

CS Real Estate Fund LivingPlus



Fund information

Real estate direct

2'314.40

Fund total net assets, CHF in millions

Share class TNA, CHF in millions	Market price	Management fee p.a. ¹
2'314.40	147.00	0.49%

MTD (net) return	QTD (net) return	YTD (net) return
-0.34%	-1.01%	4.91%
Bench. -0.09%	Bench. 2.00%	Bench. 7.03%

Fund details

Investment Manager	Jessica Lindauer
Fund launch date	05.12.2007
Share class launch date	05.12.2007
Share class	A
Share class currency	CHF
Distribution policy	Distributing
Fund domicile	Switzerland
ISIN	CH0031069328
Benchmark	SXI Real Estate Funds Broad (TR)

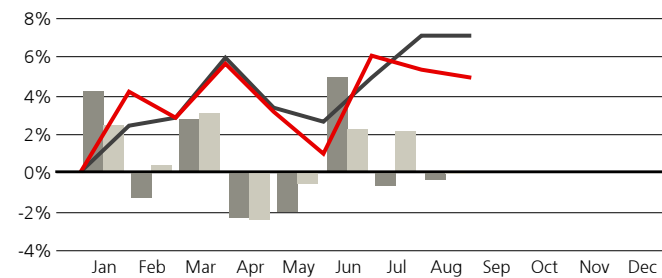
Investment Policy

This fund invests in real estate for seniors, modern forms of housing that offer integrated services, as well as in forward-looking residential concepts at attractive locations throughout Switzerland. It provides institutional and private investors with access to a diversified portfolio of residential properties that offer modern usage and service concepts. The fund is listed on the SIX Swiss Exchange. The fund's currency is the Swiss franc. The fund takes direct ownership of the properties; unit holders are therefore not liable for Swiss income or wealth tax on the portion of the fund's assets that is invested in real estate.

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

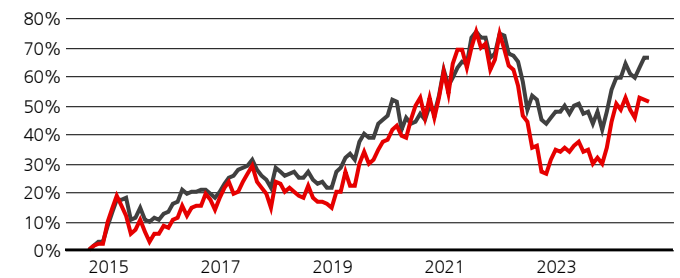
since 01.01.2024



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

Performance overview - cumulative

since 01.09.2014



— Portfolio net - cumulative return
— Benchmark - cumulative return

Performance overview - monthly & YTD

since 01.01.2024, in %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Portfolio net	4.18	-1.34	2.76	-2.36	-2.08	4.95	-0.67	-0.34					4.91
Benchmark	2.46	0.33	3.04	-2.47	-0.61	2.20	2.09	-0.09					7.03
Relative net	1.72	-1.67	-0.27	0.11	-1.46	2.75	-2.76	-0.25					-2.11

Performance overview - yearly

since 01.01.2015, in %

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Portfolio net	-1.54	9.16	4.50	-7.41	20.54	16.95	8.20	-22.77	6.90	4.91
Benchmark	4.17	6.84	6.59	-5.33	20.66	10.81	7.32	-15.17	5.03	7.03
Relative net	-5.71	2.32	-2.10	-2.08	-0.12	6.14	0.89	-7.60	1.88	-2.11

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

in %

	Rolling Returns		Annualized Returns		
	1 months	3 months	1 year	3 years	5 years
Portfolio net	-0.34	3.89	16.71	-3.80	3.15
Benchmark	-0.09	4.24	15.65	-1.39	3.73
Relative net	-0.25	-0.35	1.06	-2.41	-0.58

Key figures per last financial statement

as of 31.12.2023

	Portfolio
Return on invested capital (ROIC)	1.19%
Return on investment (ROI)	1.28%
Total Expense Ratio (TERrefMV)	0.73%
Total fund assets (GAV)	3'143.90
Market capitalization (in mil.)	2'992.60
Distribution yield	2.51%

Risk overview - ex post

in %

	Annualized risk, in %		
	1 year	3 years	5 years
Portfolio volatility	10.90	11.58	11.88
Benchmark volatility	9.65	9.43	9.64
Tracking error	5.83	7.83	8.14

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.

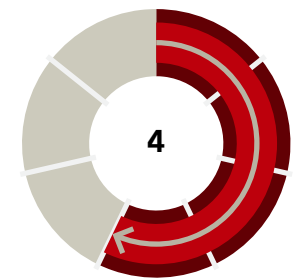
- Operational risk: Deficient processes, technical failures or catastrophic events may cause losses.
- Sustainability risks: Sustainability risks are environmental, social or governance events or conditions that can have a material negative effect on the return, depending on the relevant sector, industry and company exposure.
- Liquidity risk: Swiss real estate funds can be redeemed on a yearly basis. However, the funds are listed on the SIX Swiss Exchange and can be traded on a daily basis, much like equities and ETFs. The difference between the NAV and the secondary market price is the premium or discount. 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	70.65%	<div style="width: 70.65%;"></div>
Office	3.95%	<div style="width: 3.95%;"></div>
Retail	3.00%	<div style="width: 3.00%;"></div>
Parking	5.50%	<div style="width: 5.50%;"></div>
Hotels, cinemas, restaurants	6.35%	<div style="width: 6.35%;"></div>
Warehouses	0.65%	<div style="width: 0.65%;"></div>
Leisure	1.80%	<div style="width: 1.80%;"></div>
Others	8.10%	<div style="width: 8.10%;"></div>

Fund Statistics - ex post

	3 years	5 years
	Portfolio	Portfolio
Information ratio	-0.29	-0.04
Maximum drawdown, in %	-27.65	-28.04

Asset breakdown by region

In % of total economic exposure

	Portfolio	Portfolio
Region North-West Switzerland	34.85%	<div style="width: 34.85%;"></div>
Region Zurich	17.20%	<div style="width: 17.20%;"></div>
Bern	13.20%	<div style="width: 13.20%;"></div>
Region Lake Geneva	12.65%	<div style="width: 12.65%;"></div>
Region Southern Switzerland	6.25%	<div style="width: 6.25%;"></div>
Region Central Switzerland	5.90%	<div style="width: 5.90%;"></div>
Region Eastern Switzerland	5.00%	<div style="width: 5.00%;"></div>
Region Western Switzerland	4.95%	<div style="width: 4.95%;"></div>

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 Real Estate Fund LivingPlus A
ISIN	CH0031069328
Bloomberg ticker	CSLP SW
Valor no.	3106932
Benchmark	SXI Real Estate Funds Broad (TR)
Benchmark Bloomberg ticker	SWIIT

Key facts

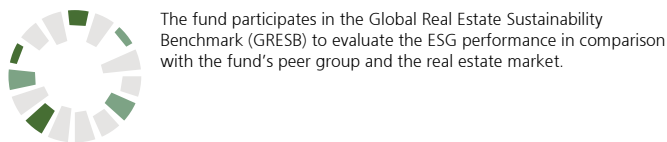
Fund management company	UBS Fund Management (Switzerland) AG
UCITS	No
Accounting year end	31. December
Securities lending	No
Ongoing charges ³	0.73%
Redemption frequency	yearly
Distribution frequency	annually
Last distribution	11.03.2024
Distribution value	3.60
Distribution currency	CHF
Cut-off time	12:00 CET
Market price	147.00
Premium / discount	32.46%
Share class NAV	110.98

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)



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	46	44	41	62	
Social scores	18	17	16	18	
Governance scores	20	18	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	83	
Peer group score	78	
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.

UBS Group funds under Swiss law.

Arrangements for marketing fund units mentioned in this document may be terminated at the initiative of the management company of the fund(s).

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

Any decision to invest should take into account all the characteristics or objectives of the fund as described in its prospectus, or similar legal documentation. Investors are acquiring units or shares in a fund, and not in a given underlying asset such as building or shares of a company. The information and opinions contained in this document have been compiled or arrived at based upon information obtained from sources believed to be reliable and in good faith, but is not guaranteed as being accurate, nor is it a complete statement or summary of the securities, markets or developments referred to in the document. Members of the UBS Group may have a position in and may make a purchase and / or sale of any of the securities or other financial instruments mentioned in this document. Units of UBS Group funds mentioned herein may not be eligible for sale in all jurisdictions or to certain categories of investors and may not be offered, sold or delivered in the United States. The information mentioned herein is not intended to be construed as a solicitation or an offer to buy or sell any securities or related financial instruments. Past performance is not a reliable indicator of future results. The calculated performance takes all costs on the fund level into consideration (ongoing costs). The entry and exit costs, which would have a negative impact on the performance, are not taken into consideration. If whole or part of the total costs to be paid is different from your reference currency, the costs may increase or decrease as a result of currency and exchange rate fluctuations.

Commissions and costs have a negative impact on the investment and on the expected returns. If the currency of a financial product or financial service is different from your reference currency, the return can increase or decrease as a result of currency and exchange rate fluctuations. This information pays no regard to the specific or future investment objectives, financial or tax situation or particular needs of any specific recipient. Future performance is subject to taxation which depends on the personal situation of each investor and which may change in the future. The details and opinions contained in this document are provided by UBS without any guarantee or warranty and are for the recipient's personal use and information purposes only. This document may not be reproduced, redistributed or republished for any purpose without the written permission of UBS Asset Management Switzerland AG or a local affiliated company. Source for all data and charts (if not indicated otherwise): UBS Asset Management.

This document contains statements that constitute "forward-looking statements", including, but not limited to, statements relating to our future business development. While these forward-looking statements represent our judgments and future expectations concerning the development of our business, a number of risks, uncertainties and other important factors could cause actual developments and results to differ materially from our expectations.

Switzerland: Prospectuses, key information document, the articles of association or the management regulations as well as annual and semi-annual reports of UBS funds are available in a language required by the local applicable law free of charge from UBS Asset Management Switzerland AG, c/o UBS AG, Bahnhofstrasse 45, 8001 Zurich or from UBS Fund Management (Switzerland) AG, P.O. Box, CH-4002 Basel.

Important information about sustainable investing strategies

Sustainable investing strategies aim to consider and incorporate environmental, social and governance (ESG) factors into investment process and fund construction. Strategies across geographies and styles approach ESG analysis and incorporate the findings in a variety of ways. Incorporating ESG factors or sustainable investing considerations may inhibit UBS's ability to participate in or to advise on certain investment opportunities that otherwise would be consistent with the Client's investment objectives. The returns on a fund consisting primarily of sustainable investments may be lower or higher than funds where ESG factors, exclusions, or other sustainability issues are not considered by UBS, and the investment instruments available to such funds may differ. Companies, product issuers and/or manufacturers may not necessarily meet high performance standards on all aspects of ESG or sustainable investing issues.

Although UBS Asset Management information providers, including without limitation, MSCI ESG Research LLC and its affiliates (the "ESG Parties"), obtain information from sources they consider reliable, none of the ESG Parties warrants or guarantees the originality, accuracy and/or completeness of any data herein. None of the ESG Parties makes any express or implied warranties of any kind, and the ESG Parties hereby expressly disclaim all warranties of merchantability and fitness for a particular purpose, with respect to any data herein. None of the ESG Parties shall have any liability for any errors or omissions in connection with any data herein. Further, without limiting any of the foregoing, in no event shall any of the ESG Parties have any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) even if notified of the possibility of such damages.

Certain information contained herein (the "Information") is sourced from/copyright of MSCI ESG Research LLC (a Registered Investment Adviser under the Investment Advisers Act of 1940), or its affiliates (including MSCI Inc. and its subsidiaries ("MSCI")), or third party suppliers (together with MSCI & MSCI ESG, the "ESG Parties") and may have been used to calculate scores, ratings or other indicators. It may not be reproduced or disseminated in whole or part without prior written permission. The Information has not been submitted to, nor received approval from, the US SEC or any other regulatory body. The Information may not be used to create any derivative works, or in connection with, nor does it constitute, an offer to buy or sell, or a promotion or recommendation of, any security, financial instrument or product, trading strategy, or index, nor should it be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. Some funds may be based on or linked to MSCI indexes, and MSCI may be compensated based on the fund's assets under management or other measures. MSCI has established an information barrier between equity index research and certain Information. None of the Information in and of itself can be used to determine which securities to buy or sell or when to buy or sell them. The Information is provided "as is" and the user assumes the entire risk of any use it may make or permit to be made of the Information. No ESG Party warrants or guarantees the originality, accuracy and/or completeness of the Information and each expressly disclaims all express or implied warranties. No ESG Party shall have any liability for any errors or omissions in connection with any Information herein, or any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) even if notified of the possibility of such damages.

A summary of investor rights in English can be found online at: ubs.com/funds.
More explanations of financial terms can be found at ubs.com/glossary.

© UBS 2024. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.