

Credit Suisse Swiss Real Estate Securities Fund CHF IB

Fund Fact Sheet

Real Estate > Switzerland

Fund description

- The broadly diversified portfolio (30–40 securities) is made up of Swiss real estate funds and real estate stocks.
- The real estate funds are listed and invest mainly in residential properties in Switzerland.
- The real estate stocks are also listed and invest almost exclusively in office buildings and retail space in Switzerland.

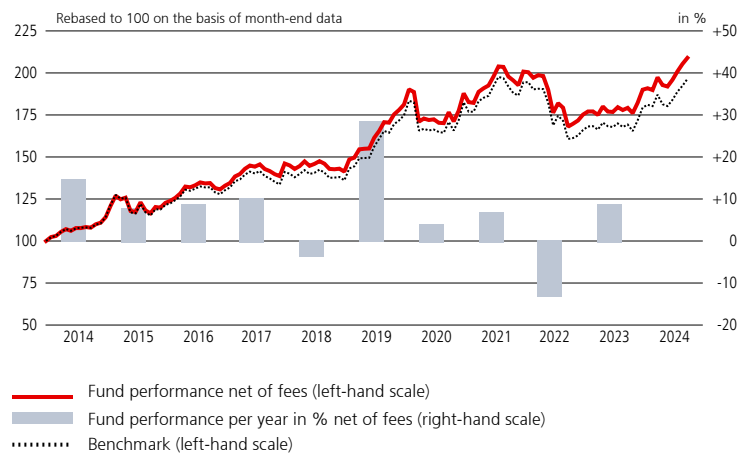
Name of fund	Credit Suisse (CH) Swiss Real Estate Securities Fund
Share class	Credit Suisse (CH) Swiss Real Estate Securities Fund IB
ISIN	CH0110177422
Securities no.	11 017 742
Bloomberg	CSSWREI SW
Currency of fund / share class	CHF/CHF
Launch date	16.04.2010
Swing pricing	yes
Accounting year end	31 May
Benchmark	SXI Swiss Real Estate (TR) in CHF
Distribution	Reinvestment
Management fee p.a.	0.60%
Minimum investment	–
Ongoing costs p.a. ¹	1.09%
Name of the Management Company	UBS Fund Management (Switzerland) AG
Fund domicile	Switzerland

¹ As at 03.09.2024, without transaction costs

Fund Statistics

Net asset value (CHF, 30.09.2024)	2 349.95
Last 12 months (CHF) – high	2 356.57
– low	1 978.49
Total fund assets (CHF m)	364.04
Share class assets (CHF m)	31.74

Performance (basis CHF, net of fees)¹



Past performance is not a reliable indicator of future results.

in %	2021	2022	2023	2024 YTD ²	Sep. 2024	LTD ³	Ø p.a. 3 years	Ø p.a. 5 years
Fund (CHF)	6.89	-12.75	8.46	9.71	1.77	151.44	1.77	4.12
Benchmark ⁴	6.48	-14.60	8.09	9.46	2.13	136.71 ⁵	0.78	3.62

The performance shown does not take account of any commissions, entry or exit charges.

¹ These figures refer to the past. **If the currency of a financial product, financial service or its costs is different from your reference currency, the return and/or costs can increase or decrease as a result of currency fluctuations.** Source for all data and chart (if not indicated otherwise): UBS Asset Management.

² YTD: year-to-date (since beginning of the year)

³ LTD: launch-to-date

⁴ Reference Index in currency of share class (without costs)

⁵ Since end of launch month

in %	04.2024	05.2024	06.2024	07.2024	08.2024	09.2024
Fund (CHF)	-2.31	-0.45	2.08	2.54	2.19	1.77
Benchmark	-3.02	-0.61	2.05	2.64	1.85	2.13

Key Figures

	2 years	3 years	5 years
Beta	0.94	0.96	0.98
Correlation	0.99	0.99	0.99
Volatility ¹			
– Fund	6.29%	9.19%	10.02%
— Benchmark	6.63%	9.47%	10.18%
Tracking error (ex post)	1.12%	1.24%	1.10%
Information ratio	0.85%	0.86%	0.50%
Sharpe ratio	1.63	0.13	0.40
Risk free rate	1.28%	0.68%	0.15%
R2	0.97	0.98	0.99

¹ Annualised standard deviation

For more information

UBS Fund Infoline: 0800 899 899

Internet: www.ubs.com/funds

Contact your client advisor

Portfolio management representatives

Christoph Knecht

Michael Sahdo

Sandro Jäger

Credit Suisse Swiss Real Estate Securities Fund CHF IB

10 largest positions (%)

	Fund
UBS CH Property Fund - Swiss Mixed Sima	20.2
Swiss Prime Site AG	15.7
PSP Swiss Property AG	12.7
Credit Suisse Real Estate Fund Siat	7.6
Allreal Holding AG	5.7
UBS Property Fund - Swiss Residential Anfos	5.6
Mobimo Holding AG	4.6
CS Real Estate Fund LivingPlus	4.2
Swiss Life REF CH ESG Swiss Properties	4.0
Credit Suisse Real Estate Fund Green Property	3.5

Building use (%)

	Fund
Residential property	42.7
Commercial buildings	41.9

Benefits

Clients benefit from the experience, capabilities and network of the portfolio manager. By investing into the fund clients are given access to a diversified portfolio of real estate securities funds targeting to provide income-producing and capital growth exposure to the Swiss real estate market.

Geographic distribution of properties incl. buildings under construction/development sites (%)

	Fund
Canton Zurich	44.5
Region Northwest-Switzerland	15.7
Canton Geneva	9.7
Canton Vaud	9.4
Canton Bern	6.6
Innerschweiz	5.3
Ostschweiz	3.9
Südschweiz	2.4
Others West-Switzerland	2.0
Others	0.5

	Fund
Mixed buildings	15.4

Risks

All investments are subject to market fluctuations. Every fund has specific risks, which can significantly increase under unusual market conditions. Please consult your client advisor for more information on the investment risks of this product.

Please note that additional fees (e.g. entry or exit fees) may be charged. Please refer to your financial adviser for more details. Investors should read the Key Information Document, Prospectus and any applicable local offering document prior to investing and to get complete information of the risks. Investors are acquiring units or shares in a fund, and not in a given underlying asset such as building or shares of a company. For a definition of financial terms refer to the glossary available at www.ubs.com/am-glossary.

For marketing and information purposes by UBS. For professional clients / qualified investors only. UBS 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 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 Zürich or from UBS Fund Management (Switzerland) AG, P.O. Box, CH-4002 Basel. A summary of investor rights in English can be found online at www.ubs.com/funds. More explanations of financial terms can be found at www.ubs.com/am-glossary.

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