

CS 1a Immo PK



Fund information

Real estate direct

3'601.33

Fund total net assets, CHF in millions

Share class TNA, CHF in millions	Share class NAV, CHF	Management fee p.a. ¹
3'601.33	1'273.51	0.35%

MTD (net) return	QTD (net) return	YTD (net) return
0.30%	0.61%	25.47%
Bench. 0.31%	Bench. 0.56%	Bench. 7.47%

Fund details

Investment Manager	Sascha Paul
Fund launch date	29.10.1999
Share class launch date	29.10.1999
Share class	A
Share class currency	CHF
Distribution policy	Distributing
Fund domicile	Switzerland
ISIN	CH0008443035
Benchmark	KGAST Immo-Index Gemischt (TR)

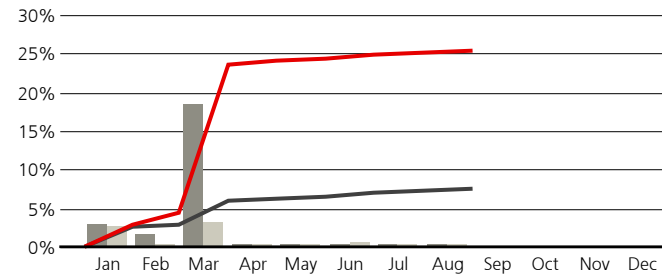
Investment Policy

The fund invests in high-quality residential properties, mixed residential and commercial properties and commercial /industrial premises as well as in projects with earning or value creation potential. The portfolio comprises modern, recently built properties and is widely diversified in terms of location, utilisation and tenant structure. The fund is open to tax-exempt domestic employee benefits insurance plans and tax-exempt domestic social insurance and compensation funds. It is exempt from taxes on income and capital at fund level.

Investing involves risk including the risk of loss of capital. Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.

Performance overview - monthly & cumulative

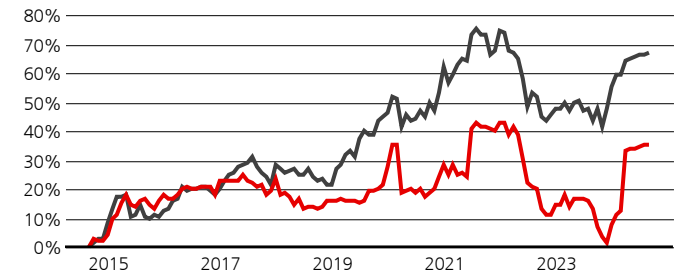
since 01.01.2024



■ Portfolio net - monthly return
■ Benchmark - monthly return
— Portfolio net - cumulative return
— Benchmark - cumulative return

Performance overview - cumulative

since 01.09.2014



— Portfolio net - cumulative return
— Benchmark - cumulative return

Until **31.03.2024**, the Fund had different characteristics and performance was achieved under circumstances that no longer apply. Change to NAV based product as per 31.03.2024. Reference index change on 01.04.2024 – old: SXI Real Estate Funds Broad (TR), new: KGAST Immo-Index Gemischt (TR).

Performance overview - monthly & YTD

since 01.01.2024, in %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Portfolio net	2.96	1.44	18.32	0.31	0.31	0.31	0.31	0.30					25.47
Benchmark	2.46	0.33	3.04	0.26	0.24	0.40	0.25	0.31					7.47
Relative net	0.49	1.10	15.28	0.05	0.07	-0.09	0.06	-0.01					18.00

¹ 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 individuals mentioned above only conduct regulated activities in the jurisdiction(s) where they are properly licensed, where relevant.

ESG stands for environmental (E), social (S), and governance (G).

Please find the definition of all the acronyms/terms used in this document in the Glossary. Additional important information can be found at the end of the document.

Performance overview - yearly

since 01.01.2015, in %

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Portfolio net	13.41	4.14	0.09	-5.89	9.93	0.76	11.04	-19.49	-6.07	25.47
Benchmark	4.17	6.84	6.59	-5.33	20.66	10.81	7.32	-15.17	5.03	7.47
Relative net	9.24	-2.71	-6.50	-0.56	-10.73	-10.05	3.72	-4.33	-11.10	18.00

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Performance overview

in %

	Rolling Returns		Annualized Returns		
	1 months	3 months	1 year	3 years	5 years
Portfolio net	0.30	0.92	19.43	-1.53	2.52
Benchmark	0.31	0.96	16.13	-1.26	3.81
Relative net	-0.01	-0.04	3.31	-0.27	-1.29

Risk overview - ex post

in %

	Annualized risk, in %		
	1 year	3 years	5 years
Portfolio volatility	21.07	14.49	14.62
Benchmark volatility	8.69	9.15	9.47
Tracking error	19.79	12.08	11.11

Key figures per last financial statement

as of 31.03.2024

	Portfolio	Portfolio	
Return on invested capital (ROIC)	1.66%	Total Expense Ratio (TERrefGAV)	0.52%
Return on investment (ROI)	2.22%	Rent default rate	5.55%
Total fund assets (GAV)	5'035.90	Debt financing ratio	25.61%
EBIT-margin	74.93%	Return on equity (ROE)	2.17%

Potential Risks

The Fund's risk and reward profile does not reflect the risk inherent in future circumstances that differ from what the Fund has experienced in the recent past. This includes the following events which are rare but can have a large impact.

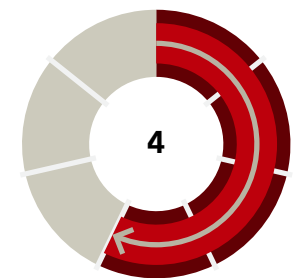
- Operational risk: Deficient processes, technical failures or catastrophic events may cause losses.
- Sustainability risks: Sustainability risks are environmental, social or governance events or conditions that can have a material negative effect on the return, depending on the relevant sector, industry and company exposure.
- Liquidity risk: Swiss real estate funds can be redeemed on a yearly basis. The fund management company does not ensure regular exchange or over-the-counter trading of the real estate fund units. The units have limited liquidity in line with the nature of a real estate fund. Redemption period in line with fund prospectus. Please find the details about redemption frequency in Key facts section.

The product's investment objectives, risks, charges and expenses, as well as more complete information about the product, are provided in the prospectus (or relevant offering document), which should be read carefully before investing.

Investors may lose part or all of their invested amount. 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. The full offering documentation including complete information on risks may be obtained free of charge from a UBS client advisor, representative, or, where applicable, via Fundsearch (credit-suisse.com/fundsearch).

Risk profile²

PRIIP SRI



Larger values (up to 7) indicate higher risk while lower values (up to 1) indicate lower risk.

Asset breakdown by property type

In % of total economic exposure

	Portfolio	Portfolio
Appartments	31.60%	
Office	27.30%	
Retail	16.80%	
Parking	5.80%	
Hotels, cinemas, restaurants	6.00%	
Warehouses	7.70%	
Leisure	0.65%	
Logistics	1.65%	
Others	2.50%	

Asset breakdown by region

In % of total economic exposure

	Portfolio	Portfolio
Region Zurich	36.80%	
Region Lake Geneva	23.05%	
Region North-West Switzerland	18.55%	
Region Central Switzerland	10.95%	
Region Southern Switzerland	3.30%	
Region Eastern Switzerland	3.25%	
Region Western Switzerland	2.35%	
Bern	1.75%	

Fund Statistics - ex post

	3 years Portfolio	5 years Portfolio
Information ratio	0.02	-0.06
Maximum drawdown, in %	-29.11	-29.13

² The risk indicator assumes you keep the Product for 7 years. The actual risk can vary significantly if you redeem at an early stage and you may get back less. The Summary Risk Indicator is a guide to the level of risk of this Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the markets. Be aware of currency risk if your reference currency differs from the currency of the Product. You may receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. Investors shall note that the Product may be exposed to further risks such as operational, counterparty, political, sustainability and legal risks that are not included in the Summary Risk Indicator. This Product does not include any protection from future market performance so you could lose some or all of your investment.

Key identifiers

Instrument Name	Credit Suisse 1a Immo PK A
ISIN	CH0008443035
Bloomberg ticker	CS1AIPK SW
Valor no.	844303
Benchmark	KGAST Immo-Index Gemischt (TR)
Benchmark Bloomberg ticker	WUPIIMU

Key facts

Fund management company	UBS Fund Management (Switzerland) AG
UCITS	No
Accounting year end	30. September
Securities lending	No
Ongoing charges ³	0.82%
Redemption frequency	yearly
Distribution frequency	annually
Cut-off time	15:00 CET

ESG Approach⁴

This fund promotes environmental, social and governance (ESG) characteristics. It applies the CSAM Sustainable Investing Policy (www.credit-suisse.com/esg) to combine ESG factors with traditional financial analysis to make an ESG adjusted risk-return assessment, which serves as the basis for the portfolio construction. For further information about the ESG investment criteria and the sustainability-related aspects of the fund please consider the legal and regulatory documents of the fund (such as, e.g., the prospectus) and visit www.credit-suisse.com/esg. In addition to sustainability-related aspects, the decision to invest in the fund should take into account all objectives and characteristics of the fund as described in its prospectus, or in the information which is to be disclosed to investors in accordance with applicable regulations.

ESG overview

Source: GRESB (2023)



The fund participates in the Global Real Estate Sustainability Benchmark (GRESB) to evaluate the ESG performance in comparison with the fund's peer group and the real estate market.

G R E S B
★★★★☆ 2023

Note: For further information about GRESB, please refer to the glossary.

GRESB ESG scoring per pillar

GRESB results by ESG breakdown. Maximum values are 62 for environmental score, 18 for social score and 20 for governance score. Source: GRESB (2023)

	Fund	Peer group	GRESB average	Max. score	Fund Peer group GRESB average
Environmental Scores	42	45	41	62	
Social scores	18	18	16	18	
Governance scores	20	19	18	20	

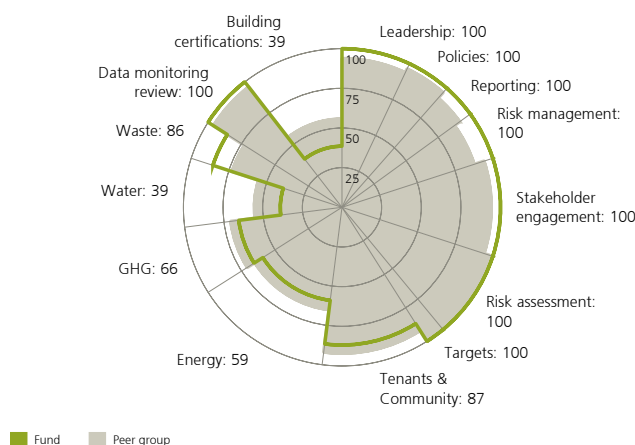
Note: For further information about GRESB, please refer to the glossary.

GRESB total ESG scoring

GRESB results by total score, from 0-100. Source: GRESB (2023)

	Score	Score
Fund score	79	
Peer group score	82	
GRESB average score	75	

GRESB rating categories



Portfolio GRESB results by rating categories, from 0-100 (green line and labels). Assessment against peer group average (grey shading). Source: GRESB (2023)

³ 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.

⁴ Classification under the CS Sustainable Investment Framework reflects assessment at time of writing and may be subject to change.

Glossary

Annualized return	A measure of how much an investment has increased on average each year during a specific period.
Annualized risk	Annualized risk is a statistic, which is used to measure the risk of a fund by describing the range of returns, which were achieved in the observation period are most likely to be achieved. Greater volatility implies greater risk.
EBIT	Earnings Before Interest and Taxes
Distributing	Payment of an investment fund to distribute the income generated to its unit holders.
Greenhouse gas (GHG) emissions	Scope 1 emissions are generated by a company directly from owned or controlled sources such as the burning of fuels (stationary or mobile), industrial processes, etc. Scope 2 emissions are indirect emissions, primarily those associated with the electricity consumed by a company. Scope 3 emissions are all other indirect emissions associated with a company's operations, such as business travel, waste generated, and products both upstream (in the supply chain) and downstream (use of the products and end of life). Scope 3 emissions typically account for the largest proportion of a company's emissions.
GRESB	Global Real Estate Sustainability Benchmark - a benchmark to assess environmental, social, and governance criteria (ESG) for real estate funds and real estate companies. Chart: GRESB Stars demonstrate the ESG quality of the fund, as a maximum 5 stars are potentially achievable. Tables: A "peer group" score represents the average score of the peer group assigned GRESB. A "GRESB average" score represents the average score of all benchmark participants. Source: www.gresb.com
ESG aware	This product undertakes investments that explicitly assess and integrate the sustainability characteristics of companies in the investment process.
Ex post	Refers to metrics based on historical data
Information ratio	This statistic measures how much a fund's out-performance may be attributed to manager skill as oppose to market movement. A high Information Ratio infers more manager skill than a low value would suggest.
Maximum drawdown	Represents the worst possible result (in percentage terms) that occurred during the period being analyzed.
MTD	Month-to-date
NAV	Net Asset Value
Ongoing Charges	For a maximum of 12 months from fund fiscal year end and since inception, the ongoing charges figure is based on estimated expenses. After that, the ongoing charges correspond to the TER of the last annual report. It excludes performance fees and portfolio transaction costs, except in the case of an entry/exit charge paid by the fund when buying or selling shares/units in another collective investment undertaking.
QTD	Quarter-to-date
TNA	Total Net Assets
Tracking error	Measure of the deviation of the return of a fund compared to the return of a benchmark over a fixed period of time.
YTD	Year-to-date

Warning statements

Asset breakdown	Indicative allocation may change over time. All holdings are shown strictly for information purposes only and do not constitute investment recommendations of UBS. Please note that this does not constitute an offer or a solicitation to buy or sell any interest or any investment.
Performance start date	Performance calculation and presentation start with the first full month of an invested strategy. This can lead to a difference in launch and performance start dates.
PRIIP SRI	The Summary Risk Indicator is a guide to the level of risk of this Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the markets.

For marketing and information purposes by UBS.

For qualified investors only.

UBS Group funds under Swiss law.

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Before investing in a product please read the latest prospectus and key information document carefully and thoroughly.

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More explanations of financial terms can be found at ubs.com/glossary.

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