

Important Information:

The discretionary mandate of CS EUROREAL was terminated effective from April 30, 2017. The issue and redemption of CS EUROREAL fund units was suspended. Further information, particularly on the usually half-yearly distributions/capital repayments is available on our homepage www.cseuroreal.de. This key investor information serves as information for the current investors and not as a decision basis for an acquisition of unit certificates e. g. via the stock exchange.



Key Investor Information

The purpose of this document is to provide investors with key information about this fund. It is not advertising material. This information is required by law for the purposes of explaining to you the nature of this fund and the inherent risks of investing in it. We encourage you to read this document so that you can make an informed investment decision.

CS EUROREAL EUR

Share Class:	EUR of the open-ended real estate fund under German Investment Act (InvG) CS EUROREAL
Capital Investment Company:	CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft mbH, Junghofstrasse 16, 60311 Frankfurt am Main, a Credit Suisse Group company
WKN / ISIN:	980 500 / DE0009805002

Objectives and Investment Policy

According to § 38 section 1 InvG in connection with § 16 section 1 of the general contract terms of the fund CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft mbH has irrevocably terminated the discretionary mandate in respect of CS EUROREAL at May 21, 2012 effective from April 30, 2017 and has announced the permanent suspension of the issue and redemption of CS EUROREAL fund units. This means that new units will not be issued anymore and redemptions will not be executed any longer. Instead the real estate portfolio shall be gradually sold and the proceeds of the property sales carried through shall be paid out to the investors in periodic intervals (usually in the form of half-yearly distributions/capital repayments), as far as these proceeds are not required to ensure a proper continuous management.

The capital investment company remains responsible to manage and liquidate CS EUROREAL further on until the period of cancellation expires as at April 30, 2017. According to § 39 section 1 InvG the CS EUROREAL fund passes to the custodian bank when the cancellation period has expired. Then the custodian bank has to liquidate the remaining fund's assets.

Further information on the liquidation of the fund can be found on the internet homepage www.cseuroreal.de.

Risk and Return Profile

Besides the opportunity for appreciation in value and dividends paid an investment in CS EUROREAL also carries risks of losses.

Real Estate Risks

Rental income may fall as a result of vacancies or insolvent tenants. Property in certain locations may become less attractive to tenants, resulting in even lower rents. The value of the real estate may also fall due to, for example, unforeseen contaminated sites or construction defects. The maintenance may turn out to be more expensive than planned.

Investments in Real Estate Companies

If the fund acquires real estate indirectly via a company, risks from changes in company law or tax law may arise, particularly abroad.

Real Estate financed by borrowing

If real estate in the fund is being financed by credit, its fluctuations in value have a greater impact on the unit prices (known as the leverage effect). This applies equally to appreciations in value and to losses in value.

Liquidity Risks

Real estate – unlike equities – cannot be quickly disposed of at any time. If a very large number of investors would like to redeem shares at the same time, this may in extreme cases lead to the suspension of redemption, because the capital investment company must first of all sell real estate in order to create adequate liquidity. As a last consequence, the fund can be liquidated by disposing of all assets and by pay out of all investors.

Risks of a fund liquidation

The liquidation of a fund can result in an imbalance of the portfolio due to the gradual sale of the real estate portfolio. Furthermore, there is a risk that properties are sold in an unfavourable point of time in the liquidation phase regarding the market situation and negotiation tactics.

A detailed description of the risks can be found in the current annual report as at September 30, 2012 on pages 18-22 and in the current sales prospectus valid from June 14, 2013 including contract terms on pages 9-10, 13, 17 and 20.

Costs

The day-to-day management and custody of the fund's net assets, as well as the sale of the units, are financed by the fees and other costs. Costs incurred reduce the investor's earnings potential.

One-off costs before and after the investment	
Initial sales fee	Issue of units has been suspended permanently
Redemption fee	None
These are the maximum amounts that may be deducted from your investment prior to the investment/payment.	
Costs that are deducted from the fund in the course of the year	
Current costs	0,8 % of the average fund's assets

Costs which under certain circumstances must be borne by the fund

Charges upon buying and selling real estate

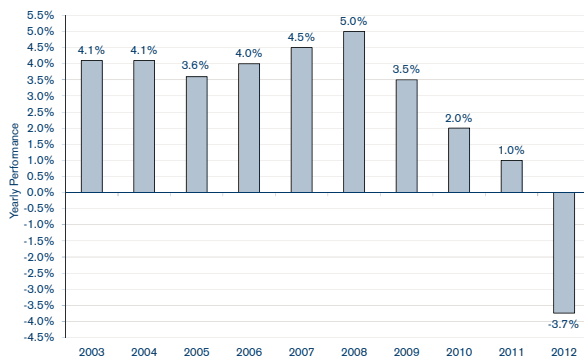
One-off payment of up to 2.00 % of the consideration or the construction costs (For more details, see section 13 of the special contract terms)

In CS EUROREAL fund's last financial year this came to EUR 6.4 million respectively 0.11 % of the average net fund assets.

The current costs specified here fell within the fund's last financial year, which ended on September 30, 2012. The current costs may fluctuate from year to year. Furthermore transaction costs for the purchase and disposal of unit certificates can occur which are not included in these costs.

For more information regarding the costs please consult the section on costs in the sales prospectus, which is available via the link www.cseuroreal.de.

Previous Performance



Source: CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft mbH, as at December 31, 2012

Performance Disclaimer

Past performance is not indicative of any future performance.

Costs and Fees

All costs and fees were deducted in the calculation, with the exception of the initial sales fee.

Launch and Currency of the Fund

CS EUROREAL EUR share class was issued on April 6, 1992. The fund's underlying currency is the euro. Its past performance was calculated in euro.

Practical Information

Custodian Bank

Commerzbank AG, Frankfurt am Main

Further Information

The sales prospectus and current annual and semi-annual reports, together with the current unit prices and additional information on the fund, can be obtained in English, at no charge, from the capital investment company or from Credit Suisse (Deutschland) AG, Junghofstrasse 16, 60311 Frankfurt am Main and via the link www.cseuroreal.de.

Tax Disclaimer

The fund is subject to the German Investment Tax Act (InvStG). This can have tax implications for the revenues you earn from the fund.

Legal Disclaimer

CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft mbH can be held liable only in the event that a statement in this document is misleading, inaccurate or inconsistent with the respective parts of the prospectus.

This document is the non-binding English translation of the German key investor information.

This fund is listed in Germany and regulated by the German Federal Financial Supervisory Authority (BaFin). This key information is accurate and was up-to-date as at July 1, 2013.