

## CS Real Estate Fund Siat

### Class A

#### Investment policy

This fund invests primarily in multi-family dwellings in large and mid-sized Swiss cities, as well as their agglomerations. The fund also has selected commercial properties, which are let to prime tenants on a long-term basis. The fund is listed on the SIX Swiss Exchange.

#### Fund facts

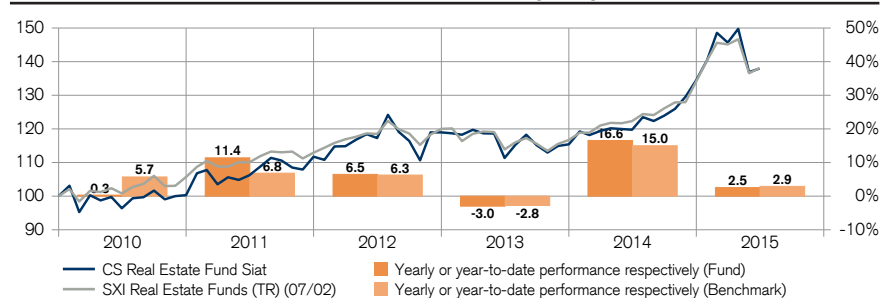
<b>Fund manager</b>	Samuel Egger
<b>Fund manager since</b>	01.10.2013
<b>Location</b>	Zurich
<b>Fund domicile</b>	Switzerland
<b>Fund currency</b>	CHF
<b>Close of financial year</b>	30. Sep
<b>Total net assets (in mil.)</b>	1'727.67
<b>Total Assets Real Estate (in mil.)</b>	2'494.39
<b>Inception date</b>	10.09.1956
<b>Management fee in % p.a.</b>	0.49
<b>Benchmark (BM)</b>	SXI Real Estate Funds (TR) (07/02)

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

<b>EBIT-margin in %</b>	74.84
<b>Return on investment (ROI) in %</b>	2.20
<b>Return on equity (ROE) in %</b>	2.19
<b>Performance in %</b>	17.54
<b>Distribution yield in %</b>	n/a
<b>Payout ratio in %</b>	n/a
<b>Debt financing ratio in %</b>	22.72
<b>Rent default rate in %</b>	3.52
<b>Total Expenditure Ratio (TERref) in %</b>	1.04
<b>Total Expenditure Ratio (TERrefGAV) in %</b>	0.73
<b>Premium / discount in %</b>	45.19
<b>* Calculation for the months</b>	01.10.2014 - 31.03.2015

<b>Unit Class</b>	<b>Category A (distribution)</b>
<b>Unit class currency</b>	CHF
<b>ISIN</b>	CH0012913700
<b>Valor no.</b>	1291370
<b>Stock price</b>	185.60
<b>Net asset value (NAV)</b>	136.35
<b>Last distribution</b>	10.12.2014
<b>Distribution value</b>	5.40
<b>Premium / discount (monthly) in %</b>	36.12
<b>EU taxation</b>	Out of scope

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



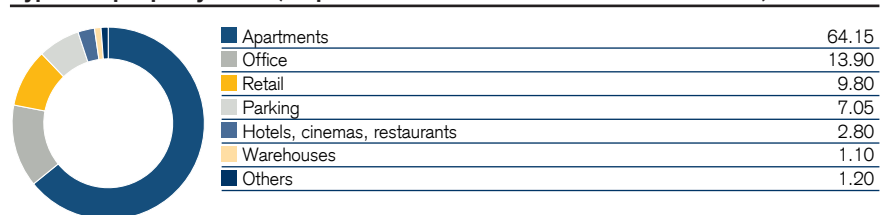
#### Net performance in CHF <sup>1)</sup>

	1 month	3 months	YTD	1 year	3 years	5 years
Fund	0.76	-5.31	2.54	15.20	17.62	43.10
Benchmark	1.11	-4.86	2.90	12.88	16.53	36.97

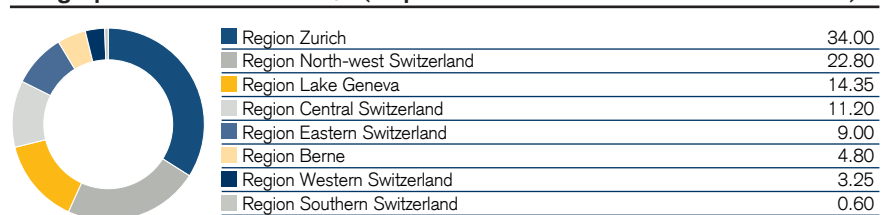
#### Fund statistics <sup>1)</sup>

	3 years	5 years
Annualised volatility in %	11.58	10.18
Information ratio	0.06	0.16
Tracking Error (Ex post)	5.53	5.52

#### 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.

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

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