

Key Information Document

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, and potential gains and losses of this product and to help you compare it with other products.

Product

Product name/ISIN	Credit Suisse (Lux) Multi-Manager Real Estate Global - share class SAPH-II USD (the Product); ISIN LU2046633439; a share class of Credit Suisse (Lux) Multi-Manager Real Estate Global (the Sub-fund) a Sub-fund of CS Real Estate SICAV-SIF I (the Umbrella / the Investment Company) The Product is an AIF Special Sub-fund established in Luxembourg. It is managed by Credit Suisse Fund Management S.A. (the Management Company).
Product Manufacturer	Credit Suisse Fund Management S.A. , member of UBS Group; 5, rue Jean Monnet, P.O. Box 369, L-2013 Luxembourg. Call +352 43 61 61 436 or visit www.credit-suisse.com/fundsearch for more information.
Competent regulatory authority	Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising Credit Suisse Fund Management S.A. in relation to this Key Information Document

This document was prepared on 12 April 2024.

You are about to purchase a Product that is not simple and may be difficult to understand.

What is the product?

Type: This Product is a share in a Sub-fund of the Umbrella qualifying as an alternative investment fund under the law of 12 July 2013 on alternative investment fund managers and the AIFMD regulation.

Term: This Product has no maturity date. The Sub-fund has been established for an indefinite period of time. The Board of Directors of the Investment Company is entitled to liquidate, merge or reposition the Product at any time unilaterally in case the Product can no longer be managed in the interest of the investors. The amount the investor will receive upon early termination may be less than the amount invested.

Objectives: By investing in this Product, you become a holder of the share class SAPH-II USD in the Sub-fund. This Sub-fund is actively managed to provide an exposure to a diversified portfolio of real estate strategies ("growth"). In order to achieve such aim, the Sub-fund invests primarily target funds pursuing core or core+ investment strategies and, on an ancillary basis target funds pursuing value-add or opportunistic investment strategies. The weight of each individual strategy may vary over time at the discretion of the Portfolio Manager and follows the below diversification. Therefore, Sub-fund may not:

- have an exposure to the core/core+ strategies less than 60% of the Look Through Exposure;
- have an exposure to each of the value-add or opportunistic strategies more than 25% of the Look Through Exposure;
- have an exposure to each of the North and South America, Europe and Asia Pacific regions more than 60% of the Look Through Exposure;
- have an exposure to sectors other than offices, retail, residential and logistic/industrial exceeding 30% of the Look Through Exposure;
- have an exposure to closed-ended Target Funds or Co-investments exceeding 30% of its net assets;

The Sub-fund promotes environmental, social and governance (ESG) characteristics (within the meaning of Article 8 of Regulation (EU) 2019/2088) through ESG integration. Investments in Real Estate Investment Structures and Real Estate Companies are assessed by CSAM taking into account qualitative and quantitative ESG factors. Details are available in the prospectus and the ESG website disclosure of the Sub-fund. The Sub-fund may use financial derivative instruments for hedging purposes or for the efficient management of the portfolio. The return of this Sub-fund depends mainly on the price evolution the target funds. The return is also related to the recommended holding period and the risk and reward profile of the Sub-fund. This Product makes regular distributions. The Product is closed for further subscriptions.

Intended Retail Investor: This Product is intended for professional and institutional investors, as well as sophisticated retail investors with sufficient knowledge and experience in collective investment schemes and similar products, an ability to bear a minor investment loss, and a long-term investment horizon.

What are the risks and what could I get in return?

(A) Summary Risk Indicator



The risk indicator assumes you keep the Product for 7 years. The actual risk can vary significantly if you redeem at an early stage and you may get back less. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.

The Summary Risk Indicator is a guide to the level of risk of this Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the markets. We have classified this Product as 3 out of 7, which is a medium-low risk class and poor market conditions are unlikely to impact our capacity to pay you. **Be aware of currency risk** if your reference currency differs from the currency of the Product. You may receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. Investors shall note that the Product may be exposed to further risks such as operational, counterparty, political, sustainability and legal risks that are not included in the Summary Risk Indicator. This Product does not include any protection from future market performance so you could lose some or all of your investment.

(B) Performance Scenarios

The figures shown include all the costs of the Product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. **What you will get from this product depends on future market performance.**

Market developments in the future are uncertain and cannot be accurately predicted.

The unfavourable, moderate, and favourable scenarios shown are illustrations using the worst, average, and best performance of the Product / a suitable benchmark over the last 12 years. Markets could develop very differently in the future.

The stress scenario shows what you might get back in extreme market circumstances.

Recommended holding period:		7 years	
Example Investment:		USD 10,000	
Scenarios		If you exit after 1 year	If you exit after 7 years (Recommended holding period)
Stress scenario	What you might get back after costs Average return each year	USD 7,680 -23.2%	USD 6,505 -6.0%
This type of scenario occurred for an investment CS (Lux) Multi-Manager Real Estate Global SAPH-II USD between 11/2022-02/2024.			
Unfavourable scenario	What you might get back after costs Average return each year	USD 9,043 -9.6%	USD 8,923 -1.6%
This type of scenario occurred for an investment CS (Lux) Multi-Manager Real Estate Global SAPH-II USD between 03/2017-03/2024.			
Moderate scenario	What you might get back after costs Average return each year	USD 10,127 1.3%	USD 13,340 4.2%
This type of scenario occurred for an investment composite benchmark between 09/2015-09/2022.			
Favourable scenario	What you might get back after costs Average return each year	USD 11,675 16.8%	USD 15,289 6.3%

What happens if Credit Suisse Fund Management S.A. is unable to pay out?

The investor of this Product will not face financial loss due to the default of Credit Suisse Fund Management S.A., as the Sub-fund is considered to be a separate entity with segregated assets.

What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Cost over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario
- USD 10,000 is invested

	If you exit after 1 year	If you exit after 7 years (Recommended holding period)
Total costs	USD 539	USD 2,157
Annual cost impact (*)	5.4%	2.8%

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 7.0% before costs and 4.2% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	3.0% of the value of your investment when entering.	USD 300
Exit costs	0.0% of the value of your investment before it is paid out to you.	USD 0
Ongoing costs taken each year		
Management fees and other administrative or operating costs	2.5% of the value of your investment per year.	USD 239
Transaction costs	0.0% of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	USD 0
Incidental costs taken under specific conditions		
Performance fees	There is no performance fee for this product.	n/a

How long should I hold it and can I take money out early?

Recommended holding period: 7 years

The recommended holding period is calculated based on the Summary Risk Indicator presented above. According to the investment objective as described above, the Product is designed for long-term investment. The Product is an open-ended Product. Requests for redemption received no less than 90 days prior to the respective redemption date will be processed on the next applicable redemption date. The redemption dates are the last business day of each calendar quarter of each year. The Product has the right to defer any redemption where liquid assets are not sufficient, if total redemptions on a specific redemption date exceed a threshold of the 15% of the NAV of the fund. The Product is locked-up for two and a half years after the launch date of the Product. During this lock-up period you will be unable to redeem.

How can I complain?

Any complaint regarding the person advising on, or selling the Product can be submitted directly to that person or bank. Any complaint regarding the Product or this document can be submitted in writing under the following address: Credit Suisse Fund Management S.A., 5, rue Jean Monnet, P.O. Box 369, L-2013 Luxembourg. Investors shall note that a complaint can be also addressed by e-mail to fundcomplaints.luxembourg@credit-suisse.com or visit website: www.credit-suisse.com/fundsearch.

Other relevant information

This Key Information Document does not contain all information relating to this Product. Further information about CS Real Estate SICAV-SIF I, its prospectus and its latest annual and semi-annual report, the current Product prices, may be obtained free of charge, in English language, from Credit Suisse Fund Management S.A., the appointed distributors or online at www.credit-suisse.com/fundsearch. There you can also find information on past performance from the last 4 years.

The calculations of previous performance scenarios, updated monthly, can be found at www.credit-suisse.com/fundsearch.

The information contained in this Key Information Document does not constitute a recommendation to buy or sell the Product and is no substitute for individual consultation with the investor's bank or advisor. Any updated version of this Key Information Document will be published on: www.credit-suisse.com/fundsearch.

The custodian of this Product is: Credit Suisse (Luxembourg) S.A., Luxembourg