

## Media Release

### Real Estate Fund Credit Suisse 1a Immo PK delivers Very Good Investment Return of 5.3%

Zurich, December 6, 2016 **The Credit Suisse 1a Immo PK real estate fund once again delivered a convincing result for the 2015/16 financial year, with a very good investment return of 5.3% and a performance of 6.0%. The distribution remains high at CHF 52.00 per unit.**

The financial year ending September 30, 2016 was a pleasing one for the Credit Suisse 1a Immo PK real estate fund (CS 1a Immo PK, security no. 844 303). In December 2015, the fund acquired the logistics property Chemin Grenet 21, which has an excellent location in the Meyrin industrial quarter on the outskirts of Geneva. The completed property will ensure even broader diversification of the portfolio. Four properties in Basel, Bern, Sitten and Winterthur that no longer comply with the fund strategy were sold during the financial year. The market value of the real estate portfolio rose from CHF 3 596.3 mn to CHF 3 684.3 mn in the 2015/16 reporting year. As per the end of September 2016, the portfolio consisted of 110 properties. Rental income increased from CHF 194.8 mn to CHF 198.6 mn.

#### Details per Unit

Based on the closing price of CHF 1 525.00 as of September 30, 2016, the annual performance comes to just over 6.0%. The benchmark SXI Real Estate Funds delivered a performance of 10.4% for the same period. The net asset value including the distribution rose from CHF 1 214.22 to CHF 1 224.33 per unit in the year under review. The distribution for the 2015/16 financial year remains high at an attractive CHF 52.00 per unit, and is equivalent to a direct yield of 3.4%. Coupon no. 17 will be distributed to investors with no withholding tax deduction on December 13, 2016 (ex-date December 9, 2016). The increase in the net asset value together with the distribution results in a good investment return of 5.3%. In keeping with the adjusted guideline for real estate funds in respect of standardized key figures, which enters into force with effect from December 1, 2016, the market-value-based total expense ratio (TER<sub>REF</sub> MV) of 0.5% is reported in the annual financial statements for the first time. This key figure is an indicator of the cost to the fund of operating expenses as a proportion of average market value.

CS 1a Immo PK is the only tax-privileged real estate fund open to tax-exempt domestic occupational pension institutions and to tax-exempt domestic social insurance and compensation offices. The fund invests in high-quality residential properties, mixed-use properties, business/commercial properties and new construction projects with good potential for appreciation in value and return on investment.

**Key Figures for Credit Suisse 1a Immo PK (security no. 844 303)**

Financial year ended		30.9.2016	30.9.2015	30.9.2014 <sup>1</sup>
Market value of properties	CHF	3 684.3 mn	3 596.3 mn	3 554.3 mn
Debt financing ratio in % of market value <sup>2</sup>		4.61%	5.17%	5.35%
Net asset value per unit (including distribution)	CHF	1 224.33	1 214.22	1 200.79
Premium		24.56%	22.71%	16.17%
Distribution	CHF	52.00	52.00	52.00
Direct yield		3.41%	3.49%	3.73%
Payout ratio		98.73%	101.61%	94.74%
Performance		5.95%	10.91%	7.60%
Investment return		5.31%	5.66%	5.30%
Return on equity (ROE)		5.06%	5.47%	4.81%
Return on invested capital (ROIC)		4.76%	5.21%	4.84%
Operating profit margin (EBIT margin)		79.33%	80.32%	82.28%
Total expense ratio GAV (TER <sub>REF</sub> GAV) <sup>3</sup>		0.56%	0.56%	0.54%
Total expense ratio NAV (TER <sub>REF</sub> NAV) <sup>3</sup>		0.61%	0.61%	0.60%
Total expense ratio MV (TER <sub>REF</sub> MV) <sup>3</sup>		0.49%	0.49%	0.52%
Rental income	CHF	198.6 mn	194.8 mn	194.8 mn
Rent default rate		6.92%	4.84%	2.66%

<sup>1</sup> Key figures have not been adjusted to the new CISO-FINMA calculation.

<sup>2</sup> Maximum allowable limits: 30% of market value (fund contract § 14 point 2).

<sup>3</sup> The operating costs used to calculate the total expense ratio GAV (TER<sub>REF</sub> GAV) relate to the fund's gross assets. The total expense ratio NAV (TER<sub>REF</sub> NAV) expresses these costs as a ratio of the fund's net assets (i.e. gross assets minus borrowed capital). The fund's net assets as at September 30, 2016 are 7.77% lower than its gross assets. With effect from 1.12.2016, the total expense ratio Market Value (TER<sub>REF</sub> MV) will be reported, which expresses the relevant operating costs as a proportion of market value.

Data source: Credit Suisse (Switzerland) AG., unless otherwise specified.

Historical performance indications and financial market scenarios are not reliable indicators of future performance. The performance data takes no account of the commissions and costs charged on the issue and redemption of fund units.

The comprehensive annual report will be published at the end of January 2017.

Current annual and semiannual reports are available at [www.credit-suisse.com/ch/realestate/download](http://www.credit-suisse.com/ch/realestate/download)

Further information at [www.credit-suisse.com/ch/realestate](http://www.credit-suisse.com/ch/realestate)

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The collective investment scheme referred to herein (Credit Suisse 1a Immo PK) was established in Switzerland. The target group of investors is restricted to tax-exempt domestic occupational benefit institutions and tax-exempt domestic social insurance institutions and compensation offices. The fund management company is Credit Suisse Funds AG, Zurich. The custodian bank is Credit Suisse (Switzerland) AG., Zurich. Subscriptions are valid only on the basis of the current fund contract with annex and the most recent annual report (or semi-annual report, if more recent). The fund contract with annex and the annual and semi-annual reports are available free of charge from Credit Suisse Funds AG, Zurich, or from all Credit Suisse (Switzerland) AG branches in Switzerland.

The key risks of real estate investments include limited liquidity in the real estate market, changing mortgage interest rates, subjective valuation of real estate, inherent risks in respect of the construction of buildings, and environmental risks (e.g. land contamination).

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