

CS Real Estate Fund LogisticsPlus

Fund information

Real estate direct

817.92

Fund total net assets, CHF in millions

Share class TNA, CHF in millions	Market price	Management fee p.a. ¹
817.92	103.00	0.50%

MTD (net) return	QTD (net) return	YTD (net) return
3.21%	0.98%	8.88%
Bench. 2.62%	Bench. 4.67%	Bench. 9.83%

Fund details

Investment Manager	Sascha Paul
Fund launch date	24.09.2014
Share class launch date	24.09.2014
Share class	A
Share class currency	CHF
Distribution policy	Distributing
Fund domicile	Switzerland
ISIN	CH0245633950
Benchmark	SXI Real Estate Funds Broad (TR)

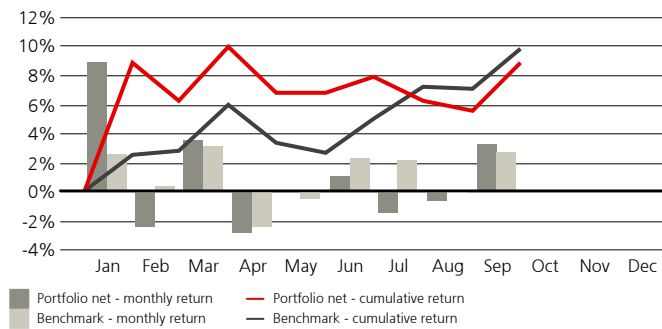
Investment Policy

The Credit Suisse Real Estate Fund LogisticsPlus (CS REF LogisticsPlus) is the first Swiss real estate fund to invest primarily in logistics buildings and logistics-related real estate in Switzerland. The fund focuses in particular on logistics and goods distribution centers (warehouses, handling facilities, high-bay warehouses) along with industrial buildings used for production and processing (light industrial) and data centers. The fund can also invest in vehicle dealerships (for cars, trucks, etc.), replacement parts warehouses, filling stations, parking garages, etc. Further possible investments include commercial properties and multifunctional buildings that are used for production, distribution, and logistics purposes, and may also be used for other business purposes. The fund has been listed on the SIX Swiss Exchange since 2020. It gives institutional and private investors access to a logistics portfolio. The fund takes direct ownership of the properties, which means that unit holders are not subject to 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.

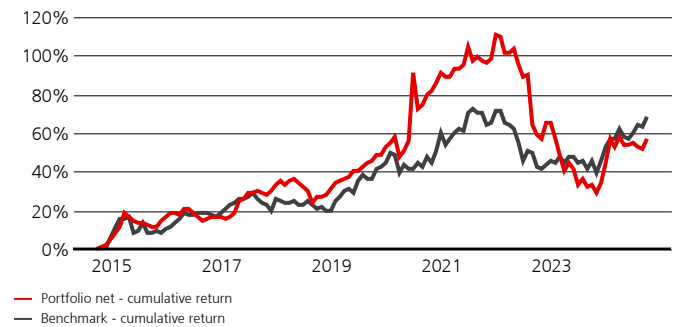
Performance overview - monthly & cumulative

since 01.01.2024



Performance overview - cumulative

since 01.10.2014



Performance overview - monthly & YTD

since 01.01.2024, in %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Portfolio net	8.88	-2.43	3.48	-2.88	0.00	0.99	-1.47	-0.70	3.21				8.88
Benchmark	2.46	0.33	3.04	-2.47	-0.61	2.20	2.09	-0.09	2.62				9.83
Relative net	6.42	-2.76	0.44	-0.41	0.61	-1.21	-3.56	-0.61	0.59				-0.95

Performance overview - yearly

since 01.01.2015, in %

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Portfolio net	11.25	-0.61	14.60	-1.19	16.25	24.73	10.60	-21.44	-12.98	8.88
Benchmark	4.17	6.84	6.59	-5.33	20.66	10.81	7.32	-15.17	5.03	9.83
Relative net	7.09	-7.46	8.00	4.13	-4.41	13.92	3.28	-6.28	-18.00	-0.95

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. 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	3.21	0.98	17.45	-7.30	1.46
Benchmark	2.62	4.67	15.32	-0.45	4.23
Relative net	0.59	-3.69	2.13	-6.85	-2.77

Key figures per last financial statement

as of 31.03.2024

	Portfolio
Return on invested capital (ROIC)	1.59%
Return on investment (ROI)	1.73%
Total Expense Ratio (TERrefMV)	0.78%
Total fund assets (GAV)	955.10
Market capitalization (in mil.)	832.00

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. Any decision to invest should take into account all the characteristics or objectives of the promoted fund as described in its prospectus, or similar legal documentation.

Asset breakdown by property type

In % of total economic exposure

	Portfolio	Portfolio
Logistics	46.75%	
Industry and production	11.75%	
Office	16.35%	
Warehouses	10.35%	
Parking	2.40%	
Others	12.40%	

Fund Statistics - ex post

	3 years Portfolio	5 years Portfolio
Information ratio	-0.55	-0.12
Maximum drawdown, in %	-38.57	-38.57

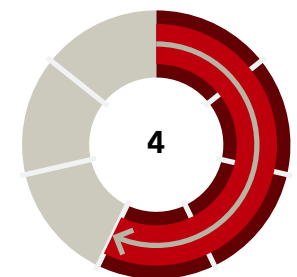
Risk overview - ex post

in %

	Annualized risk, in %		
	1 year	3 years	5 years
Portfolio volatility	13.71	14.90	16.79
Benchmark volatility	9.60	9.56	9.69
Tracking error	8.77	11.66	15.14

Risk profile²

PRIIP SRI



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

Asset breakdown by region

In % of total economic exposure

	Portfolio	Portfolio
Region North-West Switzerland	52.15%	
Region Zurich	32.95%	
Region Bern	4.65%	
Region Central Switzerland	4.15%	
Region Southern Switzerland	3.05%	
Region Western Switzerland	3.05%	

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 LogisticsPlus A
ISIN	CH0245633950
Bloomberg ticker	CSRELP SW
Valor no.	24563395
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	30. September
Securities lending	No
Ongoing charges ³	0.74%
Redemption frequency	yearly
Distribution frequency	annually
Last distribution	12.12.2023
Distribution value	3.50
Distribution currency	CHF
Cut-off time	12:00 CET
Market price	103.00
Premium / discount	0.74%
Share class NAV	102.24

The ESG-related information will be published in the annual report on the following website:
<https://www.ubs.com/ch/en/asset-management/distribution-partners/investment-solutions/real-estate/products.html>

In addition, the fund management company will publish a comprehensive sustainability report every year on the following website:
<https://www.ubs.com/ch/en/assetmanagement/capabilities/real-estate/sustainability.html>

Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.

Performance commentary

Different volumes were traded in July (CHF 6.7 million), August (CHF 9.2 million), and September (CHF 1.7 million), with September being exceptionally low. The monthly trading volume over the past twelve months was CHF 8.0 million.

The investment return as of the mid-financial year in March 2024 was 1.73%, while the rent default rate decreased to 1.37% compared to the first half of 2023. Rental income increased to CHF 22 million (previous year: CHF 20.8 million). The 2024 semi-annual report was published at the end of May 2024.

In August, the fund acquired a small, very well-located regional mail sorting center in Interlaken. The property is in very good condition and has approximately 1,600 square meters of rental space, which is still leased to Schweizer Post for another eight years.

Market comments

Logistics

The logistics segment has been on the rise in the global investment market for years and is also gaining attention in Switzerland, although it is still a niche market. However, significant yield compression has been observed in Switzerland, particularly in prime locations and for larger spaces. According to CBRE, prime yields for logistics in Switzerland fell from 5.5% to 3.7% between 2012 and 2022. While changes in monetary policy have led to an increase of 60 basis points in the logistics segment compared to the low point, returns have remained stable again since June 2023. While structural change – with the growth of the online market and deglobalization trends – supports the demand for logistics properties, the economic situation has a dampening effect here as well. According to CBRE, the supply ratio has only increased slightly from 2.4% in 2023 to 2.5% now. Supply is also concentrated on smaller spaces. Meanwhile, the shortage of large, modern, available spaces continues to drive prime rents higher, currently at CHF 220/m²/year.

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.

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.
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.

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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.

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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.

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