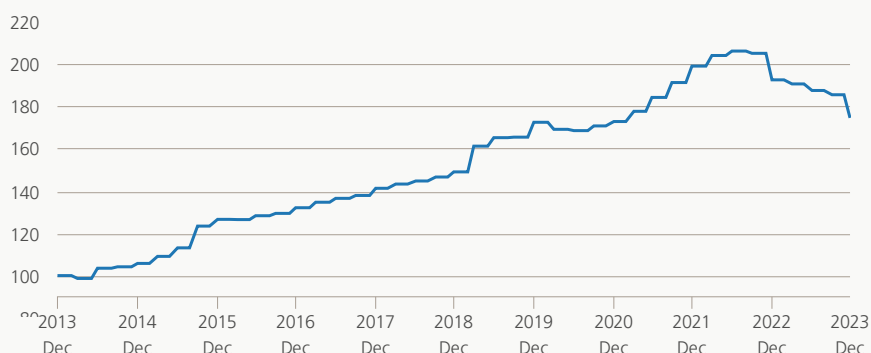


# Real Estate Europe Direct

The investment group invests in real estate outside Switzerland and focuses on directly held commercial properties in Europe's most attractive real estate markets. The fund follows a «core» or «core+» investment strategy, oriented strictly towards clearly identified regions and property uses.

Performance (net of fees in %)



Zurich investment foundation

## Key characteristics

Asset Manager	Schroders Investment Management
ISIN	CH0183503272
Bloomberg	ZAI EU DP SW
Benchmark	No benchmark
First Issue	December 2012
Fiscal Year	1.1. - 31.12.
Currency	EUR
Risk currency	EUR
AuM (NAV in mio.)	1 024,95
Net asset value (NAV/unit)	1'645.83
Management Fee	0,70%
TER (NAV) <sup>1</sup>	1,34%
Subscription fee	1,50%
Redemption fee	2,00%
Issue frequency	See prospectus

For further information please visit:  
[www.zurichinvest.ch](http://www.zurichinvest.ch)

<sup>1</sup> TER according to KGAST: The figure corresponds to the Total Expense Ratio (TER) from the last year and is no guarantee for a similar TER in the future.

## Utilisation structure (in %)

	Zurich
Office	47,50
Retail	22,30
Logistics	9,10
Others	21,10

## Performance (net of fees in %)

	Zurich	Benchmark
1 month	-5,90	N/A
3 month	-5,90	N/A
Current year	-9,34	N/A
1 year p.a.	-9,34	N/A
5 years p.a.	3,21	N/A
10 years p.a.	5,72	N/A
Since inception	64,58	N/A
Since inception p.a.	5,06	N/A

## Volatility (in %)

	Zurich	Benchmark
1 year p.a.	5,90	N/A
5 years p.a.	6,84	N/A
10 years p.a.	6,16	N/A
Since inception p.a.	6,43	N/A

## KGAST key figures (in %)

	Zurich
Payout ratio	0,00
Dividend ratio	0,00
TERisa GAV	0,96
TERisa NAV	1,29
Operating profit margin (EBIT margin)	74,29
Return on equity (ROE)	-9,34
Borrowing ratio	23,88
Rent default rate	6,14

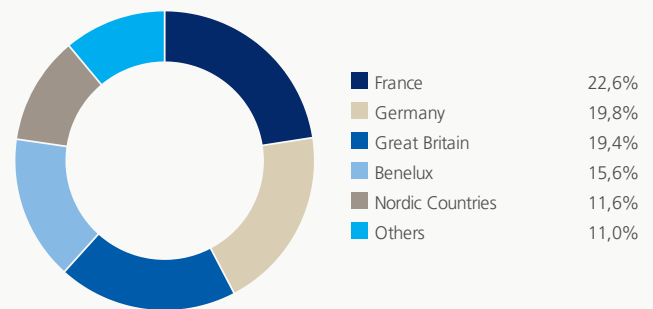
## Currency exposure (in %)

	Zurich
EUR	73,40
GBP	18,40
DKK	4,60
SEK	3,60

## Risk figures for other time periods

	1 year p.a.	5 years p.a.	10 years p.a.	Since inception p.a.
Sharpe Ratio	-1,81	0,51	1,00	0,86

## Locations (in %)



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