

## Media Release

### Issue for Credit Suisse Real Estate Fund Green Property

Zurich, October 19, 2016 **The Credit Suisse Real Estate Fund Green Property will carry out a capital increase of a maximum of CHF 173,0 million from October 31 to November 11, 2016, 12:00 noon (CET). Each former unit is assigned one (1) subscription right. Ten (10) subscription rights entitle the investor to subscribe to one (1) new unit. In total, a maximum of 1 544 437 new units will be issued. The issue price per payment under subscription is CHF 112.00 net at a net asset value of CHF 109.56 per unit.**

The capital increase announced on September 22, 2016, will go ahead as planned. The properties in the Credit Suisse Real Estate Fund Green Property (CS REF Green Property, sec. no. 10 077 844) have been assessed by the independent valuation experts for the audited semi-annual report as of June 30, 2016. In view of the issue, the changes in value arising due to current construction projects and renovations as well as the purchase or sale of properties since closing were also taken into account. This equates to a new net asset value of CHF 109.56 per unit as of November 18, 2016. The issue price is CHF 112.00 net per new unit.

The issue will take place on a best-effort basis as part of a public subscription offer in Switzerland. Each former unit is assigned one (1) subscription right. Ten (10) subscription rights entitle the holder to subscribe to one (1) new unit at the issue price CHF 112.00 net. Official subscription rights trading will take place from October 31 to November 9, 2016, on the SIX Swiss Exchange AG. Non-subscribed units might not be issued, which would change the amount of the issue. The actual number of new units to be issued will be announced on November 16, 2016. The issue will take place on November 18, 2016. The proceeds of the issue will be used to further grow the high-quality real estate portfolio.

CS REF Green Property was combined with Credit Suisse Real Estate Fund PropertyPlus (completion of the merger: August 31, 2016, retroactive to July 1, 2016) and has a diversified portfolio of sustainable real estate. In addition to 42 existing properties, two construction projects worth approximately CHF 133 million are currently under construction. Due for completion by summer 2018, the Gleis 0 project in Aarau involves the construction of 91 apartments, 285 public and private parking spaces as well as a wide variety of retail and commercial space that will be let to and operated by the Migros Aare cooperative society. A residential complex of 73 apartments designed with sustainability in mind is currently under construction at the Altstattwiese in the center of Wil, Canton of St. Gallen. The recently completed office property at Riehenring, in the Erlenmatt district of Basel, has also formed part of the CS REF Green Property portfolio since the beginning of October 2016. Located in the direct vicinity of Messe Basel, the property has been let to fashion and lifestyle firm Fossil on a long-term contract and is to become its new European headquarters. All of the above-mentioned construction projects meet Minergie standards and comply with the requirements of greenproperty.

CS REF Green Property was launched in 2009 and is the largest Swiss real estate fund for sustainable real estate investments. It invests in high-quality new construction projects located in strong economic regions of Switzerland. Sustainability is the main focus in the selection of new construction projects. The aim is for the properties and projects to meet the strict requirements of greenproperty, the seal of quality for sustainable real estate.

**Issue at a Glance**

Issue volume	Maximum of CHF 172,98 million
Subscription period	October 31 to November 11, 2016, 12:00 noon (CET)
Issue price per unit	CHF 112.00 net
Subscription ratio	Ten (10) subscription rights entitle the investor to subscribe to one (1) new unit.
Subscription rights trading	From October 31 to November 9, 2016 on the SIX Swiss Exchange AG
Issue date	November 18, 2016
Investor group	Private and institutional investors
Security no. / ISIN (unit)	10 077 844 / CH010 077 844 5
Security no. / ISIN (subscription right)	34 063 730 / CH034 063 730 2
Type of issue	The issue will take place on a best-effort basis as part of a public subscription offer in Switzerland.
Utilization	The proceeds of the issue will be used to further grow the high-quality real estate portfolio.
Fund management	Credit Suisse AG, Zurich
Fund management company	Credit Suisse Funds AG, Zurich
Custodian bank	Credit Suisse AG, Zurich
Subscription	At all Credit Suisse AG branches in Switzerland

Source: Credit Suisse AG

Further information as well as an issue and listing prospectus from October 20, 2016, at [www.credit-suisse.com/ch/realestate](http://www.credit-suisse.com/ch/realestate)

Current annual and semi-annual reports at [www.credit-suisse.com/ch/realestate/download](http://www.credit-suisse.com/ch/realestate/download)

**Information**

Thomas Vonaesch, Head of Real Estate Fund Management, Credit Suisse Funds AG, telephone +41 44 334 43 30

Urs Frey, Fund Manager for CS REF Green Property, Credit Suisse AG, telephone +41 44 334 31 50

Eva Randegger, Communication Real Estate Investment Management, Credit Suisse AG, telephone +41 44 333 82 04, [eva.randegger@credit-suisse.com](mailto:eva.randegger@credit-suisse.com)

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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).

Credit Suisse Real Estate Fund Green Property is an investment fund established under Swiss law in the category of "real estate funds," in accordance with the Swiss Federal Act on Collective Investment Schemes (CISA) of June 23, 2006, for qualified investors as defined

in art. 10, para. 3 of the CISA. The fund management company is Credit Suisse Funds AG, Zurich. The custodian bank is Credit Suisse AG, Zurich. Subscriptions are only valid on the basis of the current sales prospectus with the integrated fund contract, the simplified prospectus, and the most recent annual report (or semi-annual report, if more recent). The prospectus with integrated fund contract, the simplified prospectus, 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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