

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.

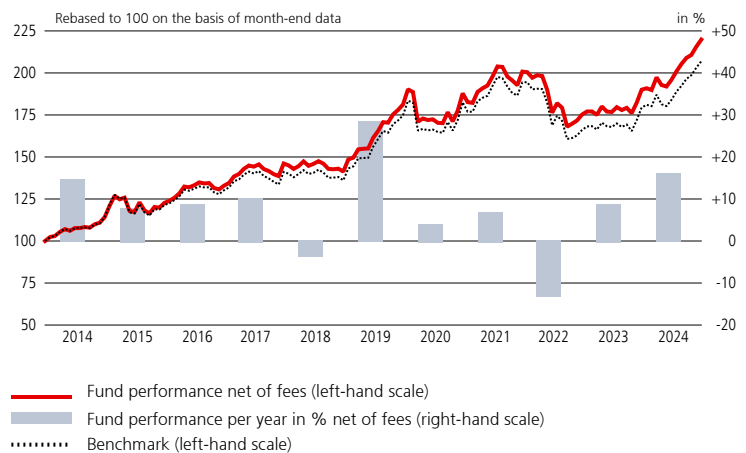
Name of fund	Credit Suisse (CH) Swiss Real Estate Securities Fund IB
Share class	Credit Suisse (CH) Swiss Real Estate Securities Fund IB
ISIN	CH0110177422
Securities no.	11 017 742
Bloomberg ticker	CSSWREI SW
Currency of fund / share class	CHF/CHF
Launch date	16.04.2010
Swing pricing	yes
Accounting year 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, 31.12.2024)	2 478.20
Last 12 months (CHF) – high	2 505.30
– low	2 133.65
Total fund assets (CHF m)	375.03
Share class assets (CHF m)	33.37

Performance (basis CHF, net of fees)¹



Past performance is not a reliable indicator of future results.

in %	2021	2022	2023	2024	Dec. 2024	LTD ³	Ø p.a. 3 years	Ø p.a. 5 years
Fund (CHF)	6.89	-12.75	8.46	15.70	2.17	165.16	3.07	3.94
Benchmark ⁴	6.48	-14.60	8.09	15.33	1.85	149.40 ⁵	2.11	3.44

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 %	07.2024	08.2024	09.2024	10.2024	11.2024	12.2024
Fund (CHF)	2.54	2.19	1.77	0.85	2.33	1.97
Benchmark	2.64	1.85	2.13	1.15	2.27	1.85

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	6.36%	8.96%	9.99%
– Benchmark	6.69%	9.24%	10.14%
Tracking error (ex post)	1.06%	1.07%	1.10%
Information ratio	0.35%	0.90%	0.46%
Sharpe ratio	1.68	0.25	0.37
Risk free rate	1.37%	0.80%	0.23%
R2	0.98	0.99	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

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10 largest positions (%)

Fund	
UBS CH Property Fund - Swiss Mixed Sima	19.7
Swiss Prime Site AG	16.2
PSP Swiss Property AG	12.8
UBS (CH) Property Fund - Swiss Residential "Siat"	7.4
Allreal Holding AG	5.7
UBS Property Fund - Swiss Residential Anfos	5.6
Mobimo Holding AG	4.8
UBS (CH) Property Fund - Direct LivingPlus	4.1
UBS (CH) Property Fund - Direct Green Property	3.8
Swiss Life REF CH ESG Swiss Properties	3.8

Building use (%)

Fund	
Commercial buildings	42.5
Residential property	41.8
Mixed buildings	15.7

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	15.3
Canton Vaud	10.0
Canton Geneva	10.0
Canton Bern	6.5
Innerschweiz	5.4
Ostschweiz	3.7
Südschweiz	2.3
Others West-Switzerland	2.0
Sonstiges Ausland	0.4

Sector exposure (%)

Fund	
Real estate	55.9
Corporates	44.0
Cash & Equivalents	0.2

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.

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