

# Key Information Document

## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, and potential gains and losses of this product and to help you compare it with other products.

## Product

<b>Product name/ISIN</b>	Credit Suisse (Lux) European Core Property Fund Plus - share class UB (the <b>Product</b> ); ISIN LU1947558216; a share class of Credit Suisse (Lux) European Core Property Fund Plus (the <b>Sub-fund</b> ) a Sub-fund of CS Real Estate SICAV-SIF I (the <b>Umbrella</b> / the <b>Investment Company</b> )  The Product is an AIF Special Sub-fund established in Luxembourg. It is managed by Credit Suisse Fund Management S.A. (the <b>Management Company</b> ).
<b>Product Manufacturer</b>	<b>Credit Suisse Fund Management S.A.</b> , member of Credit Suisse Group; 5, rue Jean Monnet, P.O. Box 369, L-2013 Luxembourg. Call +352 43 61 61 436 or visit <a href="http://www.credit-suisse.com/fundsearch">www.credit-suisse.com/fundsearch</a> for more information.
<b>Competent regulatory authority</b>	Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising Credit Suisse Fund Management S.A. in relation to this Key Information Document

This document was prepared on 19 June 2023.

**You are about to purchase a Product that is not simple and may be difficult to understand.**

## What is the product?

**Type:** This Product is a share in a Sub-fund of the Umbrella qualifying as an alternative investment fund under the law of 12 July 2013 on alternative investment fund managers and the AIFMD regulation.

**Term:** This Product has no maturity date. The Sub-fund has been established for an indefinite period of time. The Board of Directors of the Investment Company is entitled to liquidate, merge or reposition the Product at any time unilaterally in case the Product can no longer be managed in the interest of the investors. The amount the investor will receive upon early termination may be less than the amount invested.

**Objectives:** By investing in this Product, you become a holder of the share class UB EUR in the CS Real Estate SICAV-SIF I - Credit Suisse (Lux) European Core Property Fund Plus (the "Sub-fund"). The objective of the Sub-fund is to generate positive total returns by seeking to invest in Real Estate opportunities through investment in single Real Estate Assets, portfolios of Real Estate Assets, shares and interests in Real Estate Companies and Real Estate Investment Funds (all as defined above), while paying due attention to the following investment criteria: risk diversification, security of the capital invested, energy optimisation potential and maintenance of a portfolio with a medium to long-term investment horizon. The Sub-fund promotes environmental, social and governance (ESG) characteristics (within the meaning of Article 8 of Regulation (EU) 2019/2088) through ESG integration. To attain the environmental characteristics, this Sub-fund allocates capital to investments that address environmental challenges. The objective is attained through a dedicated investment process focusing on investments applying a comprehensive ESG integration approach and aiming to achieve an impact following the Impact Investing Principles.

Sub-fund's investment process mainly comprises the following elements:

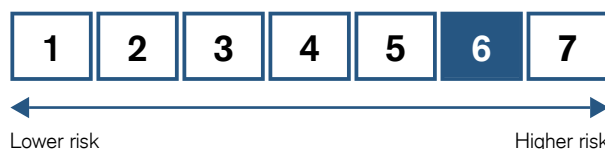
1. Acquisition of existing core/core+ properties primarily located in Europe
2. Measuring, optimisation and reporting of energy performance and carbon emissions of acquired assets

Therefore, the Sub-fund shall mainly invest in existing properties but may also invest in properties under development including full or partial renovations, primarily in Europe. Each Real Estate Asset will be assigned a specific energy optimisation strategy, which will be based on an independent assessment by an external provider as an integral part of the Sub-fund's investment process. Given this tailored "Energy and Carbon Due Diligence", the Sub-fund seeks to maintain, or increase as required, the average portfolio energy star assessment towards top-quartile benchmark scorings (>75 energy star scoring). The Sub-fund will target to offset its yearly operational carbon emissions that are related to its Real Estate Assets held on December 31st each year through purchasing emission reduction certificates. The Sub-fund has the right to defer redemption orders for a period of one year following the Effective Redemption date, if Liquid Assets are not sufficient or not immediately available to fund the redemption request and to ensure the proper functioning of the Sub-fund. After this year, if Liquid Assets are still not sufficient, the Company may in its discretion further defer redemptions until adequate Liquid Assets are available, however such further deferral can be for no longer than two years following the Original Redemption Date. The return of this Sub-fund depends mainly on the price trend on real estate assets held by the Sub-fund. The return is also related to the recommended holding period and the risk and reward profile of the Sub-fund. This Product makes distributions.

**Intended Retail Investor:** This Product is intended for professional and institutional investors, as well as sophisticated retail investors with sufficient knowledge and experience in collective investment schemes and similar products, an ability to bear a significant investment loss, and a long-term investment horizon.

## What are the risks and what could I get in return?

### (A) Summary Risk Indicator



**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. You may not be able to cash in early. You may have to pay significant extra costs to cash in early.**

### This Product is considered to be illiquid.

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. We have classified this Product as 6 out of 7, which is the second-highest risk class and poor market conditions are very likely to impact our capacity to pay you. **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.

### (B) Performance Scenarios

The figures shown include all the costs of the Product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. **What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.**

**The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.**

The stress scenario shows what you might get back in extreme market circumstances.

The scenarios are best estimates of the expected values for the performance scenarios at the end of the recommended holding period, and are driven by a potential materialization of some risks associated with investments in the real estate asset class (e.g. constructions costs, vacancy risk).

Recommended holding period:		7 years	
Example Investment:		EUR 10,000	
Scenarios		If you exit after 1 year	If you exit after 7 years (Recommended holding period)
Stress scenario	What you might get back after costs	EUR 8,745	EUR 7,393
	Average return each year	-12.6%	-4.2%
Unfavourable scenario	What you might get back after costs	EUR 9,929	EUR 11,493
	Average return each year	-0.7%	2.0%
Moderate scenario	What you might get back after costs	EUR 10,352	EUR 12,983
	Average return each year	3.5%	3.8%
Favourable scenario	What you might get back after costs	EUR 10,906	EUR 14,821
	Average return each year	9.1%	5.8%

### What happens if Credit Suisse Fund Management S.A. is unable to pay out?

The investor of this Product will not face financial loss due to the default of Credit Suisse Fund Management S.A., as the Sub-fund is considered to be a separate entity with segregated assets.

### What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

#### Cost over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario
- EUR 10,000 is invested

If you exit after 1 year		If you exit after 7 years (Recommended holding period)	
Total costs	EUR 938	EUR 2,742	
Annual cost impact (*)	9.4%	3.5%	

(\*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 7.3% before costs and 3.8% after costs.

## Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
<b>Entry costs</b>	1.5% of the value of your investment when entering.	EUR 150
<b>Exit costs</b>	5.0% of the value of your investment before it is paid out to you.	EUR 526
Ongoing costs taken each year		
<b>Management fees and other administrative or operating costs</b>	1.1% of the value of your investment per year.	EUR 117
<b>Transaction costs</b>	1.5% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	EUR 145
Incidental costs taken under specific conditions		
<b>Performance fees</b>	There is no performance fee for this product.	n/a

## How long should I hold it and can I take money out early?

### Recommended holding period: 7 years

The recommended holding period is calculated based on the Summary Risk Indicator presented above. The Product is an open-ended Product. Requests for redemption received by the respective redemption deadline will be processed on the next applicable redemption date. The redemption deadlines are 1 July and 1 January with effective redemption dates of 10 October and 10 April respectively. The Sub-fund has the right to defer any redemption, where liquid assets are not sufficient, up to a maximum of 2 years following the original redemption date. Redemption fees will be applied at 2.5% of the value of redemption if the investor requests redemption within a period of 12-24 months and 5% if redemption is requested within 12 months. Redemption fees will be charged at the level of the Product.

## How can I complain?

Any complaint regarding the person advising on, or selling the Product can be submitted directly to that person or bank. Any complaint regarding the Product or this document can be submitted in writing under the following address: Credit Suisse Fund Management S.A., 5, rue Jean Monnet, P.O. Box 369, L-2013 Luxembourg. Investors shall note that a complaint can be also addressed by e-mail to [fundcomplaints.luxembourg@credit-suisse.com](mailto:fundcomplaints.luxembourg@credit-suisse.com) or visit website: [www.credit-suisse.com/fundsearch](http://www.credit-suisse.com/fundsearch).

## Other relevant information

This Key Information Document does not contain all information relating to this Product. Further information about CS Real Estate SICAV-SIF I, its prospectus and its latest annual and semi-annual report, the current Product prices, may be obtained free of charge, in English language, from Credit Suisse Fund Management S.A., the appointed distributors or online at [www.credit-suisse.com/fundsearch](http://www.credit-suisse.com/fundsearch).

The information contained in this Key Information Document does not constitute a recommendation to buy or sell the Product and is no substitute for individual consultation with the investor's bank or advisor. Any updated version of this Key Information Document will be published on: [www.credit-suisse.com/fundsearch](http://www.credit-suisse.com/fundsearch).

The custodian of this Product is: Credit Suisse (Luxembourg) S.A., Luxembourg