

# Credit Suisse Swiss Real Estate Securities Fund CHF EB

## 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.

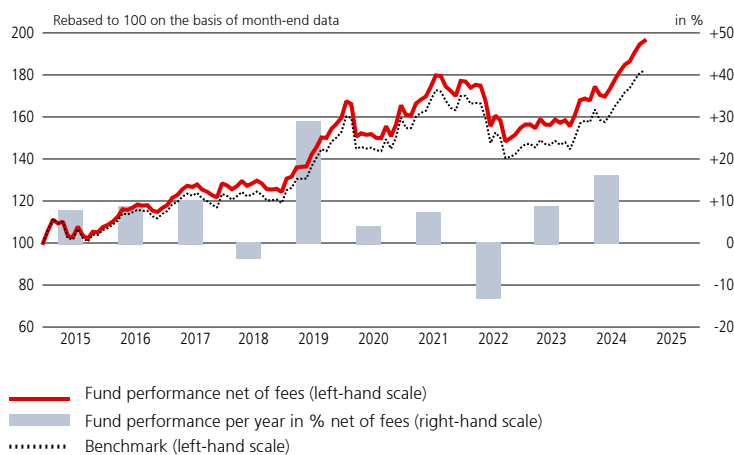
|                                 |  |
|---------------------------------|--|
| Name of fund                    | <b>Credit Suisse (CH) Swiss Real Estate Securities Fund EB</b> |
| Share class                     | Credit Suisse (CH) Swiss Real Estate Securities Fund EB        |
| ISIN                            | CH0214369099   |
| Securities no.                  | 21 436 909   |
| Bloomberg ticker                | CSSWREF SW   |
| Currency of fund / share class  | CHF/CHF  |
| Launch date                     | 31.05.2013   |
| Swing pricing                   | yes  |
| Accounting year end             | 31 May   |
| Benchmark                       | SXI Swiss Real Estate (TR) in CHF                              |
| Distribution                    | Reinvestment   |
| Management fee p.a.             | 0.50%  |
| Minimum investment              | –  |
| Ongoing costs p.a. <sup>1</sup> | 0.99%  |
| Name of the Management Company  | UBS Fund Management (Switzerland) AG                           |
| Fund domicile                   | Switzerland  |

<sup>1</sup> As at 03.09.2024, without transaction costs

### Fund Statistics

|                                   |          |
|-----------------------------------|----------|
| Net asset value (CHF, 31.01.2025) | 2 038.23 |
| Last 12 months (CHF) – high       | 2 083.83 |
| – low                             | 1 746.02 |
| Total fund assets (CHF m)         | 371.03   |
| Share class assets (CHF m)        | 81.92    |

### Performance (basis CHF, net of fees)<sup>1</sup>



Past performance is not a reliable indicator of future results.

| in %                   | 2022   | 2023 | 2024  | 2025 YTD <sup>2</sup> | Jan. 2025 | LTD <sup>3</sup> | Ø p.a. 3 years | Ø p.a. 5 years |
|------------------------|--------|------|-------|-----------------------|-----------|------------------|----------------|----------------|
| Fund (CHF)             | -12.66 | 8.56 | 15.82 | 0.91                  | 0.91      | 116.09           | 3.54           | 3.23           |
| Benchmark <sup>4</sup> | -14.60 | 8.09 | 15.33 | 0.67                  | 0.67      | 101.24           | 2.31           | 2.58           |

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

<sup>1</sup> 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.

<sup>2</sup> YTD: year-to-date (since beginning of the year)

<sup>3</sup> LTD: launch-to-date

<sup>4</sup> Reference Index in currency of share class (without costs)

| in %       | 08.2024 | 09.2024 | 10.2024 | 11.2024 | 12.2024 | 01.2025 |
|------------|---------|---------|---------|---------|---------|---------|
| Fund (CHF) | 2.20    | 1.78    | 0.86    | 2.33    | 1.97    | 0.91    |
| Benchmark  | 1.85    | 2.13    | 1.15    | 2.27    | 1.85    | 0.67    |

### Key Figures

|                          | 2 years | 3 years | 5 years |
|--------------------------|---------|---------|---------|
| Beta                     | 0.94    | 0.96    | 0.98    |
| Correlation              | 0.99    | 0.99    | 0.99    |
| Volatility <sup>1</sup>  |         |         |         |
| – Fund                   | 6.36%   | 8.97%   | 9.77%   |
| – Benchmark              | 6.68%   | 9.24%   | 9.93%   |
| Tracking error (ex post) | 1.05%   | 1.05%   | 1.10%   |
| Information ratio        | 0.70%   | 1.17%   | 0.59%   |
| Sharpe ratio             | 1.68    | 0.30    | 0.31    |
| Risk free rate           | 1.34%   | 0.83%   | 0.25%   |
| R2                       | 0.98    | 0.99    | 0.99    |

<sup>1</sup> Annualised standard deviation

### For more information

UBS Fund Infoline: 0800 899 899  
Internet: [www.ubs.com/funds](http://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 EB

## 10 largest positions (%)

| Fund  |      |
|---|------|
| UBS CH Property Fund - Swiss Mixed Sima           | 19.4 |
| Swiss Prime Site AG                               | 16.4 |
| PSP Swiss Property AG                             | 13.0 |
| UBS (CH) Property Fund - Swiss Residential "Siat" | 7.2  |
| Allreal Holding AG                                | 5.8  |
| UBS Property Fund - Swiss Residential Anfos       | 5.5  |
| Mobimo Holding AG                                 | 4.9  |
| UBS (CH) Property Fund - Direct LivingPlus        | 4.1  |
| UBS (CH) Property Fund - Direct Green Property    | 3.9  |
| Swiss Life REF CH ESG Swiss Properties            | 3.7  |

## Building use (%)

| Fund                 |      |
|----------------------|------|
| Commercial buildings | 42.6 |
| Residential property | 41.7 |
| Mixed buildings      | 15.7 |
| Others               | 0.0  |

## 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 | 15.2 |
| Canton Vaud                  | 10.1 |
| Canton Geneva                | 10.1 |
| Canton Bern                  | 6.5  |
| Innerschweiz                 | 5.4  |
| Ostschweiz                   | 3.6  |
| Südschweiz                   | 2.3  |
| Others West-Switzerland      | 2.0  |
| Others                       | 0.3  |

## Sector exposure (%)

| Fund               |      |
|--------------------|------|
| Real estate        | 55.4 |
| Corporates         | 44.6 |
| Cash & Equivalents | 0.0  |
| Others             | 0.0  |

## 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](http://www.ubs.com/am-glossary).

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