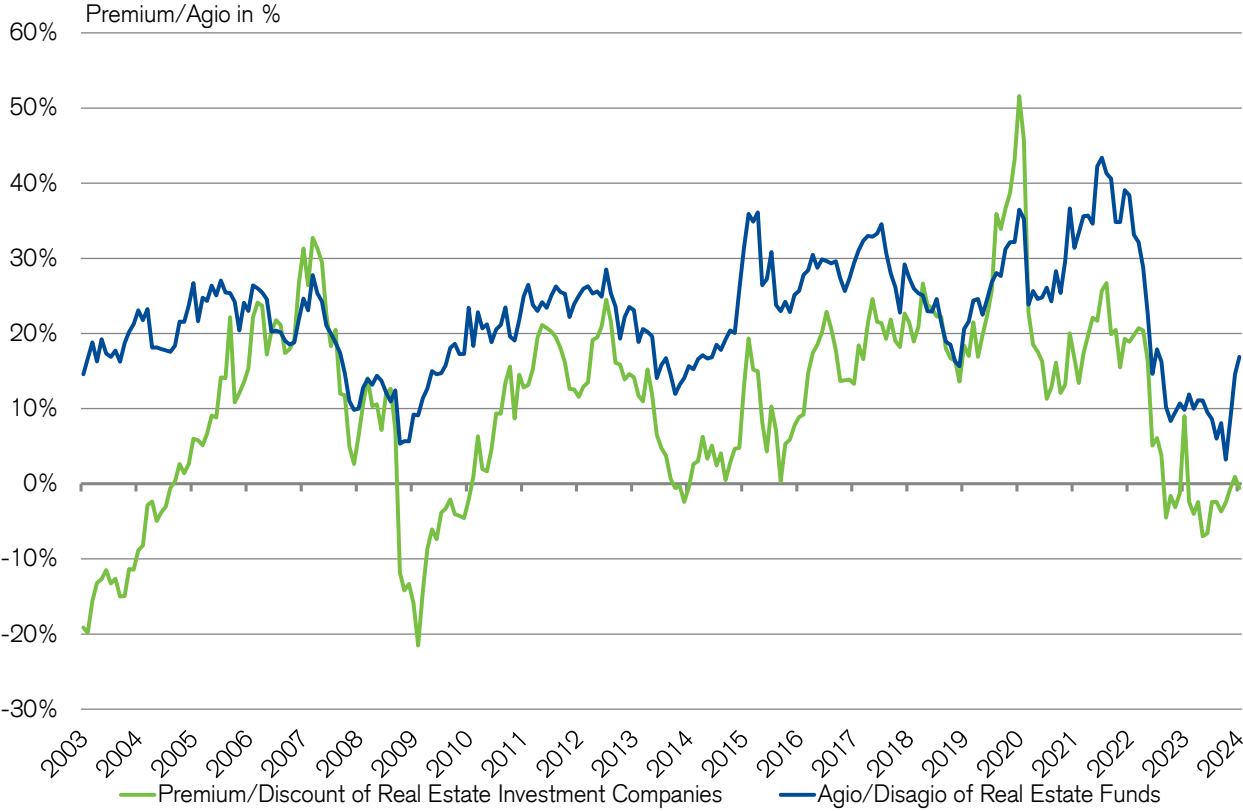


Sources: Credit Suisse, Datastream, last annual and semi-annual reports of the companies. Data as of 31.01.2024.

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Historical development of Premiums and Agios

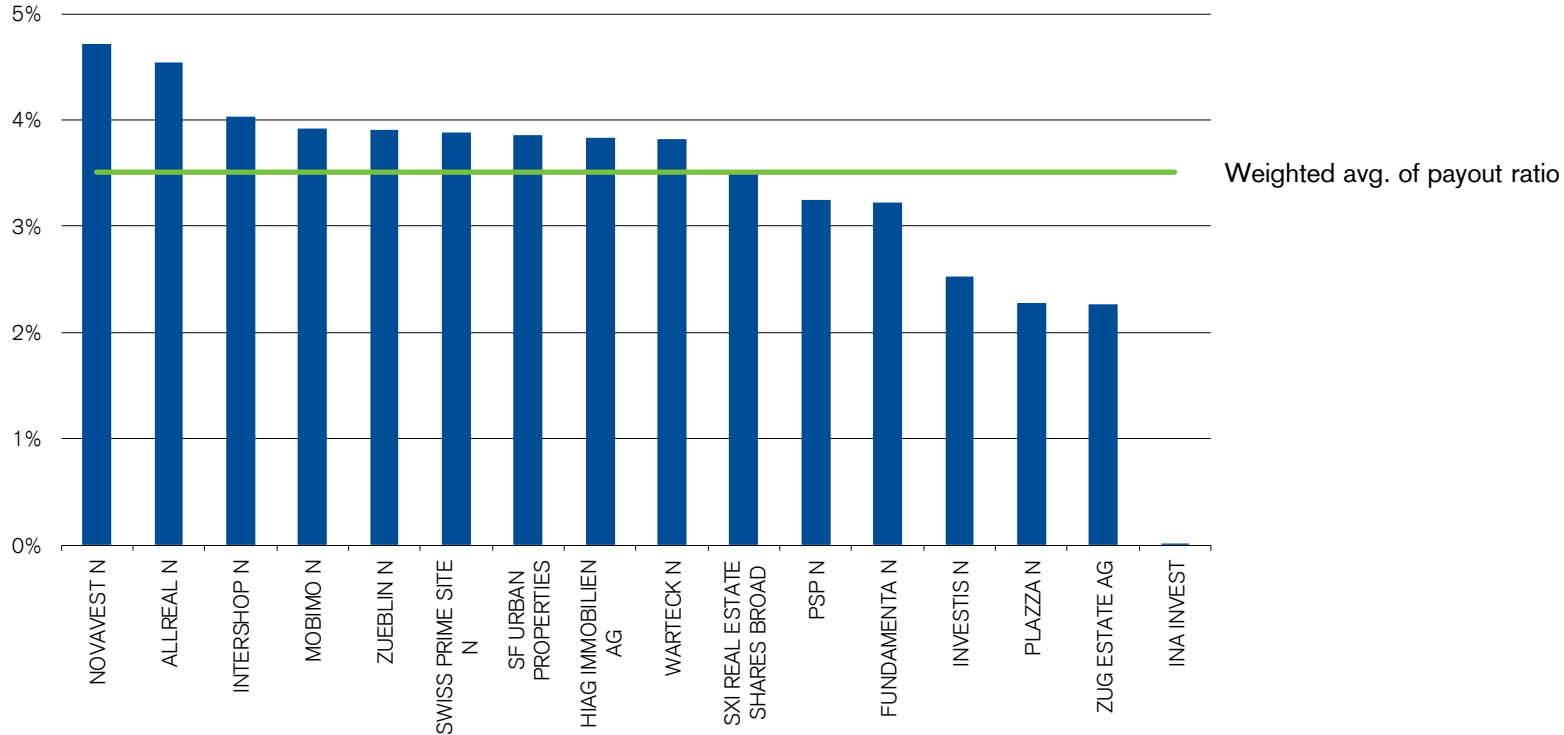
Swiss Real Estate investment companies vs. Real Estate funds



Sources: Credit Suisse, Datastream, last annual and semi-annual reports of the companies. Data as of 31.01.2024.
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Distribution yield of Real Estate investment companies

Distribution per share compared to the share price



Source: Credit Suisse, Datastream, last annual and semi-annual reports of the companies. Data as of 31.01.2024.
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Swiss Real Estate investment companies at a glance

Name	Price 31.01.2024	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	87.70	91.10	72.95	-2.4%	12.8%	5.0%	14.3%	85.98	2.0%	3.9%	223.6	6'728.2
PSP N	115.30	119.80	96.90	-2.0%	5.0%	5.8%	17.3%	113.71	1.4%	3.3%	179.2	5'288.6
ALLREAL N	154.00	163.20	141.60	2.4%	2.7%	2.9%	14.5%	157.90	-2.5%	4.5%	66.6	2'555.3
MOBIMO N	255.50	263.00	227.50	-2.1%	13.3%	5.0%	14.6%	263.64	-3.1%	3.9%	37.3	1'855.4
INTERSHOP I	620.00	666.00	587.00	0.8%	9.4%	9.9%	11.6%	479.20	29.4%	4.0%	12.4	676.8
FUNDAMENTA	17.05	17.15	15.85	1.5%	6.5%	0.0%	0.0%	16.91	0.9%	3.2%	2.3	512.6
ZUG ESTATE AG	1660.00	1860.00	1500.00	3.4%	-5.9%			2069.04	-19.8%	2.3%	3.1	501.7
PLAZZA N	308.00	318.00	296.00	2.7%	0.3%	8.8%	7.5%	342.73	-10.1%	2.3%	2.7	402.0
HIAG IMMOBILIEN AG	75.80	83.00	74.40	-5.0%	-5.0%	-6.1%	13.2%	113.96	-33.5%	3.8%	3.7	348.5
WARTECK N	1835.00	2290.00	1795.00	-0.8%	-16.0%	3.0%	11.0%	1708.00	7.4%	3.8%	3.3	307.3
NOVAVEST N	35.00	41.70	33.00	-3.8%	-11.4%			44.97	-22.2%	4.7%	1.9	269.9
INVESTIS	98.80	101.50	90.40	1.2%	1.5%	12.9%	12.4%	95.32	3.7%	2.5%	5.2	283.0
SF URBAN PROPERTIES	93.50	94.00	83.00	0.5%	6.4%	4.6%	12.3%	120.72	-22.5%	3.9%	1.4	255.2
EPIC N	68.00	68.00	60.00					79.23	-14.2%	0.0%	0.0	192.4
INA INVEST N	17.20	19.90	16.80	-1.4%	-13.6%			23.28	-26.1%	0.0%	0.9	85.1
ZUEBLIN N	25.60	29.00	23.80	0.0%	0.0%	5.9%	23.1%	41.55	-38.4%	3.9%	0.5	44.3
SXI REAL ESTATE SHARES BROAD				-1.1%	6.8%	4.9%	12.1%		-0.6%	3.5%	544.0	20'306.3

Source: Credit Suisse, Datastream, last annual and semi-annual reports of the companies. Data as of 31.01.2024.

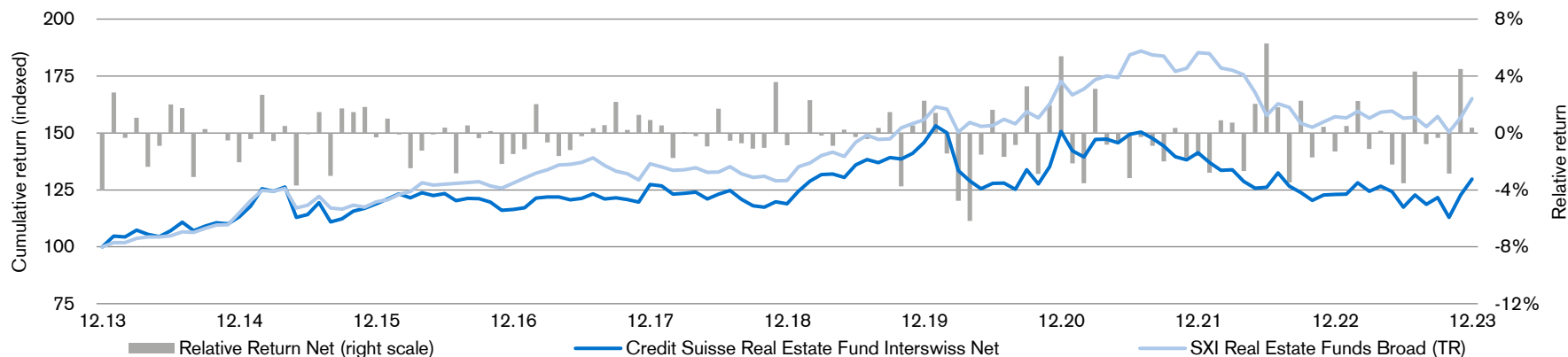
¹ Monthly turnover – average of the last 12 months

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. Historical performance indications and financial market scenarios are not reliable indicators of future performance.

Credit Suisse Real Estate Fund Interswiss

Performance overview

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.



	1 month			3 months			6 months			9 months			YTD			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	
2023	5.64%	5.26%	0.38%	6.63%	5.00%	1.64%	10.43%	5.45%	4.98%	4.28%	5.47%	-1.18%	5.45%	5.02%	0.43%	
	Q1			Q2			Q3			Q4			Yearly			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	TE
2018	-3.03%	-1.86%	-1.17%	-0.25%	-0.76%	0.51%	-4.14%	-1.82%	-2.32%	0.69%	-0.99%	1.68%	-6.64%	-5.33%	-1.31%	4.88%
2019	10.77%	8.46%	2.31%	3.21%	4.15%	-0.94%	2.44%	1.03%	1.41%	4.74%	5.73%	-0.99%	22.67%	20.66%	2.01%	5.30%
2020	-8.47%	-3.45%	-5.03%	-4.20%	1.87%	-6.07%	4.65%	4.00%	0.64%	12.57%	8.32%	4.25%	3.29%	10.81%	-7.51%	11.08%
2021	-2.33%	0.42%	-2.75%	1.57%	6.28%	-4.71%	-3.42%	-0.27%	-3.15%	-2.06%	0.82%	-2.89%	-6.16%	7.32%	-13.48%	5.80%
2022	-5.30%	-4.17%	-1.13%	-5.82%	-11.18%	5.36%	-1.73%	-2.22%	0.49%	-0.71%	1.92%	-2.63%	-12.98%	-15.17%	2.19%	9.22%
2023	1.11%	-0.43%	1.54%	-5.56%	0.02%	-5.58%	3.56%	0.43%	3.13%	6.63%	5.00%	1.64%	5.45%	5.02%	0.43%	8.44%
Since 01.07.1999 (inception date; annualized)													3.30%	4.59%	-1.29%	8.36%

Ongoing charge: 1.02%, Source: Credit Suisse. Data as of: 31.12.2023

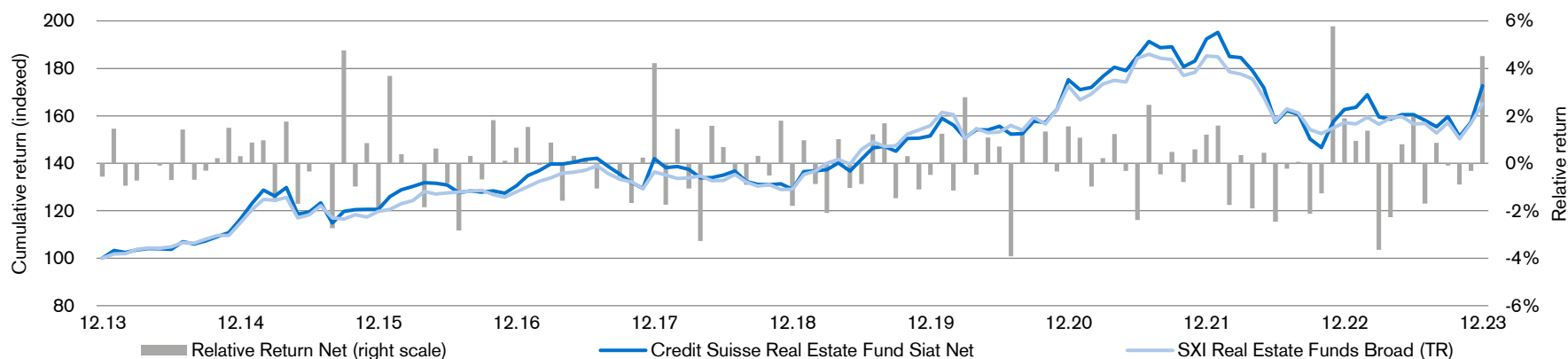
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BM = benchmark | Rel. = relative | TE = tracking error

Credit Suisse Real Estate Fund Siat

Performance overview

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.



	1 month			3 months			6 months			9 months			YTD			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	
2023	9.79%	5.26%	4.52%	8.15%	5.00%	3.15%	7.61%	5.45%	2.16%	8.20%	5.47%	2.73%	6.14%	5.02%	1.12%	
	Q1			Q2			Q3			Q4			Yearly			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	TE
2018	-3.21%	-1.86%	-1.35%	-1.79%	-0.76%	-1.02%	-2.91%	-1.82%	-1.09%	-1.50%	-0.99%	-0.51%	-9.08%	-5.33%	-3.76%	5.14%
2019	6.31%	8.46%	-2.15%	3.21%	4.15%	-0.94%	2.45%	1.03%	1.42%	4.38%	5.73%	-1.35%	17.33%	20.66%	-3.33%	4.04%
2020	-0.54%	-3.45%	2.91%	3.24%	1.87%	1.38%	1.43%	4.00%	-2.57%	11.05%	8.32%	2.73%	15.66%	10.81%	4.86%	5.72%
2021	0.78%	0.42%	0.35%	4.81%	6.28%	-1.47%	2.17%	-0.27%	2.44%	1.75%	0.82%	0.93%	9.81%	7.32%	2.49%	4.24%
2022	-4.06%	-4.17%	0.10%	-14.77%	-11.18%	-3.59%	-4.53%	-2.22%	-2.31%	8.32%	1.92%	6.40%	-15.44%	-15.17%	-0.27%	7.67%
2023	-1.90%	-0.43%	-1.48%	0.55%	0.02%	0.53%	-0.50%	0.43%	-0.93%	8.15%	5.00%	3.15%	6.14%	5.02%	1.12%	7.01%
Since 01.01.1998 (inception date; annualized)													4.73%	4.60%	0.13%	6.23%

Ongoing charge: 0.68%, Source: Credit Suisse. Data as of: 31.12.2023

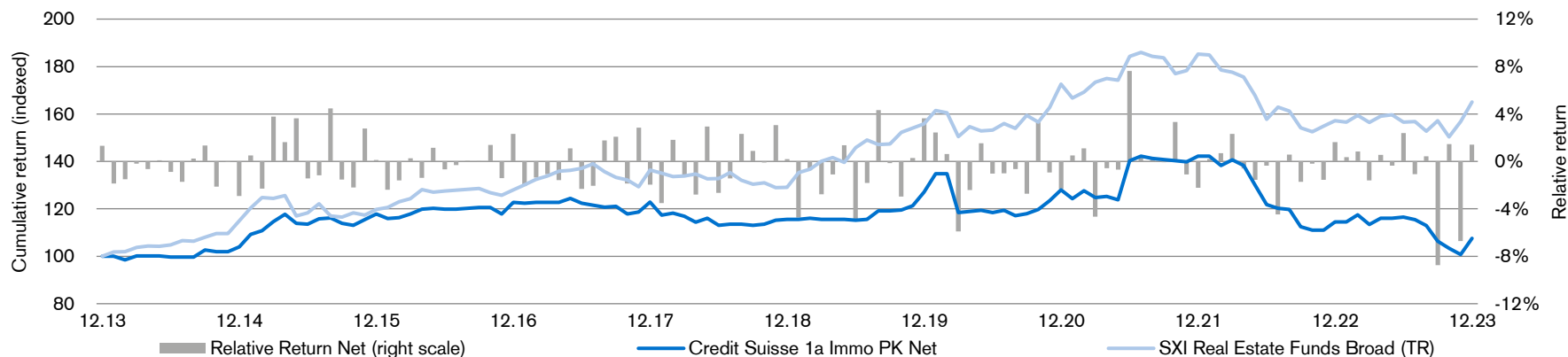
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BM = benchmark | Rel. = relative | TE = tracking error

Credit Suisse 1a Immo PK

Performance overview

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.



	1 month			3 months			6 months			9 months			YTD			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	
2023	6.67%	5.26%	1.41%	1.08%	5.00%	-3.91%	-7.71%	5.45%	-13.16%	-5.23%	5.47%	-10.70%	-6.07%	5.02%	-11.09%	
	Q1			Q2			Q3			Q4			Yearly			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	TE
2018	-4.83%	-1.86%	-2.97%	-3.26%	-0.76%	-2.50%	0.00%	-1.82%	1.82%	2.22%	-0.99%	3.21%	-5.89%	-5.33%	-0.56%	7.65%
2019	-0.00%	8.46%	-8.46%	-0.38%	4.15%	-4.53%	3.44%	1.03%	2.41%	6.68%	5.73%	0.95%	9.93%	20.66%	-10.73%	9.69%
2020	-6.81%	-3.45%	-3.36%	0.00%	1.87%	-1.87%	-0.38%	4.00%	-4.39%	8.54%	8.32%	0.22%	0.76%	10.81%	-10.05%	8.34%
2021	-2.58%	0.42%	-3.01%	12.50%	6.28%	6.22%	0.34%	-0.27%	0.61%	0.98%	0.82%	0.15%	11.04%	7.32%	3.72%	9.91%
2022	-1.03%	-4.17%	3.14%	-13.49%	-11.18%	-2.32%	-7.60%	-2.22%	-5.38%	1.77%	1.92%	-0.15%	-19.49%	-15.17%	-4.32%	5.93%
2023	-0.88%	-0.43%	-0.46%	2.68%	0.02%	2.66%	-8.70%	0.43%	-9.13%	1.08%	5.00%	-3.91%	-6.07%	5.02%	-11.09%	10.95%
Since 01.12.1999 (inception date; annualized)													3.87%	5.09%	-1.22%	8.15%

Ongoing charge: 0.68%, Source: Credit Suisse. Data as of: 31.12.2023

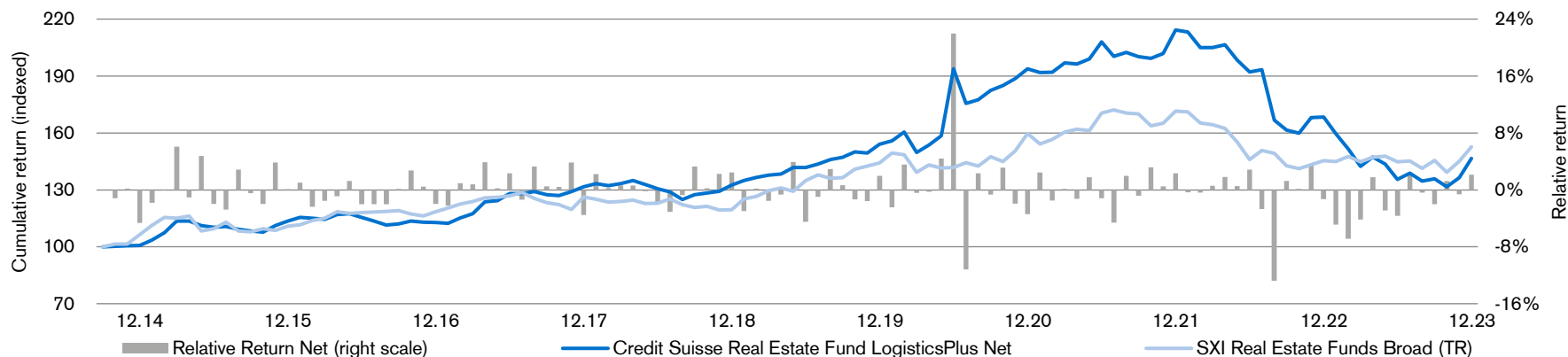
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BM = benchmark | Rel. = relative | TE = tracking error

Credit Suisse Real Estate Fund LogisticsPlus

Performance overview

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.



	1 month			3 months			6 months			9 months			YTD			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	
2023	7.40%	5.26%	2.13%	7.87%	5.00%	2.87%	8.11%	5.45%	2.66%	2.89%	5.47%	-2.58%	-12.98%	5.02%	-18.00%	
	Q1			Q2			Q3			Q4			Yearly			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	TE
2018	1.26%	-1.86%	3.11%	-2.07%	-0.76%	-1.30%	-2.35%	-1.82%	-0.53%	3.94%	-0.99%	4.93%	0.65%	-5.33%	5.98%	6.13%
2019	3.96%	8.46%	-4.50%	2.97%	4.15%	-1.18%	3.70%	1.03%	2.68%	4.72%	5.73%	-1.01%	16.25%	20.66%	-4.41%	7.98%
2020	-2.79%	-3.45%	0.66%	29.41%	1.87%	27.54%	-5.84%	4.00%	-9.85%	6.20%	8.32%	-2.12%	25.80%	10.81%	14.99%	25.66%
2021	1.62%	0.42%	1.19%	5.65%	6.28%	-0.63%	-3.75%	-0.27%	-3.47%	7.02%	0.82%	6.20%	10.60%	7.32%	3.28%	7.44%
2022	-4.33%	-4.17%	-0.17%	-6.27%	-11.18%	4.91%	-15.95%	-2.22%	-13.74%	4.24%	1.92%	2.32%	-21.44%	-15.17%	-6.27%	13.95%
2023	-15.43%	-0.43%	-15.00%	-4.82%	0.02%	-4.84%	0.22%	0.43%	-0.21%	7.87%	5.00%	2.87%	-12.98%	5.02%	-18.00%	10.02%
Since 01.10.2014 (inception date; annualized)													4.22%	4.69%	-0.47%	8.00%

Ongoing charge: 0.55%, Source: Credit Suisse. Data as of: 31.12.2023

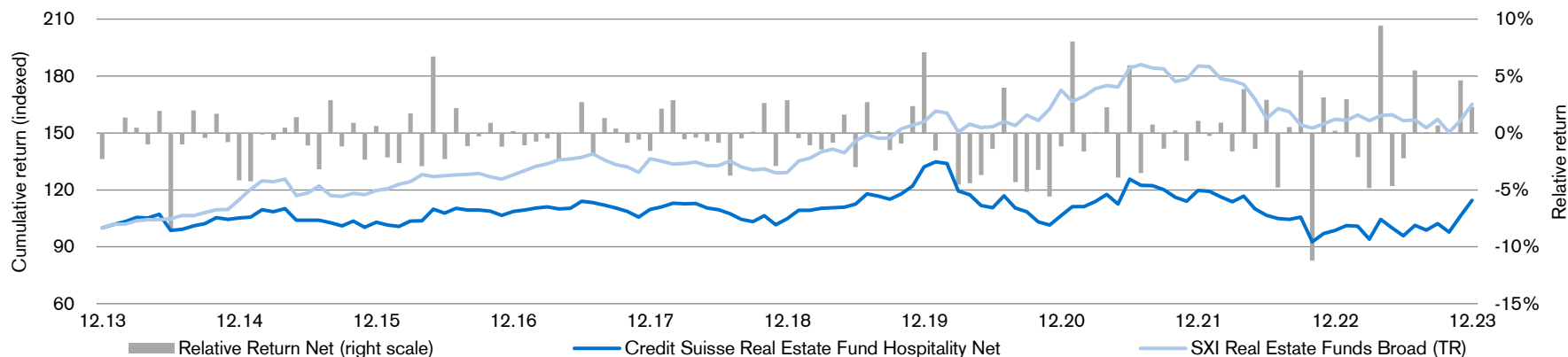
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BM = benchmark | Rel. = relative | TE = tracking error

Credit Suisse Real Estate Fund Hospitality

Performance overview

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.



	1 month			3 months			6 months			9 months			YTD			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	
2023	7.55%	5.26%	2.29%	11.95%	5.00%	6.95%	19.46%	5.45%	14.01%	21.71%	5.47%	16.24%	16.14%	5.02%	11.13%	
	Q1			Q2			Q3			Q4			Yearly			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	TE
2018	2.63%	-1.86%	4.49%	-2.73%	-0.76%	-1.97%	-5.79%	-1.82%	-3.97%	1.46%	-0.99%	2.45%	-4.57%	-5.33%	0.75%	7.25%
2019	5.33%	8.46%	-3.13%	1.93%	4.15%	-2.22%	2.34%	1.03%	1.31%	14.74%	5.73%	9.01%	26.07%	20.66%	5.41%	8.95%
2020	-9.53%	-3.45%	-6.08%	-7.46%	1.87%	-9.33%	-1.80%	4.00%	-5.80%	-2.01%	8.32%	-10.33%	-19.43%	10.81%	-30.24%	9.04%
2021	7.11%	0.42%	6.68%	10.28%	6.28%	4.00%	-4.36%	-0.27%	-4.09%	-0.37%	0.82%	-1.20%	12.54%	7.32%	5.22%	11.92%
2022	-5.07%	-4.17%	-0.91%	-6.27%	-11.18%	4.91%	-0.87%	-2.22%	1.34%	-4.25%	1.55%	-5.80%	-17.68%	-15.17%	-2.51%	14.75%
2023	-4.57%	-0.43%	-4.15%	1.88%	0.02%	1.86%	6.71%	0.43%	6.28%	11.95%	5.00%	6.95%	16.14%	5.02%	11.13%	13.97%
Since 01.12.2010 (inception date; annualized)													0.74%	4.89%	-4.16%	9.24%

Ongoing charge: 0.49%, Source: Credit Suisse. Data as of: 31.12.2023

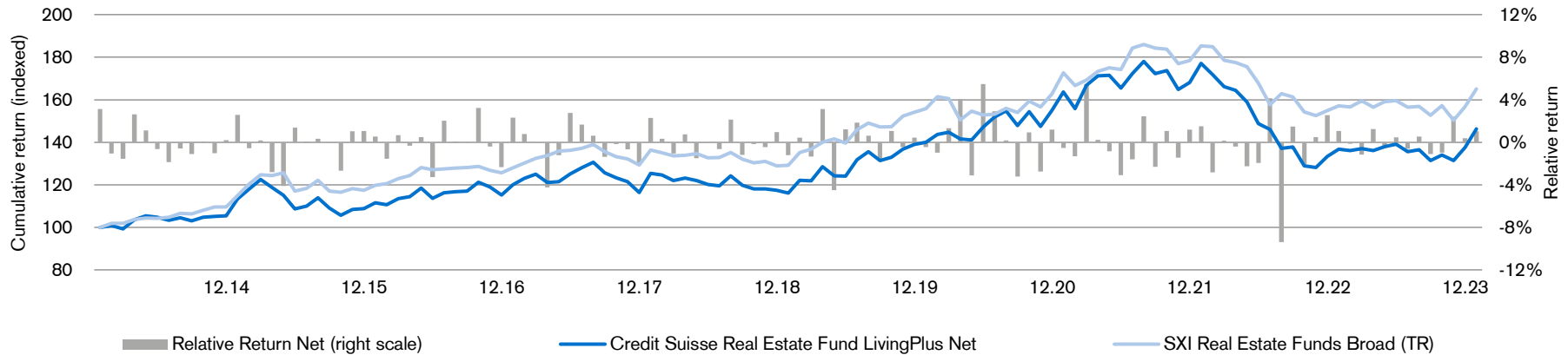
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BM = benchmark | Rel. = relative | TE = tracking error

Credit Suisse Real Estate Fund LivingPlus

Performance overview

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.



	1 month			3 months			6 months			9 months			YTD			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	
2023	6.30%	5.26%	1.03%	9.13%	5.00%	4.13%	7.89%	5.45%	2.45%	7.41%	5.47%	1.94%	6.90%	5.02%	1.88%	
	Q1			Q2			Q3			Q4			Yearly			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	TE
2018	-1.83%	-1.86%	0.03%	-2.95%	-0.76%	-2.19%	-1.14%	-1.82%	0.68%	-1.69%	-0.99%	-0.70%	-7.41%	-5.33%	-2.08%	3.56%
2019	10.74%	8.46%	2.29%	2.54%	4.15%	-1.61%	0.85%	1.03%	-0.18%	5.26%	5.73%	-0.47%	20.54%	20.66%	-0.12%	6.51%
2020	1.14%	-3.45%	4.59%	7.27%	1.87%	5.40%	1.69%	4.00%	-2.31%	5.99%	8.32%	-2.33%	16.95%	10.81%	6.14%	9.26%
2021	4.64%	0.42%	4.21%	0.57%	6.28%	-5.71%	0.85%	-0.27%	1.12%	1.96%	0.82%	1.14%	8.20%	7.32%	0.89%	7.92%
2022	-7.12%	-4.17%	-2.95%	-11.23%	-11.18%	-0.05%	-11.70%	-2.22%	-9.48%	6.09%	1.92%	4.17%	-22.77%	-15.17%	-7.60%	11.40%
2023	-0.47%	-0.43%	-0.05%	-0.45%	0.02%	-0.47%	-1.13%	0.43%	-1.56%	9.13%	5.00%	4.13%	6.90%	5.02%	1.88%	3.66%
Since 01.01.2008 (inception date; annualized)													4.36%	5.39%	-1.03%	7.09%

Ongoing charge: 0.65%, Source: Credit Suisse. Data as of: 31.12.2023

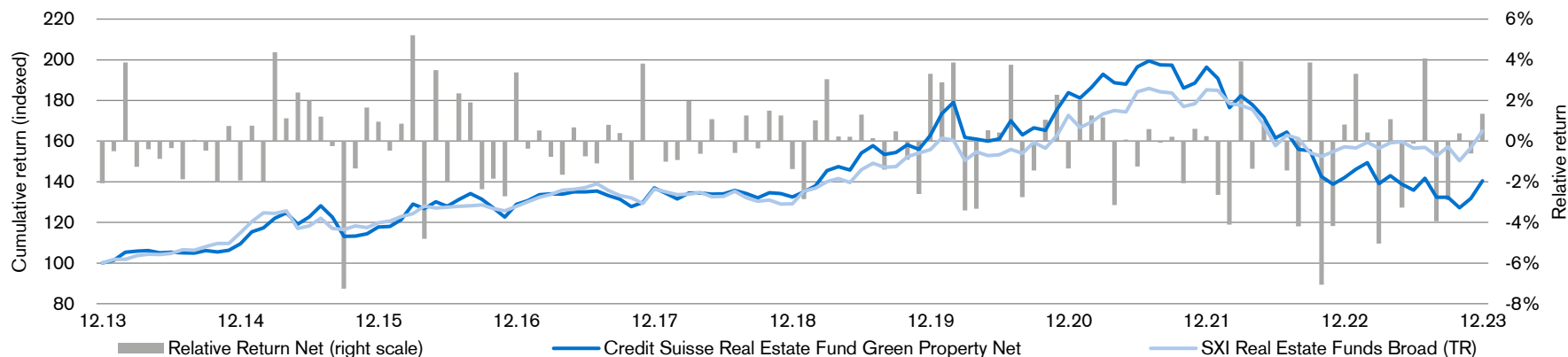
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Credit Suisse Real Estate Fund Green Property

Performance overview

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.



	1 month			3 months			6 months			9 months			YTD			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	
2023	6.61%	5.26%	1.34%	6.14%	5.00%	1.15%	3.42%	5.45%	-2.03%	1.00%	5.47%	-4.47%	-1.01%	5.02%	-6.03%	
	Q1			Q2			Q3			Q4			Yearly			
	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	Net	BM	Rel.	TE
2018	-1.88%	-1.86%	-0.02%	-0.31%	-0.76%	0.46%	-1.47%	-1.82%	0.35%	0.39%	-0.99%	1.38%	-3.24%	-5.33%	2.09%	3.84%
2019	9.75%	8.46%	1.29%	5.93%	4.15%	1.77%	0.21%	1.03%	-0.82%	5.44%	5.73%	-0.29%	22.83%	20.66%	2.17%	6.39%
2020	-0.63%	-3.45%	2.81%	-0.47%	1.87%	-2.34%	3.38%	4.00%	-0.62%	10.46%	8.32%	2.14%	12.93%	10.81%	2.13%	8.83%
2021	4.93%	0.42%	4.51%	1.84%	6.28%	-4.44%	0.45%	-0.27%	0.72%	-0.51%	0.82%	-1.33%	6.80%	7.32%	-0.51%	4.84%
2022	-7.15%	-4.17%	-2.98%	-11.43%	-11.18%	-0.25%	-3.93%	-2.22%	-1.71%	-5.84%	1.55%	-7.39%	-27.74%	-15.17%	-12.56%	11.20%
2023	-1.99%	-0.43%	-1.56%	-2.34%	0.02%	-2.36%	-2.56%	0.43%	-3.00%	6.14%	5.00%	1.15%	-1.01%	5.02%	-6.03%	9.48%
Since 01.05.2009 (inception date; annualized)													3.11%	5.36%	-2.25%	8.15%

Ongoing charge: 0.72%, Source: Credit Suisse. Data as of: 31.12.2023

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. Costs on client level (for example securities account fees) are not considered and may additionally reduce performance accordingly. It is not possible to invest in an index. The index returns shown do not represent the results of actual trading of investable assets/securities. Investors pursuing a strategy similar to an index may experience higher or lower returns and will bear the cost of fees and expenses that will reduce returns.

BM = benchmark | Rel. = relative | TE = tracking error

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