

Media release

CS EUROREAL to Be Transferred to Commerzbank AG Following Special Distribution

Frankfurt am Main, April 26, 2017 **Following the expiration of the discretionary mandate on April 30, 2017, the CS EUROREAL fund will be transferred to the custodian bank by act of law. The majority of the real estate portfolio has already been sold. On April 27, 2017, an extraordinary special distribution will be paid out to investors prior to the expiration of the discretionary mandate.**

As of May 1, 2017, the custodian bank, Commerzbank AG will assume responsibility for the further liquidation of CS EUROREAL in accordance with the German Investment Act (Investmentgesetz). On May 21, 2012, CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft terminated the discretionary mandate for the open-ended real estate fund, effective April 30, 2017, and thus initiated the fund's orderly liquidation.

During the approximately five-year liquidation period, CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft has sold 74 properties for a sales price of around EUR 4.0 bn, including the recent sale of the fund's largest property in Rimini. Since the beginning of the redemption suspension, 89 properties have already been sold for a total of approximately EUR 5.3 bn, corresponding to 82 % of the original real estate portfolio. The sales proceeds were approximately on balance to the market values lastly quoted by independent experts. Furthermore, the sale of two retail properties in Nuremberg and Berlin with a total market value of around EUR 150 mn, or 2 % of the original portfolio, has already been contractually secured. That leaves 23 properties with a market value of around EUR 1.0 bn to be sold by Commerzbank AG.

"Instead of liquidating the extensive real estate portfolio as quickly as possible, we prioritized the achievement of the best possible results. Therefore, we have significantly expanded our sales activities over the past three years in response to the gradual recovery of the real estate markets following the Eurozone/sovereign debt crisis. This has allowed us to achieve better results for our investors in a challenging situation," explained Karl-Josef Schneiders, Managing Director of CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft.

The sales proceeds have enabled CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft to pay out EUR 3.2 bn to investors spread over nine distributions during the liquidation period so far. Prior to the expiration of the discretionary mandate, on April 27, 2017, there will be an extraordinary special distribution of about EUR 650 mn or EUR 6.20 for the EUR unit class and CHF 9.50 for the CHF unit class. Including the extraordinary special distribution, investors thus received approximately EUR 3.8 bn or EUR 36.80 per unit for the EUR unit class and CHF 55.70 for the CHF unit class. That corresponds to about two-thirds of the respective unit value at the initiation of the fund's liquidation on May 21, 2012.

Long-term investors in the EUR unit class who acquired their fund units around nine years ago, i.e. approximately two years before the suspension of redemption, have not suffered any losses on balance up to now, despite the extraordinary situation relating to the fund's liquidation. The CHF unit class has been more volatile due to exchange rate effects. Compared to other open-ended real estate funds on the market that are currently undergoing liquidation, this means better-than-average returns have been achieved to date.

As of May 1, 2017, Commerzbank AG will be responsible for managing the sale of the remaining properties and the gradual distribution of the free liquidity to investors. Commerzbank AG aims to maintain the biannual payments. The liquidation process will continue to be monitored by the Federal Financial Supervisory Authority (BaFin). Commerzbank AG has issued a service mandate to CREDIT SUISSE ASSET MANAGEMENT Immobilien Kapitalanlagegesellschaft for assuming the operational duties pertaining to the ongoing liquidation of CS EUROREAL. The fund expertise accumulated over decades will thus remain intact to the benefit of the investors.

Commerzbank AG will assume responsibility for investor communication as of May 1, 2017. As of this date, investors can find the latest information about the fund's liquidation on the internet at www.commerzbank.de/CS-EUROREAL. Commerzbank AG will also set up a hotline on May 1, 2017.

As part of Credit Suisse Asset Management, Real Estate operates across four locations on three continents in 20 countries and is one of the leading real estate managers in Europe and the world with real estate assets under management totaling approximately of EUR 40.6 bn (as of March 31, 2017). On the basis of a multi-strategy approach, Real Estate designs tailored investment solutions for private clients and institutional investors in terms of investment style, country, type of use, investment vehicle and service components. The German platform for institutional investors in Frankfurt has, for example, launched a German real estate special fund and the Luxembourg sustainability fund Credit Suisse (Lux) European Climate Value Property Fund in the past two years. Further products are under preparation.

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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 with respect to the construction of buildings and environmental risks (e.g., land contamination).

CS EUROREAL: This fund is domiciled in Germany. The representative in Switzerland is Credit Suisse Funds AG, Zurich. The paying agent in Switzerland is Credit Suisse AG, Zurich. The sales prospectus with the contractual terms and conditions, the simplified prospectus, respectively important information for investor (described as Key Investor Information Document - KIID) and the annual and semi-annual reports are available free of charge from Credit Suisse Funds AG, Zurich or from any branch of Credit Suisse AG in Switzerland.

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