The SwissTech Convention Center of the Swiss Federal Institute of Technology Lausanne is a pioneering example of technology. The convention center boasts an ultra-modern, European-wide unique infrastructure with a total of 3,000 seats. Two real estate funds invested a combined amount of CHF 225 million in Switzerland’s most innovative convention center, within the scope of a public-private partnership.

“The state-of-the-art SwissTech Convention Center opens up a platform for the Swiss Federal Institute of Technology Lausanne (EPFL) at the highest technical level, paving the way for the exchange of know-how between scientists and economists.”

André Schneider, Vice-President for Resources and Infrastructure, EPFL
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Real Estate Investment Management

Credit Suisse Real Estate Investment Management has been a success story since the launch of the first real estate fund in 1938 and today ranks among the top 15 largest providers of real estate investments worldwide, as number 3 in Europe and number 1 in Switzerland.

We are committed to sustainable real estate solutions in the areas of Acquisitions and Sales, Contribution in Kind, Development and Construction including substance and value retention with renovations, Asset Management and Portfolio Management. As the largest private property owner and builder in Switzerland, we believe that a sustainability-relevant approach to managing properties is indispensable. Sustainability is an important criteria in the decision-making process for buying and selling real estate. When constructing new building projects, we strive for certifications such as Minergie, LEED or greenproperty – the Credit Suisse quality seal. Existing properties are subject to ongoing review and optimized in terms of energy efficiency, for example. Our objective is to count among the best providers in the fields of real estate development, renovations and property management worldwide.

Sansome Street, San Francisco, USA

The Adam Grant commercial building is located in the heart of San Francisco at 114 Sansome Street and situated in the financial district. It is regarded as one of the most important historical structures in the city due to its outstanding architecture. The property is certified with the LEED Gold sustainability label since 2012 and provides stable earnings through good occupancy rates.
Real estate investments – comprehensive and diversified

Credit Suisse Real Estate Investment Management manages global and regional real estate portfolios, offering companies, institutional clients and high-net-worth private clients as well as retail clients specialist advisory services, comprehensive solutions and innovative products.

We manage seven real estate funds listed on the SIX Swiss Exchange, three real estate funds for institutional and qualified investors with OTC trading and four real estate investment groups of the Credit Suisse Investment Foundation. In addition to three German real estate funds and fund solutions in Luxembourg, we also manage customized real estate mandates.

Our specialists in portfolio management are very familiar with their real estate portfolios. They recognize possible risks at an early stage and take advantage of the available potential. Existing properties are optimized on an ongoing basis, and decisions are made regarding any new replacement buildings. The long-term portfolio objectives call for retaining and boosting value through sustainable building renovations or portfolio rejuvenation through new building projects at attractive locations.

Our portfolio management strategy is combined with a profound research approach and years of extensive experience in practice on the part of the local teams. Risk management is consistently and efficiently organized.
InterContinental Davos Resort & Spa, Davos, Switzerland

The hotel InterContinental Davos enriches the hotel industry of Davos and the entire country of Switzerland with its radiance and exceptional architecture. It is not just the shape that is extraordinary, but also the façade, featuring 790 components constructed together to form a gold-shimmering encasement that optically changes depending on the weather or perspective.
Credit Suisse Real Estate Investment Management is globally active, regionally managing more than 1,250 properties in 20 countries through subsidiaries in Zurich, Frankfurt, New York and Singapore. Around 210 real estate experts operate worldwide all along the entire value-creation chain.
360-degree property management

Our comprehensive portfolio management is distinguished by five phases, in each of which investors reap rewards from specific know-how.

Structured portfolio management process

**Research, Strategy, Risk Management**
Research-based strategy combined with the profound experience in practice of the local teams; consistent and efficient risk management.

**Acquisitions and Sales**
Following due diligence review, strategy is executed through the acquisition of real estate. Performances are subject to regular reviews for determination of properties to be divested.

**Real Estate Development and Construction**
Recognizing earnings and value-enhancing potential as well as initiating, planning and constructing new buildings, modifications and renovations.

**Asset Management**
Portfolio optimization is achieved through proactive property management; construction measures are based on professional investment processes.

**Reporting and Controlling**
Review of strategy and portfolio targets; preparation of client reports.
Acquisitions and Sales

The Acquisitions and Sales team of Credit Suisse Real Estate Investment Management buys and sells properties, real estate projects and land in established markets or markets with growth potential that are distinguished by their liquidity, transparency and secure rule of law.

We invest in all regions in Switzerland, but the geographic focal point is directed at urban areas and their agglomerations. In addition to traditional residential, office and commercial properties, investments are also carried out in the fields of education, healthcare, logistics, industry, leisure facilities, hospitality, senior residences, geriatric care centers and living with services. The focus is aimed at properties valued from roughly CHF 5 million, with land from around CHF 15 million.

Outside of Switzerland, the investment focus is directed at real estate situated in prime locations in metropolitan economic centers across Europe, North and South America (USA, Canada, Mexico, Chile) as well as the Asia-Pacific region (Hong Kong, Japan, South Korea, Singapore, Australia, New Zealand). The focal point of asset allocation is targeted at office, retail and logistics properties with impressive utilization and earnings concepts. In individual cases, special-use properties and real estate portfolios are reviewed as well.

The team monitors the real estate portfolio on an ongoing basis and divests properties that no longer conform to the strategy.

Financing solutions with potential

Our experts provide advisory and support services for clients with the active management and diversification of their portfolios at the national as well as international level. In collaboration with Portfolio Management, the Acquisitions and Sales team of Credit Suisse Real Estate Investment Management assumes the investment management activities when administration of the real estate portfolios is outsourced. For clients that aim to divest their real estate and still lease the requisite operating properties, we offer the sale-and-rentback solution. Build-and-rentback solutions can be sensible with capital-intensive construction, expansion or total renovation of special properties, thus providing financial relief for the operator (investor solution). Private-public partnership models entail long-term collaboration with the public sector from the outset onward. This model paves the way for realizing the construction, renovation and expansion of real estate in the healthcare sector despite tight government financial resources. Contribution in kind involves the divestment of properties and acquisition of fund share certificates. Holders are free from administrative expense and gain capacity for their strategically key fields of business too.
The Exchange, Vancouver, Canada

An internationally invested Credit Suisse real estate fund acquired the old stock exchange in the heart of Vancouver in 2011, with the idea of expanding the registered historical building with a modern high-rise structure made of glass. The name The Exchange stands not just for the original utilization as stock exchange, but also for the vibrant exchange between old and new.

“The Exchange does not aim to compete with or dominate the original building. In particular, The Exchange should point the way to the future of Vancouver as an integrated composition and, at the same time, preserve its lively history.”

Harry Gugger, Architect, Harry Gugger Studio Ltd
Real Estate Development
and Construction

With our history of vast experience, we are experts at recognizing the expansion and development potential of real estate in Switzerland and abroad as well as focusing on the trends in the sector.

We initiate, develop, plan, execute, manage and review real estate projects, taking into account the interests of the developer or owner in the investment process too. We know and understand local circumstances such as the authorization process or general environmental conditions. We execute the technical due diligence in the acquisition process and develop investment strategies for previously analyzed property modification and renovation projects. At the same time, consistent risk management plays a significant role as well. The type and scope of real estate development projects correlate closely with the requirements of the respective investment vehicles.

The execution of international projects poses a special challenge of forming a functioning local project organization. Credit Suisse Real Estate Investment Management boasts years of extensive experience in managing real estate construction and development projects even across vast distances, thereby ensuring success in the long term.

Retaining substance and value
Credit Suisse Real Estate Investment Management pursues the objective of achieving the highest possible standard with regard to energy efficiency, resource utilization and environmental compatibility. At the same time, the value and quality of use of the properties should be sustainably retained as well. Hence, existing buildings are continuously subject to review of their potential for improvement. Focus is directed at existing properties with room for enhancement in the areas of building technology, energy efficiency and floor plan design, in addition to properties of which the undeveloped reserves are not yet fully exhausted. The resulting structural measures range from partial to total renovations to new replacement buildings.
Sihlcity, Zurich, Switzerland

Sihlcity opened its doors in March 2007 and ever since stands out from typical shopping centers as the first urban entertainment center in Switzerland. The complex is regarded as a prime example of a successful real estate investment with a broad-based mix of utilization. The vast array of offerings by Swiss standards is very popular and heavily in demand. Sihlcity simultaneously functions as workplace, conference center, shopping destination, healthcare facility, leisure oasis, fitness and wellness center, restaurant, hotel, cinema or simply as a pleasant place for meeting people. The fact that Sihlcity comprises not only new buildings, but also four carefully renovated and modified factory structures distinguishes the complex from traditional shopping centers in terms of architecture as well as atmosphere.
Vulkanstrasse, Zurich, Switzerland

Zurich Altstetten is developing from a former industrial zone into a dynamic residential and services location. The project at the Vulcano site constitutes another significant step in this direction. The positive building authorization has been granted, and nothing more is standing in the way of constructing the three 80-meter-high towers and connecting base structure.

«The project will provide a facelift for the area surrounding the Altstetten railway station.»

Andreas Roth, Product Manager, Credit Suisse AG
ZHAW Library, Winterthur, Switzerland

Since the start of the semester in February 2015, students and employees at the Zurich University of Applied Sciences (ZHAW) have been able to take advantage of the university library located at the Sulzer Site in Winterthur. With more than 6000 square meters, ZHAW Library is the largest of its kind in terms of floor space in the German-speaking region of Switzerland.

With the ZHAW Library and campus, the former Sulzer Site has become a benchmark for inquisitive minds. The historical industrial hall, which now houses the university, previously served as workshop and thereafter as music hall. Today, the building is a registered historical structure. Three floors with full-façade window fronts in hall 87 of the former production facility form an ideal prerequisite for a customized library extension. Compaction of the interior was carried out with preservation of the original supporting structure as much as possible. In addition to the library, the building also offers space for classrooms and offices, studying area and cafeteria.

"Investments in campus properties such as the ZHAW Library provide diversification for the portfolio in an ideal way. We're pleased that we were able to acquire such a first-class tenant like canton Zurich."

Christophe Piffaretti, Fund Manager, Credit Suisse AG
In some Swiss cities, the demand for residential space today is as high as ever before. Modernized prefabricated housing estates justify the idea of compacted – albeit comfortable – living in an ideal way. Such is the case with the Neue Webersmühle in Neuenhof, which harbors bright future prospects. Webersmühle currently presents an appearance that is fresh and sophisticated: The four crossed-housing tracts have been modernized with regard to energy efficiency as well as living comfort. In addition to optimization of the apartment floor plans, the exterior shells in particular were totally renovated and triple glazed windows were installed. The result is a comfortable habitat sensation and massively improved energy efficiency of the residential estate.

“The concept of compacted residential space coupled with high-quality living standards and reasonable rent prices is as relevant as ever at the present time.”

Stefan Bangerter, Fund Manager, Credit Suisse AG
Asset Management

The Asset Managers of Credit Suisse Real Estate Investment Management operate in close proximity to the various real estate markets. They ensure the optimal operations, maintenance and fulfillment of earnings potential of the properties. Together with the experts from the marketing team, the asset managers provide professional marketing services for the individual properties.

We develop property strategies with business plans, recognize earnings- and value-boosting potential, and set the rent price policies, among other tasks. The specialists manage the selection process of the operating real estate service providers and provide support to the largest tenants personally. These asset managers execute the commercial due diligence in the acquisition process and optimize costs through central procurement.

Quality of life in a package
Developed by Credit Suisse Real Estate Investment Management, LIVING SERVICES takes over the household chores and other time-consuming tasks revolving around residential living from tenants, who are provided with support and relief in day-to-day life thanks to various services offered in HOCHZWEI, among others. These services, which are carried out by selected professional providers only, pave the way for tenants to gain valuable leisure time with a LIVING SERVICES apartment. The offering is available around the clock, 365 days a year, and can be booked very easily on the website livingservices.ch or via telephone.
HOCHZWEI, Lucerne, Switzerland

The two residential high-rise buildings HOCHZWEI and sports facility located at Lucerne’s Allmend are the result of a public-private partnership model, a close collaboration between Credit Suisse Real Estate Investment Management and the city of Lucerne. Whether functional modest apartment or grandiose penthouse, HOCHZWEI leaves no desire unfulfilled. The rent includes one window-cleaning service per year, vacation services and much, much more. Tenants have access to additional services from the LIVING SERVICES offering around the clock. The sports facility is leased to the city and canton of Lucerne as well as a major retail company under a long-term agreement.
Global CO₂ emissions have surged significantly especially in the past 50 years. The building sector is one of the world’s largest energy consumers.

The increase in carbon dioxide emissions caused by mankind incurs social costs as a consequence of climate conditions. The building sector accounts for a substantial share of the energy, CO₂ and resource consumption worldwide: 30 % of global CO₂ emissions, 40 % of global energy consumption and 50 % of the natural resources consumed in construction are attributable to the real estate sector. Credit Suisse Real Estate Investment Management carries out operations, planning and construction as a responsible and future-oriented real estate manager.

Forging ahead, setting a good example

The European Union plans to reduce CO₂ emissions and energy consumption as well as boost renewable energy by 20 % by the year 2020. Thanks to large real estate portfolios, we are in a position to decrease CO₂ emissions in Switzerland and worldwide. We are aware of the significant opportunity of influence and therefore construct and operate our properties in sustainability-relevant ways. We systematically analyze the potential of CO₂ savings and energy efficiency measures in the operational execution of our sustainability strategy. Together with Siemens Switzerland and Wincasa, we have set a goal of achieving a boost in energy efficiency and reduction of CO₂ emissions in 1 000 properties throughout Switzerland. Hence, energy controlling and operational enhancement form an integral part of our portfolio optimization process.

CO₂ emissions reduction targets are defined for the real estate portfolio, and the properties are also envisaged to obtain certifications according to greenproperty or other national and international standards such as Minergie, LEED, DGNB or BREEAM.

greenproperty quality seal

The Credit Suisse quality seal for sustainable real estate covers the environmental and economic as well as social aspects of sustainability and assesses these in five dimensions: utilization, infrastructure, energy, materials and life cycle.

credit-suisse.com/greenproperty

Eight Green Star awards

Credit Suisse Real Estate Investment Management’s commitment to sustainability was rewarded with eight Green Star awards in 2015. The Global Real Estate Sustainability Benchmark (GRESB) compiles global rankings every year of real estate funds and real estate companies that are the most strongly committed to the environment. GRESB collects performance data relating to various areas such as energy, water, waste, greenhouse gas emissions and other sustainability-relevant aspects.
The largest sustainability-relevant residential development site in Switzerland at this time has been constructed in Mellingen, located on the Reuss between Baden and Lenzburg, according to the standards Minergie-A-ECO and Minergie-P-ECO as well as the greenproperty Gold quality seal. Approximately 400 tenants have found a new home in residential rental units or condominiums, with considerably better living comfort and enhanced quality of life. The residential site has created new recreational, developmental and inhabitable living space with an urban «village-like» character.

«Neugrüen proves that large residential development sites can be constructed in harmony with the environment. In addition to the environmental standard, Neugrüen also comprises the economic and social sustainability standards.»

Roger Baumann, COO & Head Sustainability, Credit Suisse AG
Escherpark, Zurich, Switzerland

The high-value Escherpark new replacement building with ecological wood façade ideally utilizes the land area, consequently creating roughly 60 additional apartments in the heart of Zurich City. The sustainability-relevant residential building complex was constructed according to the criteria of the greenproperty quality seal and is certified with Minergie ECO.

«Instead of renovation, we decided in favor of new replacement buildings, eleven of which cleared a path for greater utilization of the land area and better fulfillment of the current needs of the residential real estate market. We’re certain that the sustainability-specific construction concept will pay off in the future.»

Samuel Egger, Fund Manager, Credit Suisse AG