

CSIF (CH) I Real Estate Switzerland Blue ZB

Fund information

Equity

5'052'460'031

Fund total net assets in CHF

Share class TNA, CHF 3'120'626'162	Share class NAV, CHF 1'747.77	Ongoing charges ¹ 0.7719%
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MTD (net) return -0.61%	QTD (net) return -3.07%	YTD (net) return 2.67%
Bench. -0.61%	Bench. -3.07%	Bench. 2.67%

Fund details

Investment Manager	Credit Suisse Asset Management (Schweiz) AG, Index Solutions Team
Fund launch date	16.03.2005
Share class launch date	14.01.2008
Share class	ZB
Share class currency	CHF
Distribution policy	Accumulating
Fund domicile	Switzerland
ISIN	CH0036599816
Benchmark	SXI Real Estate Funds Broad (TR)

Investment Policy

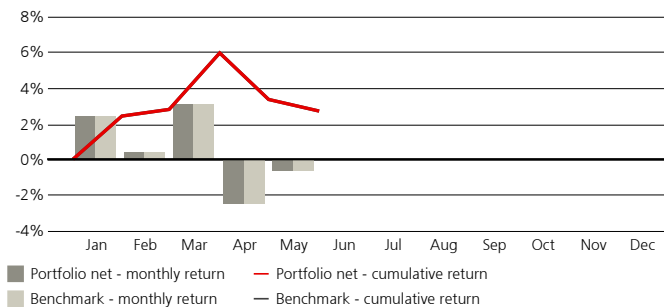
The fund is managed with an indexed method and is distinguished by broad diversification, low tracking errors, and low-cost management. The investment objective is to replicate the reference index as closely as possible and to minimize performance deviations from the benchmark. The fund invests in real estate funds represented in the SXI Real Estate Funds Broad Total Return Index. For the underlying real estate funds to qualify for the SXI Real Estate Funds, at least 3/4 of the assets or real estate stocks must be held in Switzerland.

The fund follows the exclusion recommendations of the Swiss Association for Responsible Investments (www.svk-asir.ch). The recommendations affect issuers whose conduct or products violate the normative criteria of SVK-ASIR, e.g. violations of international conventions or production of controversial weapons. This fund is not a sustainable fund and it does not integrate any environmental, social and governance (ESG) considerations into its investment process. The fund does not meet Credit Suisse Asset Management (CSAM) Sustainable Investing Policy, nor any specific client or investor sustainability preferences.

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.

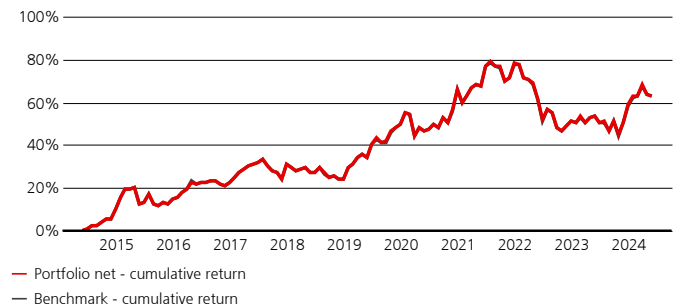
Performance overview - monthly & cumulative

since 01.01.2024



Performance overview - cumulative

since 01.06.2014



Performance overview - monthly & YTD

since 01.01.2024, in %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Portfolio net	2.46	0.33	3.04	-2.47	-0.61								2.67
Benchmark	2.46	0.33	3.04	-2.47	-0.61								2.67
Relative net	0.00	0.00	0.00	0.00	0.00								0.00

Performance overview

since 01.02.2008, in %

	Rolling Returns		Annualized Returns			
	1 months	3 months	1 year	3 years	5 years	ITD
Portfolio net	-0.61	-0.12	6.11	-0.91	3.98	5.50
Benchmark	-0.61	-0.13	6.14	-0.92	3.95	5.45
Relative net	0.00	0.00	-0.03	0.01	0.03	0.05

Risk overview - ex post

since 01.02.2008, in %

	Annualized risk, in %			
	1 year	3 years	5 years	ITD
Portfolio volatility	10.55	9.87	9.80	7.79
Benchmark volatility	10.56	9.88	9.81	7.81
Tracking error	0.02	0.03	0.03	0.07

Performance overview - yearly

since 01.01.2015, in %

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	ITD
Portfolio net	4.24	6.84	6.62	-5.30	20.67	10.84	7.39	-15.13	4.99	2.67	139.70
Benchmark	4.17	6.85	6.60	-5.32	20.67	10.81	7.32	-15.17	5.03	2.67	137.82
Relative net	0.06	-0.01	0.02	0.02	0.01	0.03	0.06	0.04	-0.03	0.00	1.87

Asset breakdown by instrument currency

In % of total economic exposure

	Portfolio	Benchmark	Portfolio Benchmark
CHF	100.00	100.00	
USD	0.00	-	
EUR	0.00	-	

Asset breakdown by risk country

In % of total economic exposure

	Portfolio	Benchmark	Portfolio Benchmark
Switzerland	99.49	100.00	
Cash	0.51	-	

Asset breakdown by ICB Sector - REITS

In % of total economic exposure

	Portfolio	Benchmark	Portfolio Benchmark
Financials	68.01	68.00	
Real Estate Holding & Development	9.60	9.61	
Others	22.39	22.39	

Asset breakdown by market capitalization

In % of total economic exposure (in USD)

	Portfolio	Benchmark	Portfolio Benchmark
<5B	76.11	76.61	
10B-20B	16.26	16.27	
Others	7.63	7.12	

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.

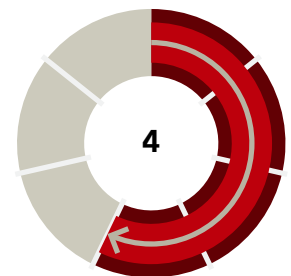
- **Liquidity risk:** Assets cannot necessarily be sold at limited cost in an adequately short timeframe. The Fund's investments may be prone to limited liquidity. The Fund will endeavor to mitigate this risk by various measures.
- **Operational risk:** Deficient processes, technical failures or catastrophic events may cause losses.
- **Political and Legal risks:** Investments are exposed to changes of rules and standards applied by a specific country. This includes restrictions on currency convertibility, the imposing of taxes or controls on transactions, the limitations of property rights or other legal risks.

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.

BVV2

- The fund only invests in equity instruments permitted in accordance with Art. 53 para. 1d BVV 2.

The statements from UBS in relation to the Ordinance on Occupational Retirement, Survivors' and Disability Pension Plans (BVV 2) were made with the greatest of care and to the best of its knowledge and belief. They represent the views of UBS at the time the fact sheet was produced and are subject to change at any time without notice. UBS makes no representation with regard to the classifications and accepts no liability with respect thereto.

Top 10 positions

In % of total economic exposure

Instrument Name ³	Weight	GICS sector
UBS SIMA CHF ER	16.26%	Financials
CS RE SIAT CHF	6.02%	Financials
UBS ANFOS CHF ER	5.07%	Financials
CS RE LIVINGPLUS CHF	4.99%	Financials
ROTSCHILD RE SICAV A CHF	3.99%	Financials
CS REF GREEN PROP CHF	3.83%	Financials
IMMOFONDS UT CF	3.20%	Real Estate
UBS FONCIPARS CHF ER	3.19%	Financials
SWISS LIFE REF ESG SWISS PROP CHF	3.15%	Financials
SWC CH RE IFCA FD CHF	3.02%	Closed End Funds

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.

³ The individual entities and/or instruments mentioned on this page are meant for illustration purposes only and are not intended as a solicitation or an offer to buy or sell any interest or any investment.

Top 10 issuers

In % of total economic exposure

Issuer name ⁴	Weight
UBS GROUP AG	29.54%
UBS FUND MANAGEMENT SWITZERLAND AG	19.85%
EDMOND DE ROTHSCHILD HOLDING SA	3.99%
SWISSCANTO CH REAL ESTATE FUND	3.89%
SWISS FINANCE & PROPERTY FUNDS AG	3.22%
IMMOFONDS IMMOBILIEN AG	3.20%
SWISS LIFE HOLDING AG	3.15%
LA FONCIERE	3.01%
SCHRODERS PLC	2.86%
FONDS IMMOBILIER ROMAND	2.82%

Key risk figures

	Portfolio	Benchmark
Number of securities	42	42

Key identifiers

Instrument Name	CSIF (CH) I Real Estate Switzerland Blue ZB
ISIN	CH0036599816
Valor no.	3659981
Bloomberg ticker	CSIFINZ SW
Benchmark	SXI Real Estate Funds Broad (TR)
Benchmark Bloomberg ticker	SWIIT
Other share classes	CH0036599816, CH0113556879, CH0020618259, CH0466785190

Risk overview - ex post

	3 years Portfolio	5 years Portfolio
Beta	1.00	1.00

Key facts

Fund management company	UBS Fund Management (Switzerland) AG
UCITS	No
Fund of funds	Yes
Accounting year end	28. February
Securities lending	No
Subscription notice period	daily
Subscription settlement period	T + 2
Redemption notice period	daily
Redemption settlement period	T + 2
Subscription spread (remains within the fund)	0.05%
Redemption spread (remains within the fund)	0.05%
Cut-off time	14:00 CET
Swinging single pricing (SSP*)	no swing NAV

⁴ The individual entities and/or instruments mentioned on this page are meant for illustration purposes only and are not intended as a solicitation or an offer to buy or sell any interest or any investment.

Glossary

Accumulating	Indicates a regular reinvestment of the dividends received in the portfolio itself
Beta	A measure of the volatility, or systematic risk, of a single security or fund in comparison to the market as a whole.
Distribution policy	Indicates whether the fund distributes or reinvests the dividends received from underlying securities (Accumulating)
Ex post	Refers to metrics based on historical data
ITD	Inception-to-date
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. Since on the reference valuation date more than 10% of the assets were invested in other collective investment schemes (target funds), a combined TER is reported. For the calculation the TER MV or the TER NAV of the target funds was used.
QTD	Quarter-to-date
REITs	Real Estate Investment Trust
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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Switzerland

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