

Swiss Real Estate Funds At a glance

CREDIT SUISSE ASSET MANAGEMENT

Part of UBS Group

Global Real Estate – Switzerland

April 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.

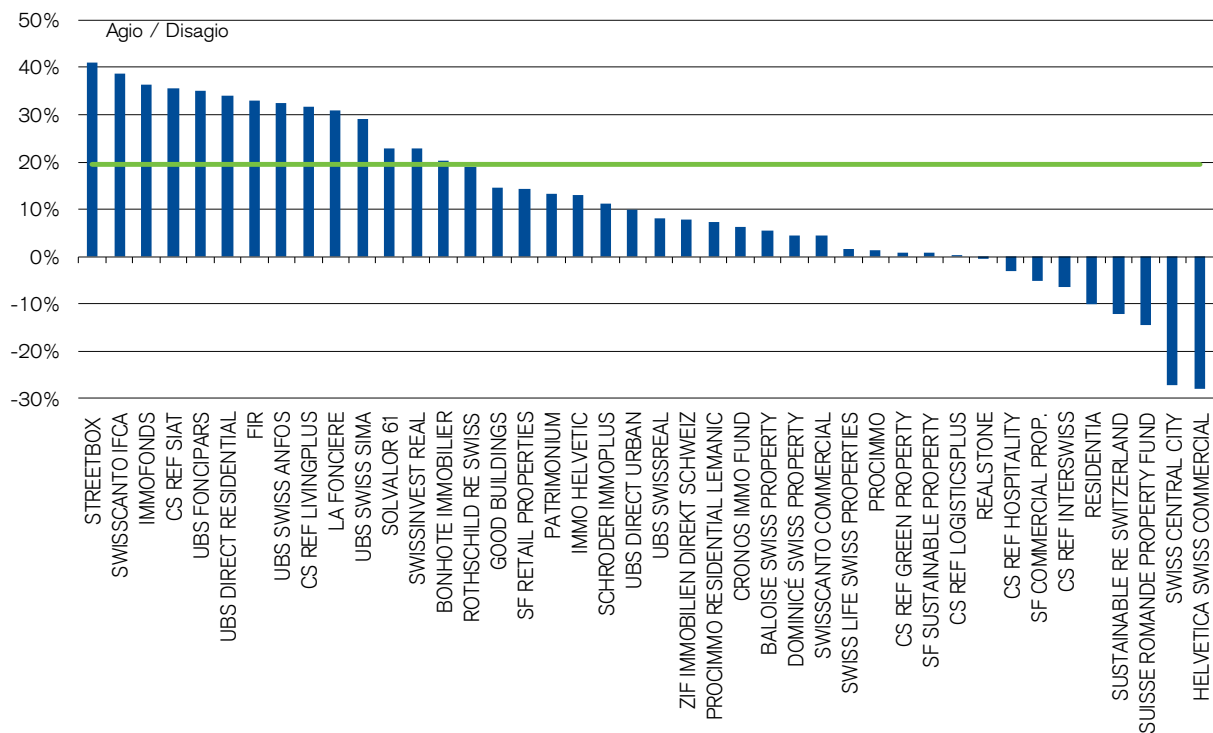
Switzerland: This product may only be distributed in or from Switzerland to qualified investors as defined pursuant to the Collective Investment Schemes Act (CISA) in connection with the Federal Act on Financial Services (FinSA).



CREDIT SUISSE 

Agios and Disagio of the Swiss Real Estate Funds

Average of listed funds: 19,5 %



Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 30.04.2024.

Agio: Price above NAV | Disagio: Price below NAV

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

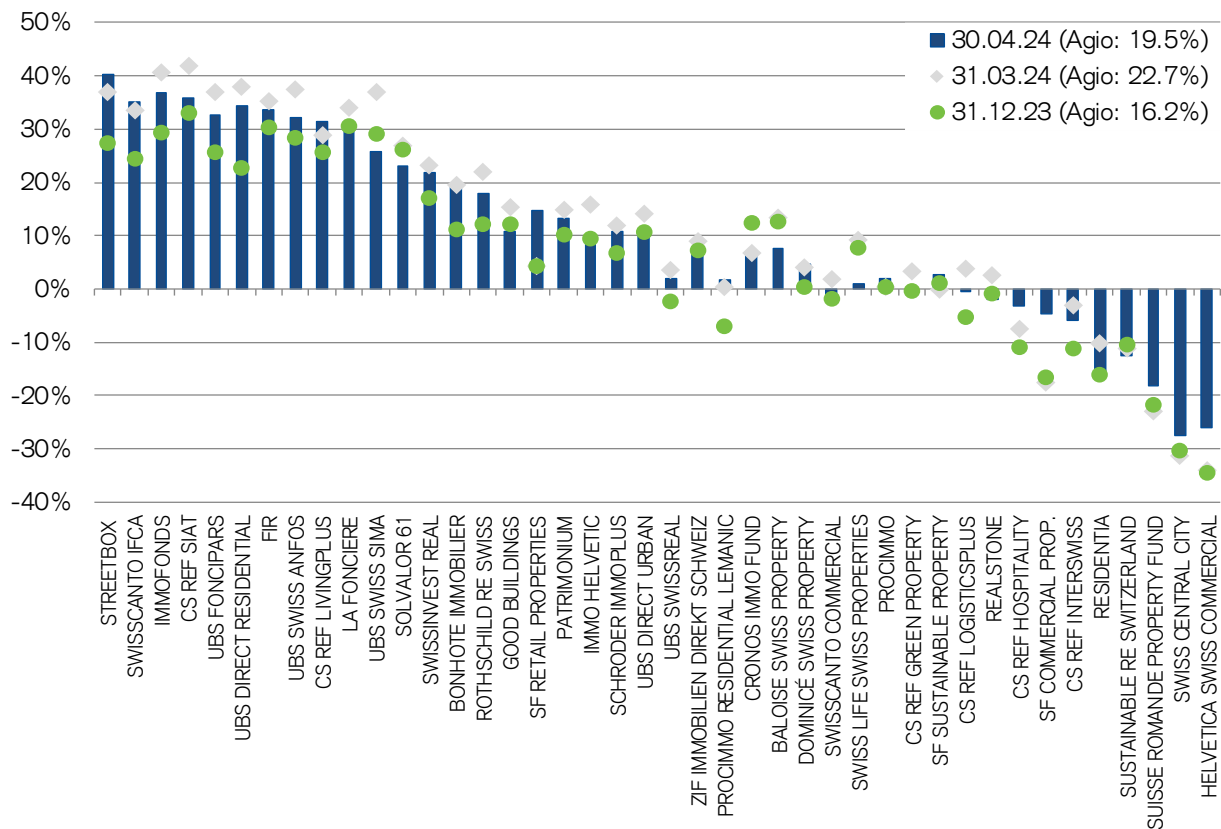
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The peer comparison is not meant to compare all the characteristics of the selected products/funds.

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 30.04.2024.

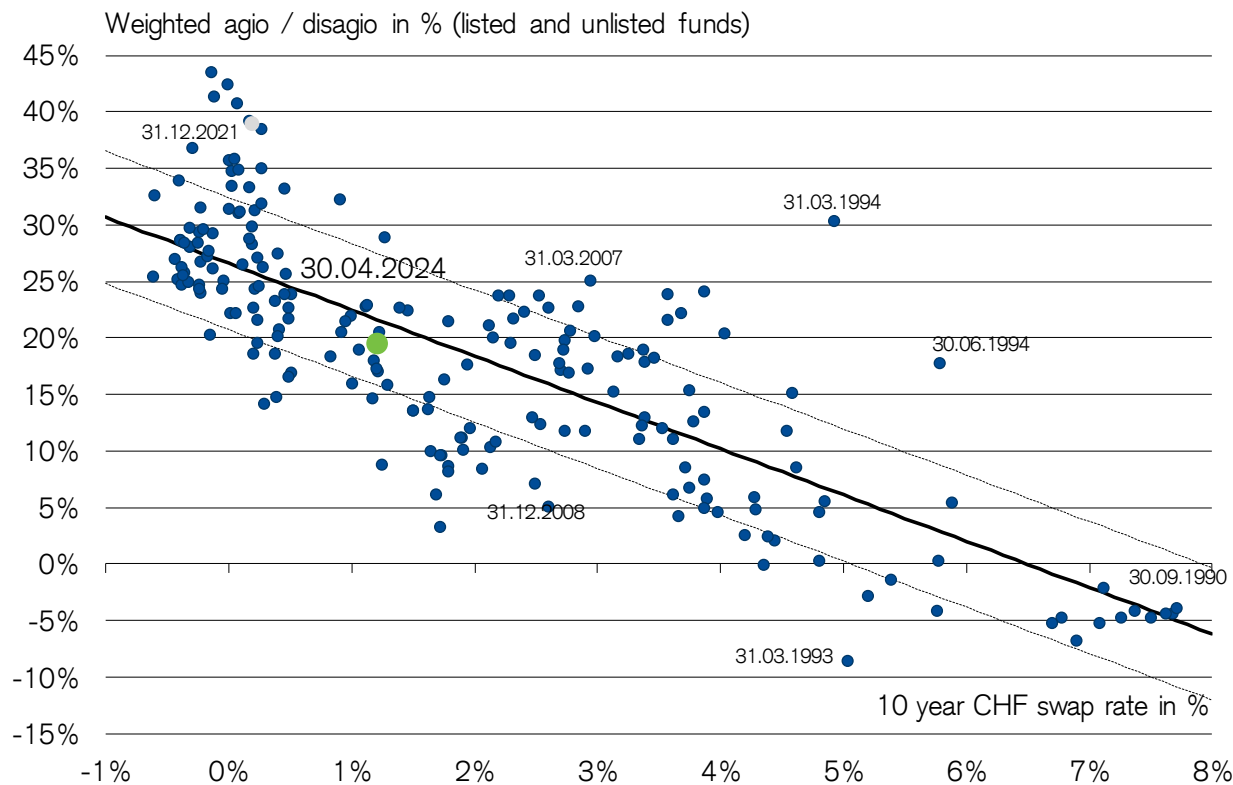
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Agios and Disagio of the Swiss Real Estate funds

Close link between Agios and longterm interest rates

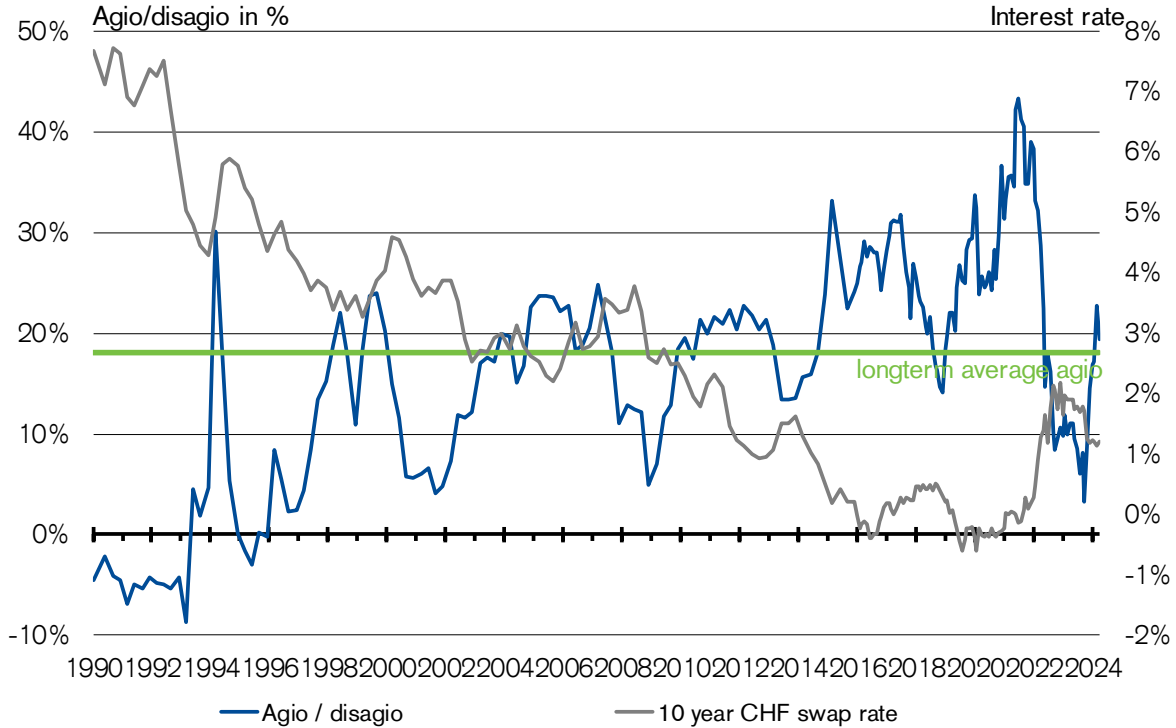


Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 30.04.2024.

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

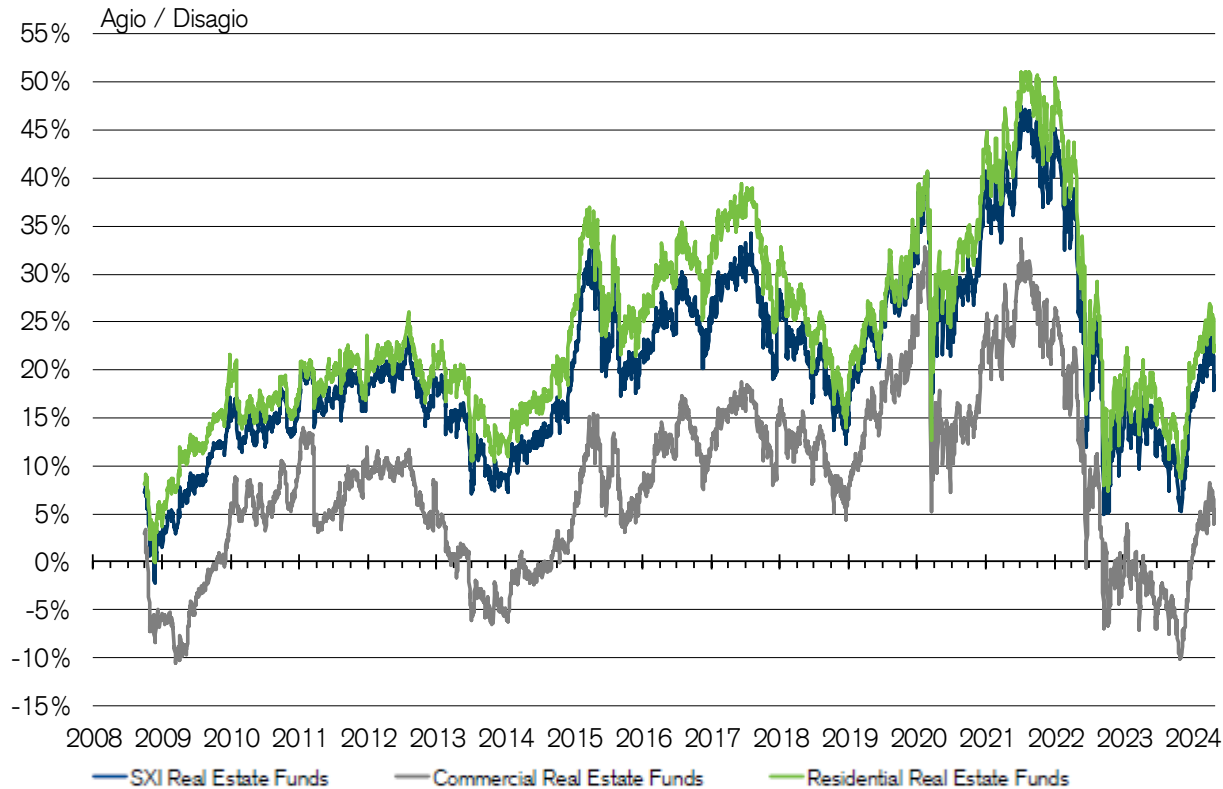


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Agio development since October 2008

Development of Commercial and Residential Real Estate Funds

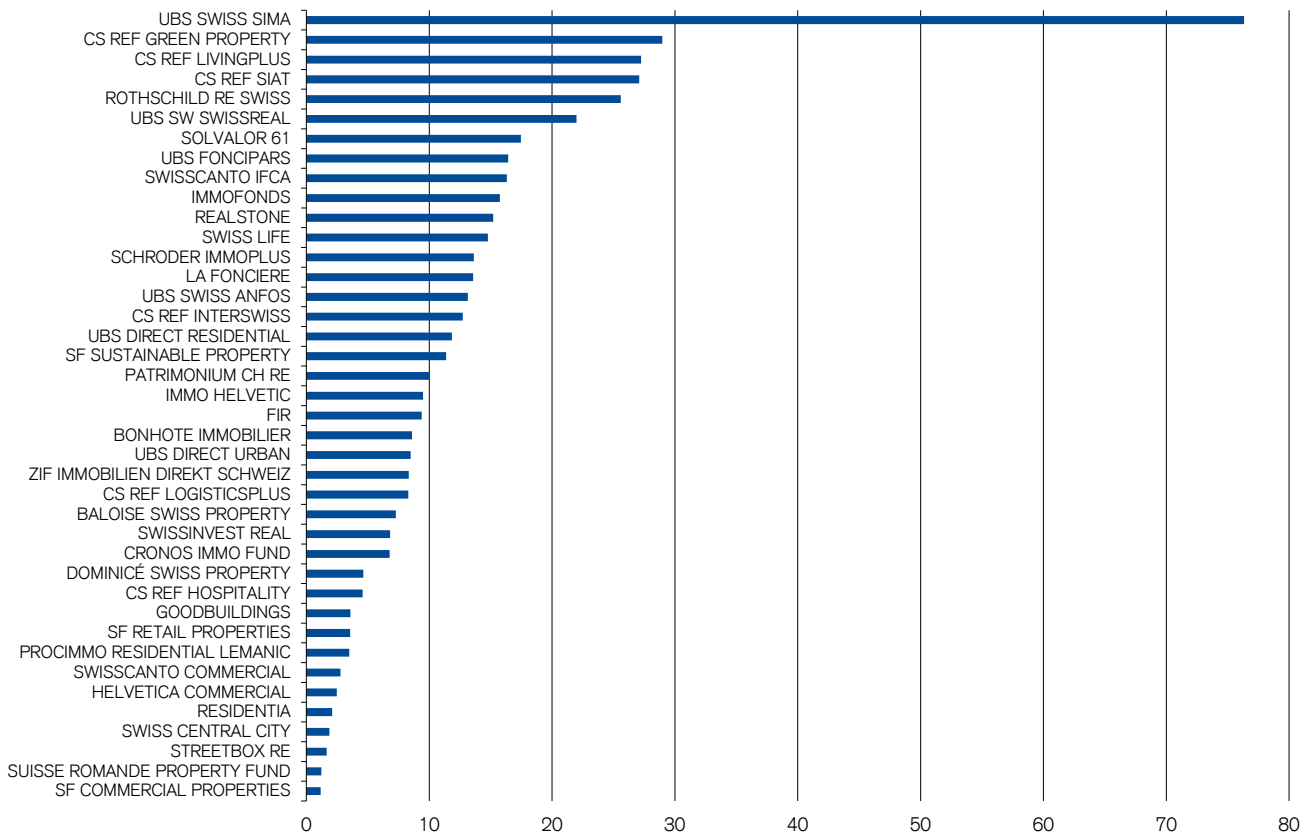


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Average monthly turnover of Swiss Real Estate funds

Between May 2023 and April 2024 in mn CHF



Sources: Credit Suisse, Datastream. Data as of 30.04.2024.

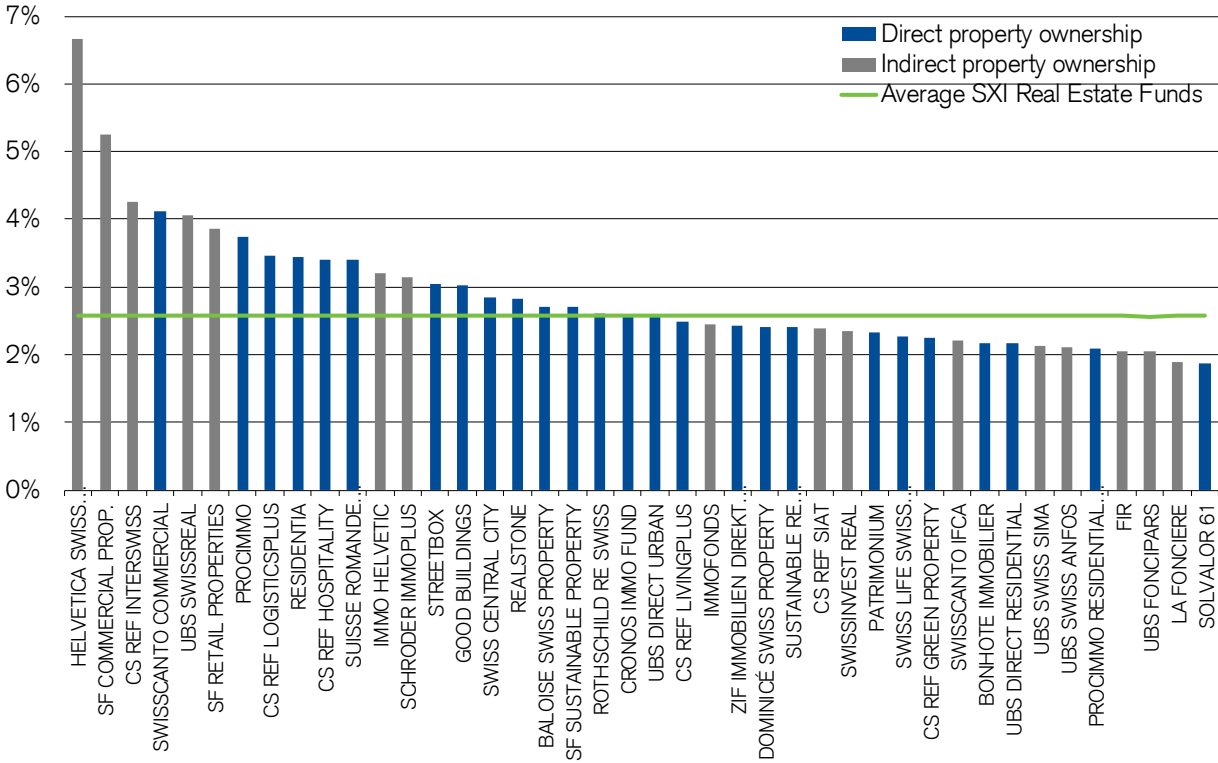
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Distribution yield of Swiss Real Estate funds

Distribution per share compared to the share price



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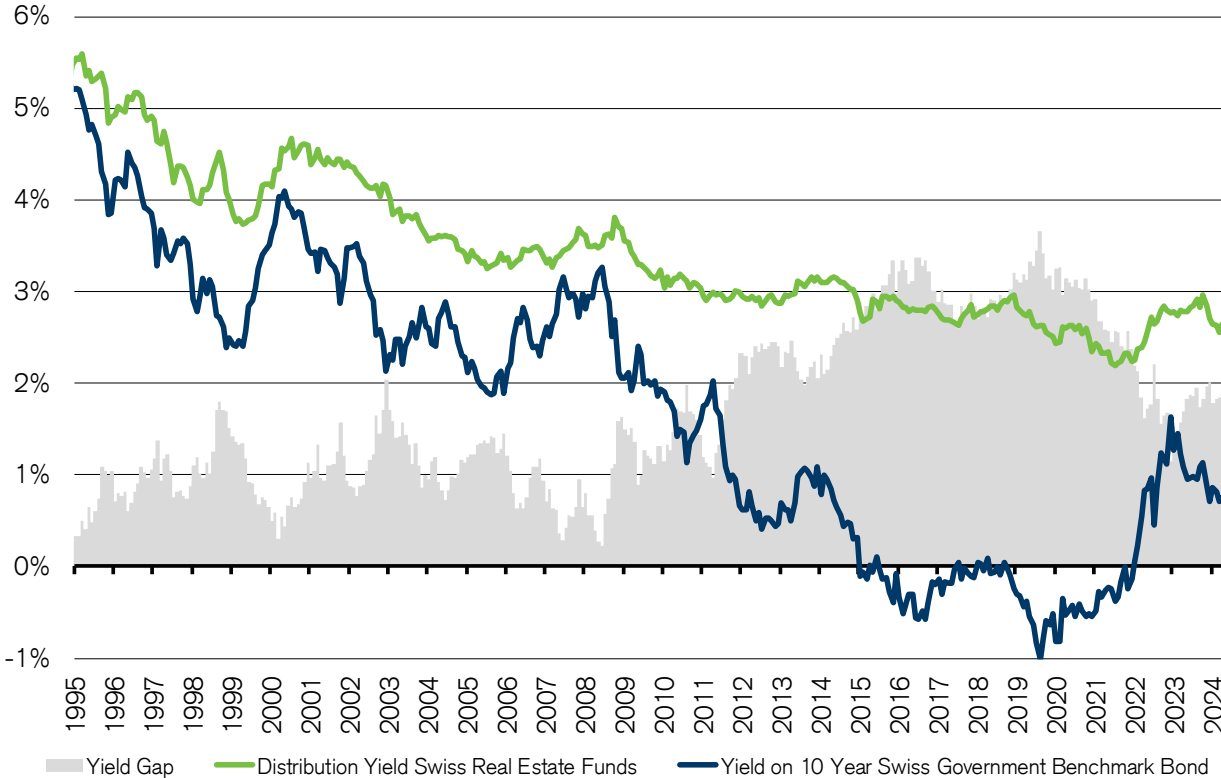
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Distribution yield of Swiss Real Estate funds

Compared to 10 year Swiss government benchmark bond

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

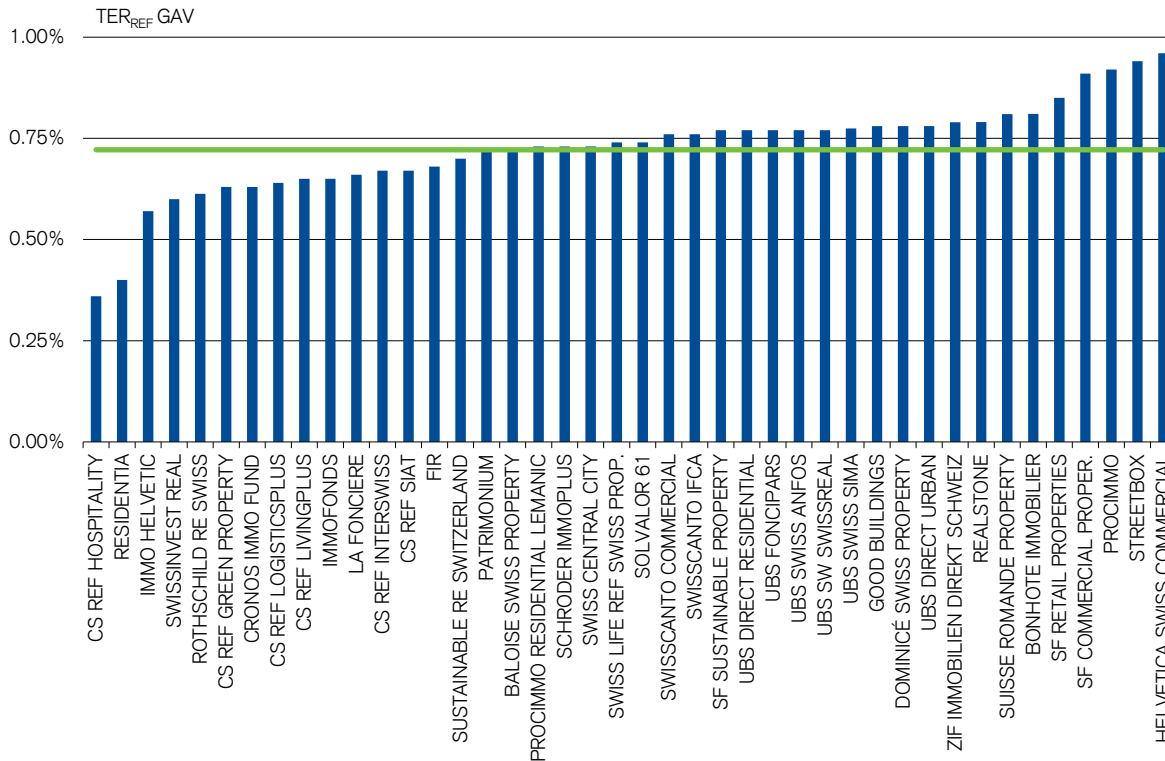


Sources: Credit Suisse, Datastream, last annual report of the funds. Data as of 30.04.2024.
 Historical performance indications and financial market scenarios are not reliable indicators of future performance.



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 30.04.2024.

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

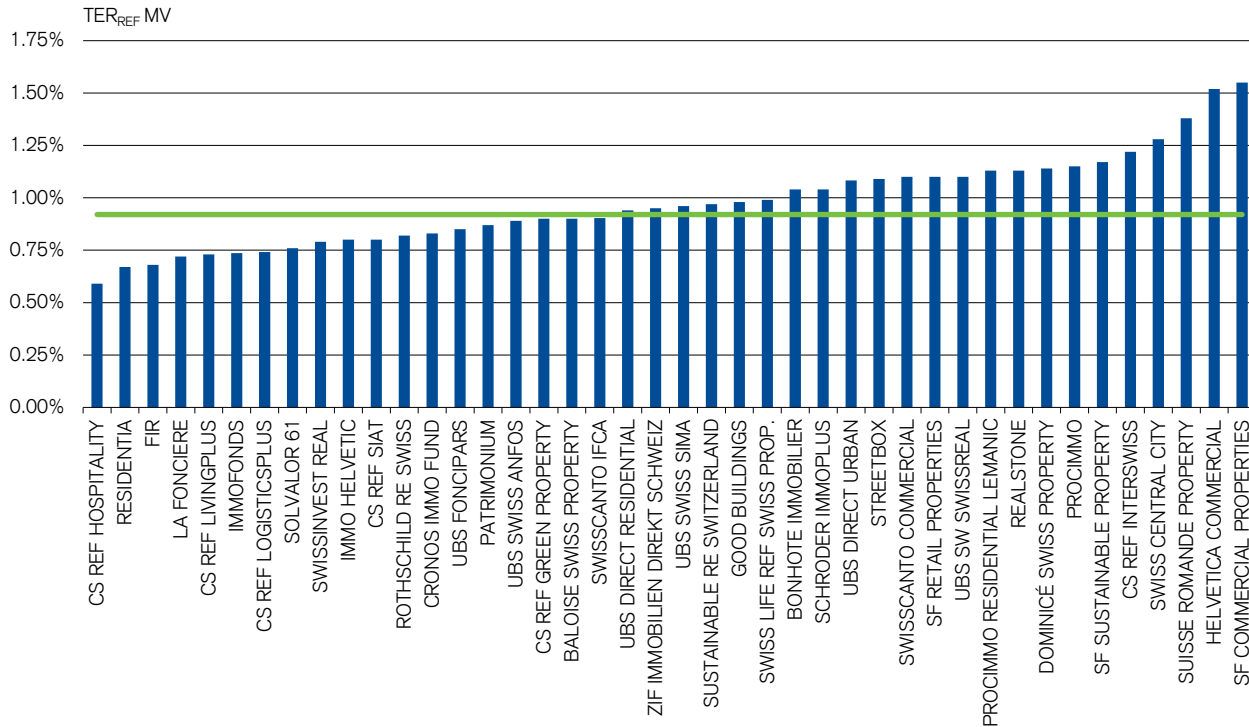
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Comparison of total expense ratios (TER_{REF} MV)

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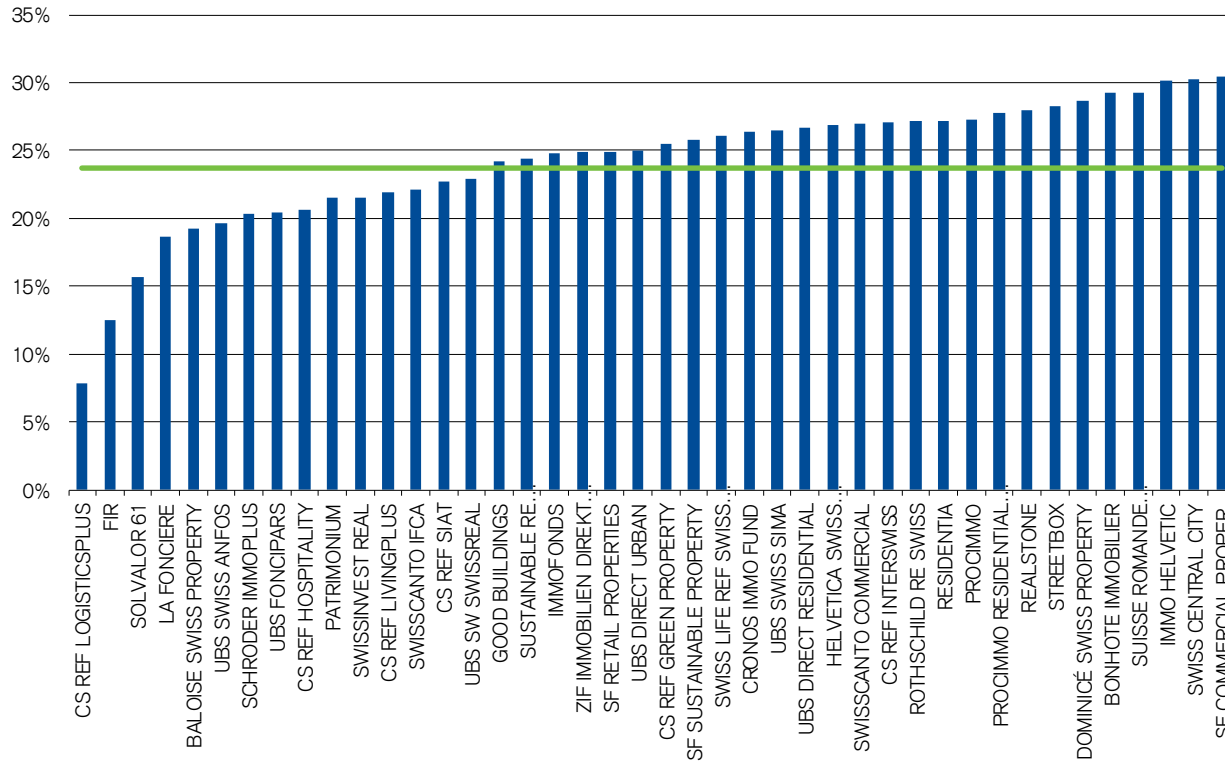
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Third-party borrowings

In % of aggregate market value



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

Name	Price 30.04.2024	52 week		Performance			Vola. 3 years ann.	NAV per unit (prov.)	Agio	Distribution yield (%)	TER _{REF} (M)	Turnover in mn CHF ³	Total market capitalization in mn CHF	Investment focus	Property ownership ⁴
		high	low	YTD	-1y	-5y p.a.									
UBS SWISS SIMA	131	144.00	120.00	-0.3%	2.6%	5.0%	15.0%	101.5	29.1%	2.5%	0.96%	76.3	9'384.0	Mixed	Indirect
CS REF SIAT	218	227.00	190.00	2.8%	11.9%	5.1%	15.5%	160.9	35.5%	2.4%	0.80%	27.1	3'576.0	Residential	Indirect
UBS SWISS ANFOS	85	89.00	74.20	4.2%	14.1%	6.0%	13.4%	64.1	32.6%	2.1%	0.89%	13.1	3'018.6	Residential	Indirect
CS REF LIVINGPLUS	144.5	151.00	126.00	3.1%	9.3%	4.0%	15.0%	109.8	31.7%	2.5%	0.73%	27.2	3'013.4	Residential	Direct
ROTHSCHILD RE SWISS	146	151.00	125.50	7.0%	11.4%	5.5%	14.5%	122.8	18.9%	2.6%	0.82%	25.6	2'341.6	Residential	Direct
CS REF GREEN PROPERTY	118	130.50	107.00	0.0%	-1.7%	-0.7%	15.8%	117.2	0.7%	2.2%	0.90%	29.0	2'316.5	Sustainability	Direct
IMMOFONDS	554	580.00	485.00	6.5%	6.8%		14.2%	406.1	36.4%	2.4%	0.74%	15.8	1'945.4	Residential	Indirect
UBS FONCIPARS	134.5	139.50	111.50	9.8%	16.2%	8.0%	15.7%	99.7	34.9%	2.0%	0.85%	16.4	1'916.8	Residential	Indirect
SWISS LIFE REF SWISS PROPERTIES	114.5	124.50	110.50	-5.0%	-0.4%	0.0%	10.9%	112.7	1.6%	2.3%	0.99%	14.8	1'854.9	Residential	Direct
LA FONCIERE	134	139.00	120.50	3.1%	6.3%	5.8%	14.2%	102.3	31.0%	1.9%	0.72%	13.6	1'823.5	Residential	Mixte
SWISSCANTO IFCA	172.5	179.50	142.50	11.6%	15.8%	7.1%	16.2%	124.4	38.7%	2.2%	0.90%	16.3	1'817.0	Residential	Indirect
SCHRODER IMMOPLUS	159.5	163.50	133.50	5.6%	18.2%	3.0%	13.3%	143.5	11.2%	3.1%	1.04%	13.6	1'703.5	Commercial	Indirect
REALSTONE	125.5	133.00	113.50	1.2%	2.3%	1.7%	13.0%	126.2	-0.6%	2.8%	1.13%	15.2	1'683.6	Residential	Indirect
FIR	219	229.00	191.50	3.3%	10.9%	4.8%	12.4%	164.8	32.9%	2.1%	0.68%	9.4	1'669.5	Residential	Mixte
UBS SW SWISSREAL	65.2	68.40	57.20	9.7%	14.5%	1.7%	12.4%	60.4	7.9%	4.1%	1.10%	22.0	1'606.5	Commercial	Indirect
CS REF INTERSWISS	174	180.00	147.00	6.7%	9.3%	1.1%	13.5%	185.8	-6.4%	4.3%	1.22%	12.7	1'543.5	Commercial	Indirect
SOLVALOR 61	285	303.00	261.00	-1.0%	6.1%	3.9%	15.8%	231.8	23.0%	1.9%	0.76%	17.5	1'443.3	Residential	Mixte
PROCIMMO	147.5	152.00	128.50	1.7%	8.7%	1.6%	13.1%	145.7	1.2%	3.7%	1.15%	11.3	1'441.5	Commercial	Direct
IMMO HELVETIC	206	218.00	191.50	4.6%	2.2%	2.9%	14.2%	182.3	13.0%	3.2%	0.80%	9.5	1'153.6	Residential	Indirect
BONHOTE IMMOBILIER	150.5	156.00	122.00	9.9%	17.5%	4.4%		125.2	20.2%	2.2%	1.04%	8.6	1'112.5	Residential	Direct
ZIF IMMOBILIEN DIREKT SCHWEIZ	113.5	116.50	102.00	1.3%	n.a.	n.a.	n.a.	105.3	7.8%	2.4%	0.95%	8.3	1'090.1	Residential	Direct
SWISSINVEST REAL	194.5	199.00	164.50	5.7%	9.8%	5.9%	13.8%	158.3	22.8%	2.3%	0.79%	6.8	1'028.1	Residential	Indirect
SF SUSTAINABLE PROPERTY	118.5	127.50	106.00	-1.5%	3.1%	0.2%	17.6%	117.7	0.7%	2.7%	1.17%	11.4	997.4	Residential	Direct
PATRIMONIUM	171.5	176.00	138.00	3.6%	10.6%	4.4%	16.5%	151.4	13.3%	2.3%	0.87%	10.1	981.2	Residential	Direct
UBS DIRECT RESIDENTIAL	19.45	20.00	16.20	10.5%	16.5%			14.5	34.1%	2.2%	0.94%	11.9	903.8	Residential	Direct
CS REF LOGISTICSPLUS	101	105.00	87.00	6.8%	6.2%			100.8	0.2%	3.5%	0.74%	8.3	808.0	Logistics	Direct
BALOISE SWISS PROPERTY	111	121.00	107.00	-5.5%	-2.7%	0.0%	0.0%	105.4	5.3%	2.7%	0.90%	7.3	800.1	Residential	Direct
CRONOS IMMO FUND	112	122.00	109.50	-4.3%	-0.6%	n.a.		105.5	6.1%	2.6%	0.83%	6.8	759.7	Residential	Direct
SF RETAIL PROPERTIES	112.5	115.00	95.80	9.8%	9.8%	3.6%	17.4%	98.5	14.2%	3.9%	1.10%	3.6	729.0	Commercial	Indirect
CS REF HOSPITALITY	73.4	77.00	59.60	6.5%	16.7%	2.0%	19.5%	75.7	-3.0%	3.4%	0.59%	4.6	620.6	Hospitality	Direct
SWISSCANTO COMMERCIAL	101	107.00	85.80	5.9%	7.0%	1.8%	17.6%	96.8	4.4%	4.1%	1.10%	2.8	525.5	Commercial	Direct
UBS DIRECT URBAN	12.8	14.25	12.00	0.0%	5.0%	4.8%	18.4%	11.7	9.9%	2.6%	1.08%	8.5	460.7	Mixed	Direct
DOMINICÉ SWISS PROPERTY	128.5	132.00	110.50	4.9%	12.1%	3.6%	9.9%	123.0	4.4%	2.4%	1.14%	4.6	424.1	Residential	Direct
PROCIMMO RESIDENTIAL LEMANIC	144	149.00	117.50	13.5%	14.8%			134.3	7.2%	2.1%	1.13%	3.5	375.9	Residential	Direct
HELVETICA SWISS COMMERCIAL	80.2	97.00	72.20	12.5%	-5.3%			111.2	-27.9%	7.1%	1.52%	2.5	348.3	Commercial	Indirect
SUSTAINABLE RE SWITZERLAND	91.8	108.00	88.00	-1.1%	n.a.			104.4	-12.1%	2.4%	0.97%	n.a.	312.3	Residential	Direct
GOOD BUILDINGS	132	137.50	127.50	3.0%	4.6%			115.3	14.5%	3.0%	0.98%	3.6	290.4	Residential	Direct
SWISS CENTRAL CITY	74	95.80	73.00	0.1%	-19.9%			101.7	-27.3%	2.8%	1.28%	1.9	281.4	Residential	Direct
SUISSE ROMANDE PROPERTY	88.4	97.80	74.00	5.0%	-6.2%	-3.0%	20.1%	103.3	-14.4%	3.4%	1.38%	1.2	237.2	Residential	Direct
STREETBOX	498	504.00	406.00	11.4%	13.8%	4.4%	15.8%	353.1	41.0%	3.1%	1.09%	1.7	213.9	self storage	Direct
SF COMMERCIAL PROPERTIES	80.8	85.80	70.00	8.4%	1.9%	-0.4%	16.2%	85.2	-5.2%	5.3%	1.55%	1.2	193.9	Commercial	Indirect
RESIDENTIA	97.6	106.00	90.80	1.9%	7.4%	-1.8%	8.9%	108.5	-10.1%	3.4%	0.67%	2.1	156.2	Residential	Direct
SXI REAL ESTATE FUNDS BROAD				3.3%	7.2%	3.8%	9.9%		19.5%	2.6%	0.92%	520.3	58'902.9		

Sources: Credit Suisse, Datastream, last annual or semi-annual report of the funds. Data as of 30.04.2024.

The footnotes and warnings can be found on next slide.

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

¹ Monthly turnover – average of the last 12 months.

² 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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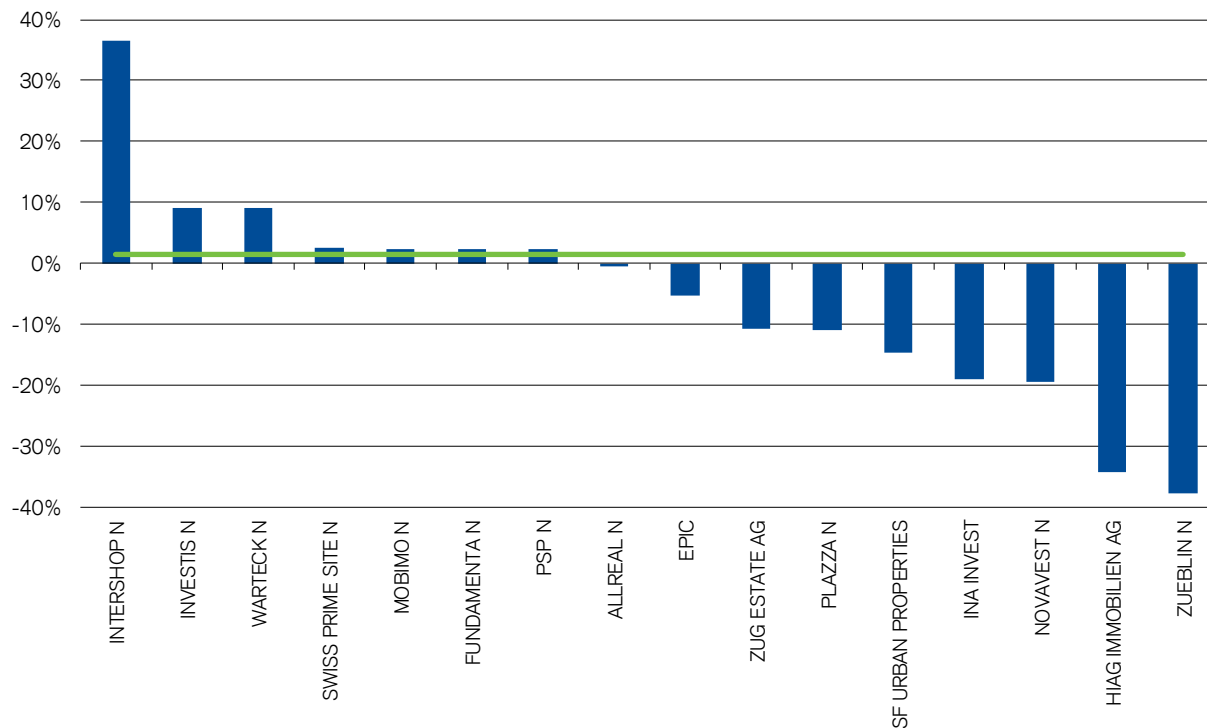
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Premium/discount of Real Estate investment companies

Average premium: 1,4%

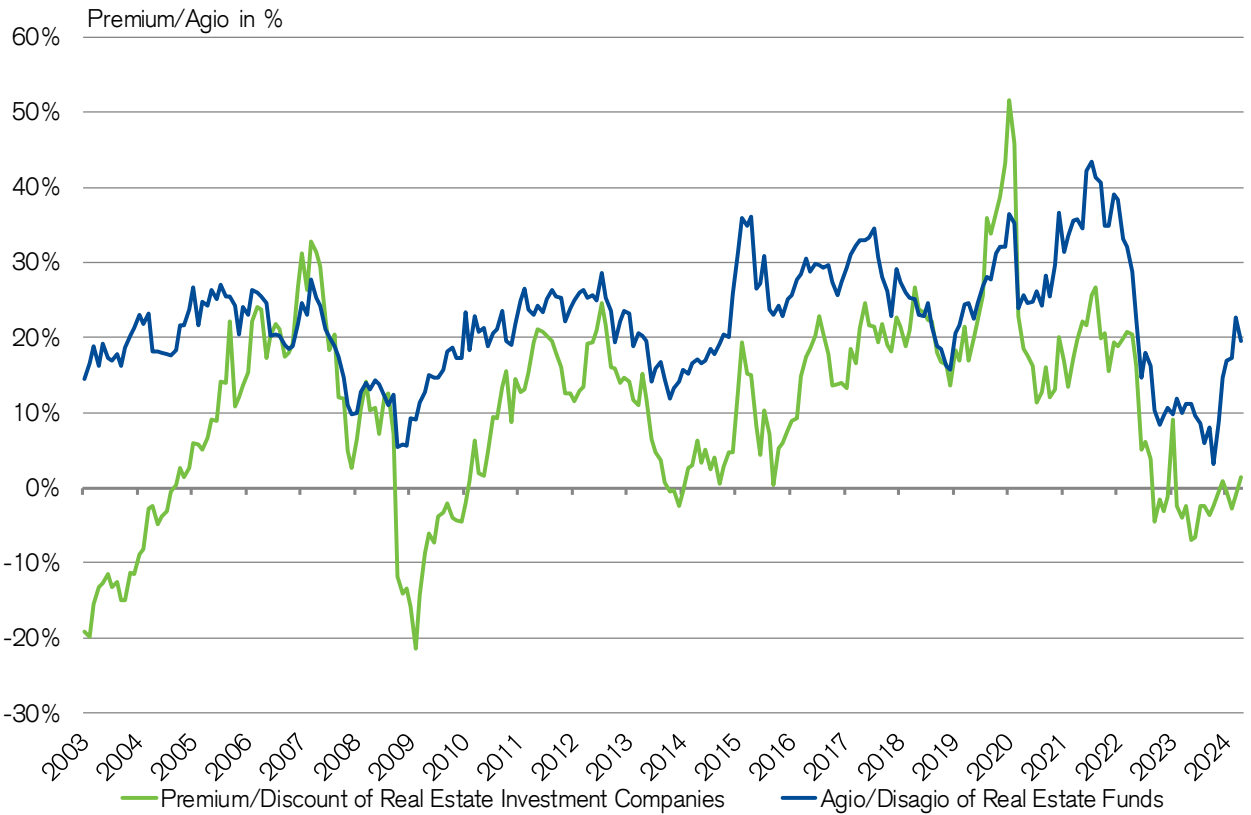


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Historical development of Premiums and Agios

Swiss Real Estate investment companies vs. Real Estate funds

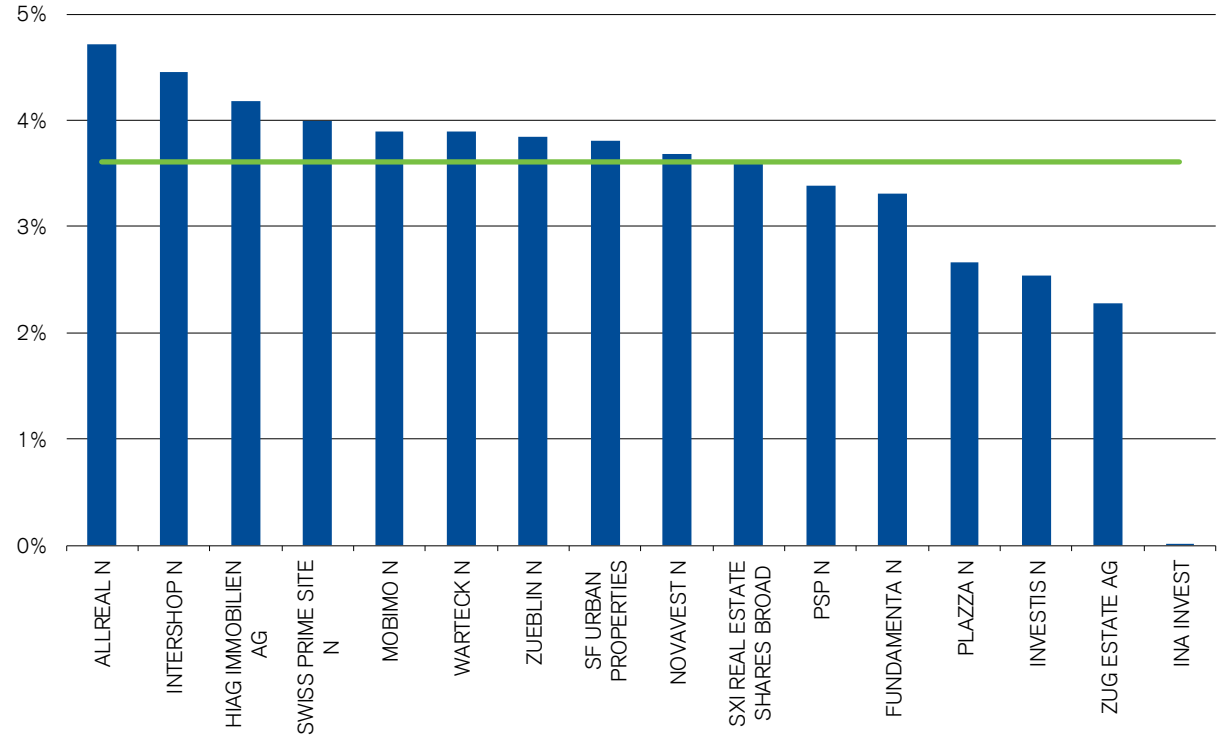


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Distribution yield of Real Estate investment companies

Distribution per share compared to the share price



Source: Credit Suisse, Datastream, last annual and semi-annual reports of the companies. Data as of 30.04.2024.
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Swiss Real Estate investment companies at a glance

Name	Price 30.04.2024	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	85.10	91.10	75.60	-1.5%	9.4%	4.8%	14.3%	82.95	2.6%	4.0%	217.4	6'528.8	
PSP N	113.90	119.80	96.90	0.1%	12.0%	5.2%	16.9%	111.26	2.4%	3.4%	166.6	5'224.4	
ALLREAL N	148.60	160.00	141.60	3.4%	-1.7%	2.1%	14.2%	149.51	-0.6%	4.7%	63.0	2'465.7	
MOBIMO N	257.00	269.50	233.00	2.3%	11.7%	5.8%	14.7%	250.94	2.4%	3.9%	39.0	1'866.3	
INTERSHOP I	123.40	648.00	122.60	4.8%	2.6%	9.7%	11.6%	90.44	36.4%	4.5%	11.4	673.5	
ZUG ESTATE AG	1800.00	1890.00	1500.00	14.9%	4.5%	2.0%	15.2%	2014.96	-10.7%	2.3%	3.1	544.1	
FUNDAMENTA	16.60	17.25	15.70	2.2%	4.1%			16.21	2.4%	3.3%	2.8	499.0	
PLAZZA N	301.00	318.00	296.00	3.0%	-2.3%	6.0%	7.3%	338.55	-11.1%	2.7%	2.5	392.9	
HIAG IMMOBILIEN AG	74.20	83.00	71.00	-3.2%	-3.7%	-8.5%	14.4%	113.10	-34.4%	4.2%	7.7	341.1	
WARTECK N	1800.00	2070.00	1780.00	-2.7%	-8.2%	2.0%	10.9%	1649.53	9.1%	3.9%	3.8	301.4	
NOVAVEST N	34.00	39.70	33.00	0.5%	-4.8%			42.21	-19.5%	3.7%	2.0	262.2	
INVESTIS	98.60	101.50	90.40	3.6%	4.0%	11.7%	12.1%	90.34	9.1%	2.5%	5.1	282.5	
SF URBAN PROPERTIES	94.60	96.00	83.00	5.6%	14.2%	4.8%	12.0%	110.78	-14.6%	3.8%	1.5	258.2	
EPIC N	73.80	73.80	60.00					77.92	-5.3%	0.0%	0.0	208.8	
INA INVEST N	18.50	18.95	16.80	6.0%	1.4%			22.88	-19.1%	0.0%	1.0	107.5	
ZUEBLIN N	26.00	29.00	23.80	0.0%	0.0%	2.7%	21.6%	41.80	-37.8%	3.8%	0.3	40.7	
SXI REAL ESTATE SHARES BROAD				0.9%	7.3%	4.6%	11.9%			1.4%	3.6%	527.2	19'996.9

Source: Credit Suisse, Datastream, last annual and semi-annual reports of the companies. Data as of 30.04.2024.

¹ Monthly turnover – average of the last 12 months

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Global Real Estate

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