

## CS Real Estate Fund LivingPlus

Class A

### Investment policy

This fund invests in real estate for seniors, modern forms of housing that offer integrated services, as well as in forward-looking residential concepts at attractive locations throughout Switzerland. It provides institutional and private investors with access to a diversified portfolio of residential properties that offer modern usage and service concepts. The fund is listed on the SIX Swiss Exchange. The fund's currency is the Swiss franc. The fund takes direct ownership of the properties; unit holders are therefore not liable for Swiss income or wealth tax on the portion of the fund's assets that is invested in real estate.

### Fund facts

<b>Fund manager</b>	Stefan Bangerter
<b>Fund manager since</b>	01.01.2014
<b>Location</b>	Zurich
<b>Fund domicile</b>	Switzerland
<b>Fund currency</b>	CHF
<b>Close of financial year</b>	31. December
<b>Total net assets (in mil.)</b>	1'974.86
<b>Total Assets Real Estate (in mil.)</b>	2'541.00
<b>Inception date</b>	05.12.2007
<b>Management fee in % p.a.</b>	0.49
<b>Benchmark (BM)</b>	SXI Real Estate Funds (TR)

### Key figures as per last semi-annual and annual results \*

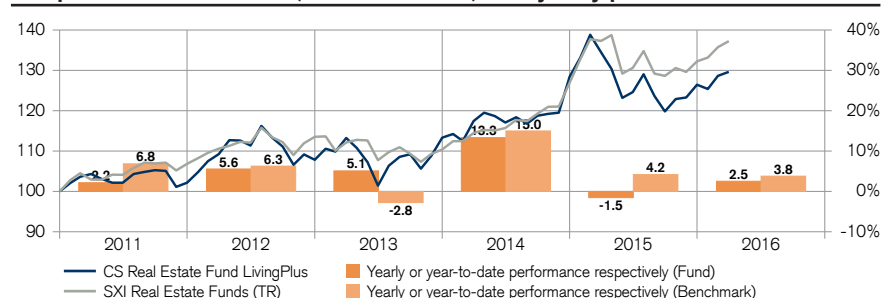
<b>EBIT-margin in %</b>	74.56
<b>Return on investment (ROI) in %</b>	3.99
<b>Return on equity (ROE) in %</b>	3.59
<b>Performance in %</b>	-1.54
<b>Distribution yield in %</b>	2.50
<b>Payout ratio in %</b>	92.31
<b>Debt financing ratio in %</b>	18.42
<b>Rent default rate in %</b>	5.28
<b>Total Expense Ratio (TERref) in %</b>	0.83
<b>Total Expense Ratio (TERrefGAV) in %</b>	0.67
<b>Premium / discount in %</b>	25.51

### \* Calculation for the months

01.01.2015 - 31.12.2015

<b>Unit Class</b>	<b>Category A (distribution)</b>
<b>Unit class currency</b>	CHF
<b>ISIN</b>	CH0031069328
<b>Valor no.</b>	3106932
<b>Stock price</b>	132.00
<b>Net asset value (NAV)</b>	102.59
<b>Last distribution</b>	11.03.2016
<b>Distribution value</b>	3.30
<b>Premium / discount (monthly) in %</b>	28.67
<b>EU taxation</b>	Out of scope

### Net performance in CHF (rebased to 100) and yearly performance <sup>1)</sup>



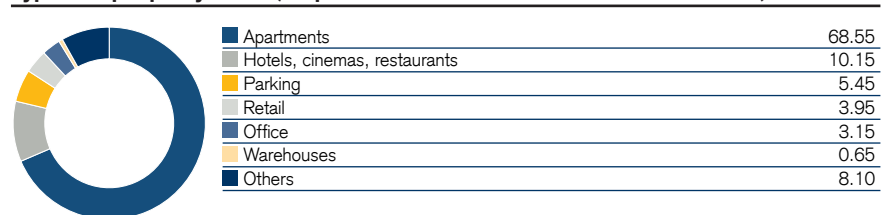
### Net performance in CHF <sup>1)</sup>

	1 month	3 months	YTD	1 year	3 years	5 years
Fund	0.77	2.52	2.52	-3.62	14.48	24.27
Benchmark	1.09	3.79	3.79	-0.04	22.40	33.33

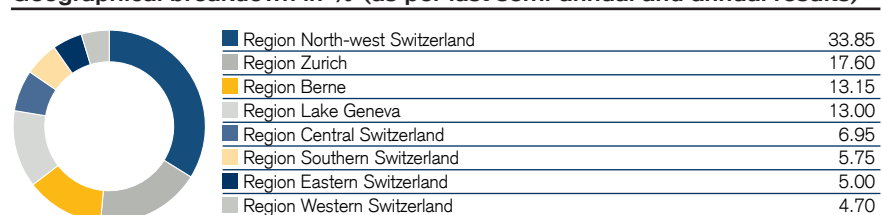
### Fund statistics <sup>1)</sup>

	3 years	5 years
Annualised volatility in %	10.73	9.58
Information ratio	-0.37	-0.25
Tracking Error (Ex post)	6.11	5.65

### Types of property in % (as per last semi-annual and annual results)



### Geographical breakdown in % (as per last semi-annual and annual results)



<sup>1)</sup> Historical performance indications and financial market scenarios are no guarantee for current or future performance. Performance indications do not consider commissions levied at subscription and/or redemption.

The "Important Information" mentioned at the end of this document also applies to this page.

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Data sources: Credit Suisse, Lipper – a Thomson Reuters company

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