

Financial Services Guide

This Financial Services Guide covers financial services relating to the following funds:

Credit Suisse Property Fund	ARSN 088 905 382
Credit Suisse Global Income Fund	ARSN 105 898 271
Credit Suisse Syndicated Loan Fund	ARSN 110 077 159
Credit Suisse High Yield Fund	ARSN 088 907 224
Credit Suisse Select Investment Property Fund	ARSN 089 419 358
Credit Suisse Select Investment Global Income Fund	ARSN 109 991 095
Credit Suisse Select Investment Syndicated Loan Fund	ARSN 111 433 071
Credit Suisse Private Investment Property Fund	ARSN 086 577 899
Credit Suisse Enhanced Commodity Fund	ARSN 119 714 297
Credit Suisse Global Private Equity Fund	ARSN 110 077 382
Our Watch, collectively the 'Funds'.	ARSN 119 678 456

This Financial Services Guide ('Guide') is designed to explain our role and responsibilities to you as an investor and where Credit Suisse Investments (Australia) Limited (ABN 44 119 605 373 AFSL 320505) fits in the overall investment process. This Guide includes information about our business, our services and any fees or remuneration received by us as they relate to the financial services we provide in relation to the Funds. Information on complaints handling is also provided in this Guide. The information in this Guide has been provided to assist you in deciding whether to use our financial products and services.

Throughout this Guide, the 'Manager', 'responsible entity', 'we', 'us', 'our' means Credit Suisse Investments (Australia) Limited.

If you decide to use our financial products and services we will also provide you with a Product Disclosure Statement (PDS). A PDS provides specific information about a particular product and is designed to assist you in making an informed investment decision. The financial products and services to which this FSG relate are only those financial products outlined on the cover page of this document.



Our business

As one of the world's leading banks, Credit Suisse provides its clients with private banking, investment banking and asset management services worldwide. Credit Suisse offers advisory services, comprehensive solutions and innovative products to companies, institutional clients and high-net-worth private clients globally, as well as retail clients in Switzerland. Credit Suisse has operations in over 50 countries and employs approximately 47,000 people. Credit Suisse is comprised of a number of legal entities around the world and is headquartered in Zurich. The registered shares (CSGN) of Credit Suisse's parent company, Credit Suisse Group AG, are listed in Switzerland and, in the form of American Depositary Shares (CS), in New York. Further information about Credit Suisse can be found at www.credit-suisse.com.

Our business offers products across a range of specialist investment classes, including fixed income and private equity and property. We also offer a range of structured products.

We manage portfolios, mutual funds, and other investment vehicles for a broad spectrum of clients ranging from governments, institutions and corporations to private individuals. Credit Suisse's Alternatives business is operated as a globally integrated network to deliver the bank's best investment ideas and capabilities to clients around the world.

We may act as an investment manager and responsible entity of registered managed investment schemes or as investment manager and trustee of wholesale unregistered managed investment schemes.

We are licensed under the Corporations Act to provide these products and related services. Our Australian Financial Services (AFS) Licence Number is 320505.



Our financial products and services

In relation to the Funds, we may provide financial product advice on the following financial products:

- derivatives
- foreign exchange contracts
- government debentures, stocks or bonds
- interests in managed investment schemes (including IDPS (wrap accounts and master trusts)
- securities.

In relation to the Funds we may deal in the following financial products by either issuing, applying for, acquiring, varying, or disposing of:

- derivatives
- foreign exchange contracts
- interests in our own managed investment schemes
- securities.

In relation to the Funds we may also deal in the following financial products by either applying for, acquiring, varying, or disposing of a financial product, on behalf of another person in the following financial products:

- derivatives
- foreign exchange products
- debentures, stocks and bonds issued or proposed to be issued by a government
- interests in managed investment schemes including investor directed portfolio services (IDPS)
- securities.

We are authorised to operate the following kinds of managed investment schemes in our capacity as a responsible entity:

- derivatives
- financial assets.

We are able to offer the above financial products and services to both retail and wholesale clients.

Our range of open managed investment schemes includes:

	Minimum investment amount
Wholesale products	
Wholesale Funds	\$100,000 across any number of funds.
Alternative Investment Funds	\$25,000
Retail products	
Select Investment Funds	\$25,000 across any number of funds.
Private Investment Funds	\$5,000

When you visit our website, www.credit-suisse.com/au you can access the following information:

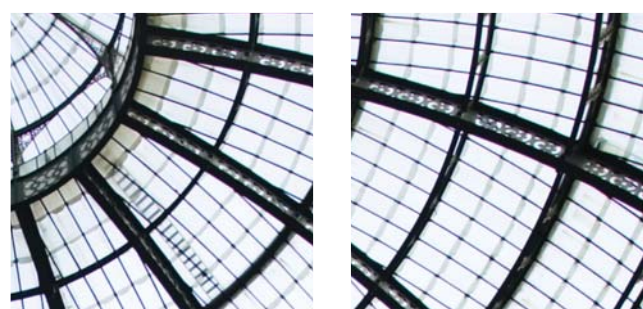
- unit prices
- performance information
- account balances.

Alternatively, you can call us and speak to Investor Relations who can provide this information.

Our Investor Relations team are representatives of Credit Suisse Investments (Australia) Limited and are able to provide you with general financial product advice. General financial product advice means advice or information limited to our products and services without recommending whether they are appropriate for your individual objectives, financial situation and needs.

We limit the general financial product advice we provide to information which is outlined in our PDSs, investment newsletters, investor reports and website material. This information generally relates to product features, information regarding managing risk and return, investment market commentaries and economic overviews.

We do not provide personal financial product advice to retail clients. Before making any investment decision, we recommend that you obtain independent investment advice tailored to address your individual objectives, financial situation and needs from a licensed financial adviser.



Why we do not give personal advice to retail clients

We believe investors should obtain independent financial product advice from qualified financial advisers that fully understand the investors' individual objectives, financial situation and needs.

We do not have an in house team of financial advisers. Instead, we promote our products through independent advisory groups that are licensed through the Australian Securities & Investments Commission (ASIC).

Fees applicable to our products

Contribution fee

Up to 3.0% of any amount invested and deducted at the time of your initial or subsequent investment.

Administration and investment fee

0.00% to 2.35%pa (depending on the Fund). The fees are deducted from the assets of the relevant Fund and are reflected in the relevant unit price. This fee is not charged separately to your investment.

Please note the list of fees above do not include reimbursable expenses (where they apply). For information about the reimbursable expenses applicable to each Fund please refer to the relevant PDS.

All fees are quoted inclusive of GST and are net of any reduced input tax credits (if applicable). The applicable fee for a particular managed investment scheme will be set out in its product disclosure statement.

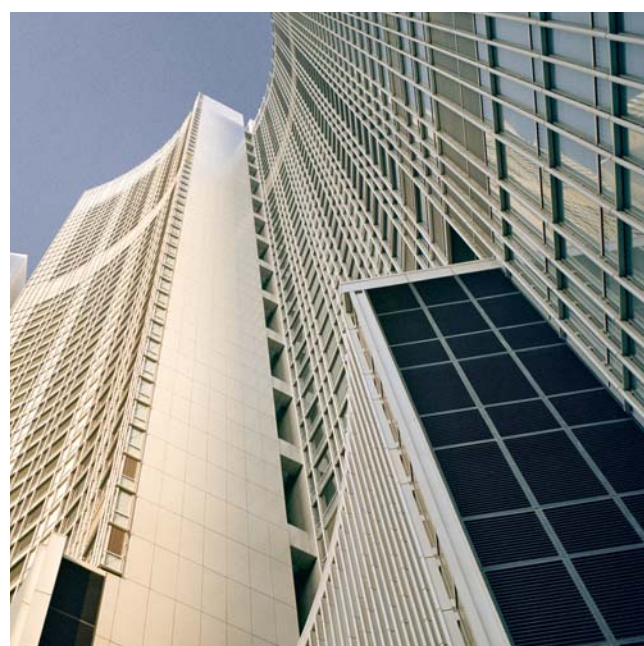
Fees, commissions or other benefits received by us

We do not charge a fee for providing general financial product advice. You only pay for our products and related services if you choose to invest with us.

If you invest in one of our products we may receive any of the fees stated in the table on page 3.

Remuneration or other benefits received by us

Our employees do not receive specific payments or commission for the services provided to you. However, our employees and directors receive salaries, bonuses and other benefits from us.



Commission or other benefits paid to external parties and related parties

Commission

We pay up front and trailing commission to licensed financial advisers for our Private Investment Funds.

Up front commission^{1,2}

100% of any contribution fee charged is paid as up front commission to your adviser.

Trailing commission^{1,2}

0% – 0.55%pa of the value of your investment paid monthly for as long as you hold the product.

Other arrangements

From time to time other fund managers, financial planning groups and platforms such as Mastertrusts or wrap accounts may receive certain payments or commissions and non-monetary benefits from us, such as business or technical support and professional development, in return for services in relation to the Funds. These payments or commissions may be up to the greater of 0.60%p.a. or \$10,000 p.a. per fund and may be rebated to you by the fund managers, financial planning groups or platforms, or retained by them as commission.

Our staff may also make or receive mere referrals in relation to financial products and/or services to or from staff in our affiliated entities. All such referrals are made in accordance with relevant legal and regulatory requirements.

Related parties and service providers

We and our associates, officers, employees or other companies within the Credit Suisse Group ('Related Parties') may have interests in our financial products and may also play a variety of roles in connection with these financial products or the financial services we provide, including acting as underwriter, futures trader and clearer, stock broker, investment manager, adviser or lender. We may also enter into derivatives contracts with our Related Parties or seek market making or fixed interest trading services from them. We and our Related Parties may receive fees, brokerage, commission or other benefits for acting in these capacities.

We use the services of external companies and pay fees for their services at commercial rates. The types of services we may use for the management of the Funds are broking, underwriting, fixed interest trading, investment management, futures trading and clearing.

Our dealings with related bodies corporate and external parties are conducted on commercial arm's length terms and with formal agreements in place.

Fees paid to external parties and Related Parties are generally not passed on to you directly, but are taken out of the ongoing administration and investment fee for the relevant Fund.

Conflicts of interest

Potential conflicts may occasionally arise between the interests of investors, ourselves and our related parties and other parties (including service providers for the Funds appointed by us).

As responsible entity and the holder of an Australian Financial Services licence, we have statutory and common law fiduciary duties to manage conflicts of interest and act in the best interests of investors, and if there is a conflict between the investors' interests and our own interests, give priority to the investors' interests. We have policies, procedures and organisational arrangements in place to manage conflicts of interest. Our Board is responsible for the management and resolution of conflicts of interest arising in relation to the operation of the Funds.

How to instruct us

You can provide us with instructions by mail, telephone or fax. Instructions provided by telephone or fax will be governed by our standard indemnity, terms and conditions relating to telephone and fax instructions which can be found in our PDSs.

1. Applicable to our Private Investment Funds range only.

2. These commissions are negotiable with your adviser and are inclusive of GST.



Complaints handling and dispute resolution

We have arrangements in place for handling your complaints.

Dealing with a complaint you may have regarding our financial products and related services is a priority for us. If you have a complaint relating to one of our products, please call our Client Service Consultants on 1300 366 860 or write to us at:

The Complaints Officer
Credit Suisse Investments (Australia) Limited
Reply Paid 758
Royal Exchange NSW 1224

We will endeavour to resolve your complaint in accordance with the complaint handling provisions of the Constitution for the relevant Fund and our complaints handling policy. We will acknowledge receipt of your complaint within five business days. Every effort will be made to resolve your complaint within 45 days of receipt.

If your complaint is not resolved to your satisfaction or you have not received a response from us within 45 days of our receipt of your complaint, you may contact the Financial Ombudsman Service Limited (FOS), which took over the dispute resolution function previously performed by the Financial Industry Complaints Service (FICS).

We are a current member of FOS, which is an ASIC approved external dispute resolution body set up to consider the merits of any retail complaints submitted to it. You can contact FOS at:

Financial Ombudsman Service Limited
GPO Box 3
Melbourne Victoria 3001
Telephone: 1300 78 08 08
Facsimile: (03) 9613 6399
Email: info@fos.org.au

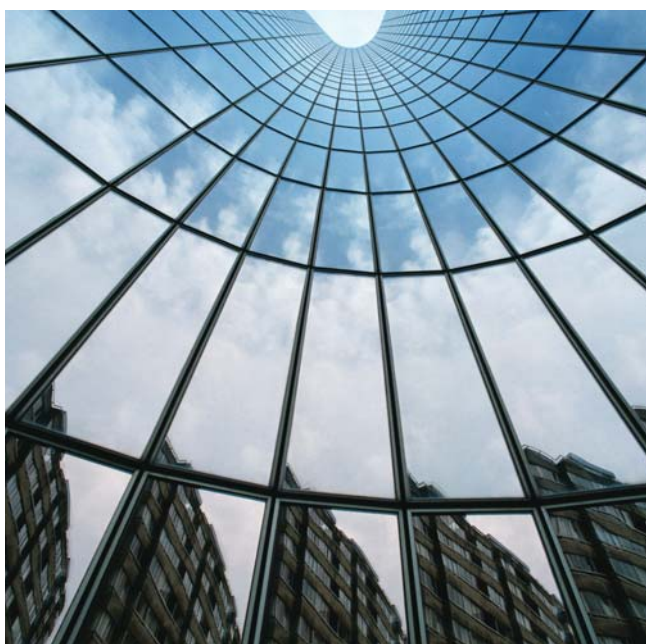
ASIC has a free call information line on 1300 300 630. You may call this number to make a complaint and obtain further information about your rights.

Compensation arrangements

As an Australian financial services licensee, we are required to maintain appropriate compensation arrangements to compensate you should you suffer loss due to our breach of Chapter 7 of the Corporations Act 2001.

Accordingly, we have put in place a one year guarantee for \$20 million cover from Credit Suisse, which complies with the required professional indemnity requirements. The guarantee will also cover compensation claims that are made in relation to the conduct of our representatives who are no longer employed by us. Our obligations under the professional indemnity requirements are reviewed annually.

We believe that the above compensation arrangements meet our legislative obligations under the Corporations Act 2001 and ASIC Regulatory Guide 126.



For more information please contact

CREDIT SUISSE INVESTMENTS (AUSTRALIA) LIMITED

Level 31, Gateway
The Gateway
1 Macquarie Place
Sydney NSW 2000

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Royal Exchange
NSW 1224

Investor Relations

Phone 1300 366 860 or (+61 2 8205 4489 if calling from outside Australia)
Fax +61 2 8205 4730
Email client.services@credit-suisse.com
8:30am to 5:30pm Monday to Friday (Sydney Time)

or visit our internet site at www.credit-suisse.com