

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 Logistics Property Partners - share class E (the Product); ISIN LU2211518795; a share class of Credit Suisse Logistics Property Partners (the Fund)
	The Product is an AIF Special 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	Not applicable

This document was prepared on 21 July 2023.

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

What is the product?

Type: This product qualifies as a reserved alternative investment fund (RAIF) and is not subject to the supervision of the Commission de Surveillance du Secteur Financier (CSSF) or any other Luxembourg authority.

Term: The Fund has been established until the earlier of (i) seven years as from the Final Closing or (ii) in case all Real Estate Investment Structures or/ and any other investments held by the Fund after the end of the Investment Period have been sold. The Board of Directors may, in its sole discretion, decide to extend the duration of the Fund by up to three consecutive terms of one year.

Objectives: By investing in this Product, you become a holder of the share class E USD in the fund. The fund is actively managed to provide an exposure to a broadly diversified portfolio of Real Estate Investment Structures and to generate positive total returns. In order to achieve such aim, the fund invests mainly in Real Estate Investment Structures, specifically in the logistics/industrials sector and its various sub-sectors (i.e. data centres and storage facilities). The fund primarily pursues value-add investment strategies and, to a lesser extent, pursues core or core + investment strategies, in major property markets worldwide.

The fund may not:

- 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 in Real Estate whose existing or future use is logistic/industrial less than 70% of the Look Through Exposure;
- have an exposure to the core/core+ strategies more than 30% of the Look Through Exposure;
- hold more than 30% of its net assets in assets of the same type issued by the same issuer;
- invest in Affiliated Funds

The fund may use financial derivative instruments for investment, hedging or efficient portfolio management purposes. The return of this fund depends mainly on the price evolution of the Real Estate Investment Structures. The return is also related to the recommended holding period and the risk and reward profile of the fund. The Reference Currency of the fund is not necessarily the investment currency of the fund concerned. Changes in the rates of exchange between the Reference Currency and other currencies will have an effect, which could be adverse, on the performance of the fund, on amounts available for distribution by the fund and on the value of securities distributed by such fund.

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 significant 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. You can not cash in early.

This Product is considered to be illiquid.

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 6 out of 7, which is the second-highest risk class and poor market conditions are very likely 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 scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

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

The scenarios are best estimates of the expected values for the performance scenarios at the end of the recommended holding period, and are driven by a potential materialization of some risks associated with investments in the real estate asset class (e.g. constructions costs, vacancy risk).

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 9,200 -8.0%	USD 5,578 -8.0%
Unfavourable scenario	What you might get back after costs Average return each year	USD 10,000 0.0%	USD 10,000 0.0%
Moderate scenario	What you might get back after costs Average return each year	USD 10,800 8.0%	USD 17,138 8.0%
Favourable scenario	What you might get back after costs Average return each year	USD 11,200 12.0%	USD 22,107 12.0%

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 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 926	USD 6,667
Annual cost impact (*)	9.3%	7.6%

(*) 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 15.6% before costs and 8.0% after costs.

Composition of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	2.0% of the value of your investment when entering.	USD 200
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	7.4% of the value of your investment per year.	USD 726
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	0.0% The actual amount will vary depending on how well your investment performs. The aggregated cost estimation includes the average over the last 5 years.	USD 0

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

Recommended holding period: 7 years

The Product is a closed-ended Product. The investor may not unilaterally request the redemption of their investment.

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 Credit Suisse Logistics Property Partners, 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.

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