

Unaudited Semi-Annual Report **Credit Suisse Real Estate Fund International**

Investment fund under Swiss law
of the “Real estate funds” category for qualified investors

June 30, 2017



Contents

Information in Brief	3
Management and Statutory Bodies	4
Information on Third Parties	5
Statement of Assets	6
Statement of Income	7
Appendix	8
Mortgages	10
Loans / Transactions between Funds	11
Land Purchases and Sales / Transactions with Related Parties / Tenants Accounting for over 5% of Rental Income / Real Estate Companies in the Fund / Overview of Units of other Investment Funds / Units in Circulation	12
Capital Gains/Losses on Currencies	13
Further Information on Off-Balance-Sheet Business	15
Schedule of Properties in Swiss Francs / General Information about the Properties / Financial Data on the Properties / Breakdown of Residential / Commercial Premises	16
Schedule of Properties (Local Currencies)	20
Brief Report	22
Notes to the Unaudited Semi-Annual Report	24
Valuation Report	26

Information in Brief

Key Data		30/6/2017	31/12/2016	31/12/2015
Swiss security no. 1 968 511				
Fund units issued		228 897	–	176 074
Fund units redeemed		–	–	–
Number of units in circulation		2 517 867	2 288 970	2 288 970
Net asset value per unit (incl. distribution)	CHF	1 035.48	1 053.89	1 042.96
Issue price per unit	CHF	1 050.00	1 070.00	1 115.00
Redemption price per unit	CHF	980.00	1 000.00	970.00
Closing price (bid price)	CHF	1 200.00	1 180.00	1 120.00
Highest price (in review period)	CHF	1 270.00	1 235.00	1 250.00
Lowest price (in review period)	CHF	1 180.00	1 120.00	1 060.00
Market capitalization (MV)	CHF	3 021.4 mio.	2 701.0 mio.	2 563.6 mio.
Premium		15.89%	11.97%	7.39%

Statement of Assets		30/6/2017	31/12/2016	31/12/2015
Market value of properties	CHF	2 981.9 mio.	2 837.0 mio.	2 479.6 mio.
Acquisition costs of properties	CHF	2 661.4 mio.	2 547.8 mio.	2 282.0 mio.
Total assets	CHF	3 292.3 mio.	3 057.7 mio.	2 896.9 mio.
Third-party borrowings: ¹⁾				
– in % of investment costs		15.90%	15.38%	13.87%
– in % of aggregate market value		14.19%	13.81%	12.76%
Debt as a percentage of total assets		20.81%	20.98%	17.48%
Interest on borrowed funds		2.66%	2.62%	3.11%
Remaining term to maturity of borrowed funds	Years	2.95	2.97	3.77
Net asset value attributable to the unitholders of the Fund	CHF	2 607.2 mio.	2 412.3 mio.	2 387.3 mio.

Return and Performance Data		30/6/2017	31/12/2016	31/12/2015
Distribution	CHF	n/a	42.00	41.00
Distribution yield		n/a	3.56%	3.66%
Distribution ratio		n/a	95.38%	99.42%
Return on equity (ROE) attributable to the unitholders of the Fund		2.25% ²⁾	4.80%	4.38%
Return on invested capital (ROIC)		1.96% ²⁾	4.32%	4.17%
Return on investment		2.29% ²⁾	5.14%	4.95%
Performance		6.63% ²⁾	9.02%	8.05%
EBIT margin		70.64%	72.73%	72.89%
Total expense ratio Gross Asset Value (TER _{REF} GAV)		0.86%	0.85%	0.86%
Total expense ratio Market Value (TER _{REF} MV)		0.93%	0.92%	0.90%
Price/earnings ratio (P/E Ratio)		25.21	23.58	24.63
Price/cash flow ratio		15.29	38.87	13.87

Statement of Income		30/6/2017	30/6/2016	30/6/2015 ³⁾
Net income total	CHF	51.4 mio.	49.0 mio.	42.5 mio.
Realized capital gains/losses	CHF	40.2 mio.	11.2 mio.	137.5 mio.
Rental income	CHF	82.3 mio.	79.4 mio.	68.9 mio.
Rental losses		6.46%	4.57%	4.63%
Maintenance expense	CHF	6.9 mio.	5.3 mio.	7.7 mio.

¹⁾ Maximum permissible charge: one third of the market value (Art. 65 para. 2 CISA / Art. 96 para. 1 CISO)

²⁾ Calculation for six months (1/1–30/6/2017)

³⁾ Key financial figures have not been adjusted in line with the new CISO-FINMA calculation.

Management and Statutory Bodies

Management and Statutory Bodies

Management Company

Credit Suisse Funds AG, Zurich

Board of Directors

- Dr. Thomas Schmuckli, Chairman
- Luca Diener, Vice-Chairman, Managing Director, Credit Suisse AG, Zurich
- Ruth Bültmann, Member
- Gebhard Giselsbrecht (from April 5, 2017), Member, Managing Director, Credit Suisse Asset Management (Switzerland) Ltd., Zurich
- Petra Reinhard Keller, Member, Managing Director, Credit Suisse (Switzerland) Ltd., Zurich
- Jürg Roth, Member, Managing Director, Credit Suisse (Switzerland) Ltd., Zurich
- Christian Schärer, Member, Managing Director, Credit Suisse (Switzerland) Ltd., Zurich
- Dr. Christoph Zaborowski, Member
- Adam Milenkovic (until March 31, 2017), Member, Managing Director, Credit Suisse Asset Management (Switzerland) Ltd., Zurich

Executive Board

- Thomas Schärer, Chief Executive Officer
- Patrick Tschumper, Deputy CEO and Head Fund Solutions
- Gilbert Eyb, Member, Legal
- Thomas Federer, Member, Performance & Risk Management
- Tim Gutzmer, Member, Fund Services
- Hans Christoph Nickl, Member, COO
- Thomas Vonaesch, Member, Real Estate Fund Management
- Gabriele Wyss, Member, Compliance

Custodian Bank

Credit Suisse (Switzerland) Ltd., Zurich

Audit Company

KPMG AG, Zurich

Information on Third Parties

Information on Third Parties

Accredited valuation experts

- Andreas Ammann, architect (ETH/SIA degree), Wüest Partner AG, Zurich
- Marco Feusi, architect (HTL degree), Wüest Partner AG, Zurich
- Gino Fiorentin, architect (HTL degree), Wüest Partner AG, Zurich
- Pascal Marazzi-de Lima, architect (ETH degree), Wüest Partner AG, Zurich

Delegation of Further Responsibilities

The fund management company has delegated the investment decisions to Credit Suisse Asset Management (Switzerland) Ltd., Zurich, as asset manager.

The fund management company has delegated certain fund administration duties to the following group companies of Credit Suisse Group AG:

- Credit Suisse AG, Switzerland: specific tasks such as providing legal and compliance advice, managing the fund management company's finances, tax advice, facility management, IT services, the Management Information System (MIS), and collateral management.
- Credit Suisse (Switzerland) Ltd., Switzerland: specific tasks in the areas of human resources and business risk management.
- Credit Suisse Asset Management (Switzerland) Ltd.: real estate administration (including fund and real estate accounting and estate management).
- Credit Suisse Fund Services (Luxembourg) S.A., Luxembourg: Duties in relation to fund accounting.
- Credit Suisse (Poland) Sp.z.o.o., Poland: Duties in relation to product master data, price publications, factsheet production, KIID production, report preparation, and other support tasks in relation to risk management.

Precise details of how the remit is to be fulfilled are laid down in an agreement between the fund management company and the aforementioned group companies. Further specific tasks may be delegated to the aforementioned group companies.

Real estate management and technical maintenance tasks are delegated to the following companies:

Australia	CBRE (C) Pty Ltd., Jones Lang LaSalle (QLD) Pty Ltd., Jones Lang LaSalle (SA) Pty Ltd., Jones Lang LaSalle (VIC) Pty Ltd., Knight Frank Australia Pty Ltd., Multiplex Property Services Pty Ltd.
Chile	CBRE Chile SA
Germany	BNP Paribas Real Estate Property Management GmbH
United Kingdom	BNP Paribas Real Estate Advisory & Property Management UK Ltd.
Ireland	Jones Lang LaSalle Ltd.
Japan	Savills Asset Advisory Co., Ltd.
Canada	Canderel Management Inc., Colliers Macaulay Nicolls Inc., Swissreal Real Estate Services Ltd.
New Zealand	CBRE Ltd.
Netherlands	Jones Lang LaSalle B.V.
USA	CBRE Inc., Cushman & Wakefield of California Inc., Cushman & Wakefield of Massachusetts Inc., Cushman & Wakefield U.S. Inc., LPC West LLC., Tishman Speyer Properties, L.P.

For certain accounting, tax advice and administration tasks undertaken by group companies the following service providers are involved:

Alter Domus, CBRE Inc., CBRE Chile S.A., Citco, Colliers, Cushman & Wakefield of Pennsylvania Inc., Ernst & Young, Garrigues, Gowlings, Morrison & Foerster, PricewaterhouseCoopers, Savills Asset Advisory Co., Ltd., Tishman Speyer Properties L.P., TMF Group and TMI Associates.

Details on the execution of the order are laid down in separate agreements.

Statement of Assets as at June 30, 2017

	30/6/2017	31/12/2016
	Market value CHF	Market value CHF
Assets		
Cash holdings, balances on postal and bank accounts at sight including fiduciary investments with third-party banks	174 652 463	150 966 720
Cash at time, including fiduciary investments with third-party banks	15 964 609	15 965 841
Sites		
– Commercial properties	2 821 904 371	2 706 691 489
– Development land (incl. properties for demolition) and schemes under construction	160 013 847	130 333 655
Total sites	2 981 918 218	2 837 025 144
Mortgages and other mortgage-backed liabilities	75 000 000	0
Derivative financial instruments	6 524 258	11 727 238
Other assets	38 247 800	41 984 836
Total assets	3 292 307 348	3 057 669 779
Liabilities		
Short-term liabilities		
– Short-term interest-bearing mortgages and other mortgage-backed liabilities	92 240 344	23 858 133
– Short-term interest-bearing loans	0	0
– Other short-term liabilities	75 829 578	73 906 911
Total short-term liabilities	168 069 922	97 765 044
Long-term liabilities		
– Long-term interest-bearing mortgages and other mortgage-backed liabilities	331 032 400	368 076 396
Total long-term liabilities	331 032 400	368 076 396
Total liabilities	499 102 322	465 841 440
Net assets before estimated liquidation taxes	2 793 205 026	2 591 828 339
Estimated liquidation taxes	185 999 438	175 642 499
Net assets	2 607 205 588	2 416 185 840
– of which attributable to minority interests	0	3 862 433
– of which attributable to the unitholders of the Fund	2 607 205 588	2 412 323 407
Number of units in circulation	2 517 867	2 288 970
Net asset value per unit	1 035.48	1 053.89
Less distribution for financial year 2016 (coupon no. 12)	0.00	42.00
Net asset value per unit after distribution	1 035.48	1 011.89
Change in the net asset value of the unitholders of the Fund		
Net assets at beginning of financial year	2 412 323 407	2 387 309 770
Distribution	–96 136 740	–93 847 770
Balance from sales and purchases of units, excl. equalization on the issue of units and payouts of current income on the redemption of units	231 481 247	0
Total income	59 537 674	114 561 407
Balance of deposit/withdrawal of reserves for repairs	0	4 300 000
Net assets at end of financial year	2 607 205 588	2 412 323 407

Details from previous years		
	Net assets	Net asset value per unit
30/6/2017	2 607 205 588	1 035.48
31/12/2016	2 412 323 407	1 053.89
31/12/2015	2 387 309 770	1 042.96

Conversion rate	as at 30/6/2017	as at 31/12/2016
CAD/CHF	0.737391	0.757886
EUR/CHF	1.092248	1.072126
GBP/CHF	1.243940	1.255853
100 JPY/CHF	0.852305	0.871276
AUD/CHF	0.734565	0.735939
USD/CHF	0.957650	1.016350
NZD/CHF	0.701191	0.708605
100 CLP/CHF	0.144067	0.151743
100 CLP/USD	0.150438	0.149302
UF/CHF	38.415595	39.981215

Statement of Income as at June 30, 2017

	1/1/2017 to 30/6/2017	1/1/2017 to 30/6/2017	1/1/2016 to 30/6/2016	1/1/2016 to 30/6/2016
	CHF	CHF	CHF	CHF
Income				
Income from postal and bank accounts		247 650		246 059
Negative interest		-50 706		0
Rental income (gross income generated)		82 297 942		79 401 198
Income from mortgages and other mortgage-backed loans		45 856		328 205
Other income		64 368		15 185
Current income paid in by new subscribers		4 598 541		0
Total income		87 203 651		79 990 647
Expenses				
Mortgage interest and interest on mortgage-backed liabilities	5 055 234		5 147 311	
Other interest due	883 988		3 095	
Ground rent	470 784		623 797	
Repairs and maintenance	6 908 100		5 259 397	
Taxes and charges				
– Taxes on capital and profits	5 368 738		3 629 065	
Valuation and auditing expenses	912 903		718 441	
Writedowns on properties (tenant fit-outs)	3 569 407		3 800 270	
Remuneration (as per fund regulations) for				
– the fund management company	9 173 009		8 690 574	
– the custodian bank	361 849		358 096	
– the property management companies	689 909		609 213	
Costs for annual report	10 508		15 481	
Fees payable to supervisory bodies	750		4 000	
Other expenses	2 372 787		2 105 330	
Net current income paid out on redemption of units	0		0	
Total expenses	35 777 966	35 777 966	30 964 070	30 964 070
Net income		51 425 685		49 026 577
– of which attributable to minority interests		-116		-5 665
– of which attributable to the unitholders of the Fund		51 425 801		49 032 242
Realized capital gains and losses from investments		3 853 738		-32 299
Realized capital gains and losses from currency		36 323 974		11 232 734
Realized income		91 603 397		60 227 012
– of which attributable to minority interests		-116		-5 665
– of which attributable to the unitholders of the Fund		91 603 513		60 232 677
Unrealized capital gains and losses from investments		45 310 646		30 054 350
Unrealized capital gains and losses from currency		-67 019 546		-27 848 790
Change in liquidation taxes		-10 356 939		-8 178 049
Total income		59 537 558		54 254 523
– of which attributable to minority interests		-116		-144 593
– of which attributable to the unitholders of the Fund		59 537 674		54 399 116

Average conversion rates	for 1/1/-30/6/2017	for 1/1/- 30/6/2016
CAD/CHF	0.740870	0.746526
EUR/CHF	1.077530	1.094853
GBP/CHF	1.253325	1.395223
100 JPY/CHF	0.881657	0.887096
AUD/CHF	0.746968	0.724995
USD/CHF	0.984942	0.984200
NZD/CHF	0.703118	0.670203
100 CLP/CHF	0.149245	0.144545
100 CLP/USD	0.151526	0.146865
UF/CHF	39.559719	37.367316

Appendix as per June 30, 2017

		30/6/2017	31/12/2016
Value of depreciation account	CHF	0.0 mio.	0.0 mio.
Value of reserves account for future repairs	CHF	48.3 mio.	48.3 mio.
Balance on account of earnings retained for reinvestment	CHF	0.0 mio.	0.0 mio.
Total insurance value of assets	CHF	2 345.0 mio.	2 040.7 mio.
Number of units due be redeemed at end of next financial year		none	none

Key Financial Figures

	30/6/2017	31/12/2016
Rental losses	6.46%	4.50%
Third-party borrowings in % of aggregate market value	14.19%	13.81%
Distribution yield	n/a	3.56%
Distribution ratio	n/a	95.38%
EBIT margin	70.64%	72.73%
Total expense ratio Gross Asset Value (TER _{REF} GAV)	0.86%	0.85%
Total expense ratio Market Value (TER _{REF} MV)	0.93%	0.92%
Return on equity (ROE)	2.25% ¹⁾	4.80%
Return on invested capital (ROIC)	1.96% ¹⁾	4.32%
Premium	15.89%	11.97%
Performance	6.63% ¹⁾	9.02%
Return on investment	2.29% ¹⁾	5.14%

¹⁾ Calculation for six months (1/1–30/6/2017)

Information on derivatives

For detailed information on forward foreign exchange transactions, please see pages 13–15.

Valuation principles / basis for calculation of the net asset value

The asset value of a unit represents the market value of the Fund's assets, less any liabilities of the Fund and the likely taxes and duties incurred on liquidation of the Fund's assets, divided by the number of units in circulation.

Under Art. 88 para. 2 CISA, Arts. 92 and 93 CISO and the SFAMA guidelines for real estate funds, the Fund's properties are regularly valued by independent appraisers accredited by the supervisory authority using a dynamic capitalized income value method. The property values stated are the prices that would probably be obtained upon a diligent sale at the time of appraisal. Properties under construction and construction projects are likewise valued at market value. Upon the purchase or sale of properties contained in the Fund's assets and at the close of each accounting year, the appraisers must review the market value of the real estate contained in the Fund's assets. The market value of the individual properties represents the price that would probably be achieved in customary business transactions and on the assumption of diligent conduct by the purchaser and vendor. In individual cases, and especially on the purchase or sale of Fund properties, possible opportunities arising will be used in the best interests of the Fund. This may result in deviations from the valuations given.

Further comments on the market values may be found in the valuation report of the real estate appraiser as per the corresponding semi-annual statement.

Information on actual compensation rates where maximum rates are indicated in the Fund Regulations

	30/6/2017		31/12/2016	
	Actual	Maximum	Actual	Maximum
a) Payments to the Management Company				
– Annual fee for the management of the Real Estate Fund, asset management, and the distribution of the Real Estate Fund, on the basis of total fund assets at the beginning of the accounting year	0.60%	1.50%	0.60%	1.50%
– Fee for activities in the construction of properties, as well as renovation and conversion projects, on the basis of construction costs incurred	2.00%	2.00%	2.00%	2.00%
– Compensation for work involved in the purchase and sale of properties, on the basis of the purchase or sale price (unless a third party was entrusted with this task)	2.00%	3.00%	1.60%	3.00%
– Compensation for the management of properties during the reporting period, on the basis of gross rental income (incl. ground rent income)	0.84%	5.00%	0.71%	5.00%
– Issuing commission to cover costs in connection with the placement of new units, on the basis of the net asset value of the newly issued units	1.50%	5.00%	0.00%	5.00%
– Redemption commission to cover costs in connection with the redemption of new units, on the basis of the net asset value of the newly issued units	0.00%	5.00%	0.00%	5.00%
b) Payments to the Custodian Bank				
– Fee for the safekeeping of fund assets, handling of payment transactions for the Real Estate Fund, and performance of the other tasks listed in § 4 of the fund contract, on the basis of net fund assets at the beginning of the accounting year	0.03%	0.20%	0.03%	0.20%
– Fee in respect of distribution of annual income to investors	0.00%	0.50%	0.00%	0.50%

Overall amount of contractual payment obligations after the balance sheet date for purchases of plots of land as well as construction orders and investments in properties

		30/6/2017	31/12/2016
Purchases of plots of land	CHF	0.0 mio.	98.2 mio.
Construction orders and investments properties	CHF	15.4 mio.	54.3 mio.

Long-term liabilities, broken down by maturity (1 to 5 years, and more than five years)

		30/6/2017	31/12/2016
1 to 5 years	CHF	331.0 mio.	368.1 mio.
> 5 years	CHF	0.0 mio.	0.0 mio.

Investments

		30/6/2017	31/12/2016
Investments quoted on a stock exchange or on another regulated market open to the public: valued at the prices paid on the main market; in accordance with Art. 84 para. 2 lit. a CISO-FINMA	CHF	n/a	n/a
Investments for which no prices pursuant to lit. a are available: valued on the basis of parameters observable on the market; in accordance with Art. 84 para. 2 lit. b CISO-FINMA <i>For details, see unrealized capital gains and losses on currencies, page 14</i>	CHF	6.5 mio.	11.7 mio.
Investments valued on the basis of parameters which are not observable on the market using appropriate valuation models taking account of current market conditions; in accordance with Art. 84 para. 2 lit. c CISO-FINMA. <i>For details, see inventory of properties from page 16</i> <i>For details, see Transactions between Funds, page 11</i>	CHF	2 981.9 mio.	2 837.0 mio.
	CHF	75.0 mio.	0.0 mio.
Total Investments	CHF	3 063.4 mio.	2 848.7 mio.

General observation:

You can obtain further information in the “Information in Brief” section.

Mortgages

Current Mortgages and Fixed Advances (as at 30/6/2017)

Type of loan	from	Term to	Currency	Amount in foreign currency	Exchange rate as at 30/6/2017	Amount in CHF	Interest rate
Fixed-rate mortgage	31/01/2014	29/06/2018	EUR	84 450 000	1.092248	92 240 344	2.211%
Fixed-rate mortgage	17/10/2014	17/10/2019	AUD	118 950 000	0.734565	87 376 507	4.985%
Fixed-rate mortgage ¹⁾	27/04/2010	27/04/2020	CLP	8 173 992 964	0.144067	11 776 026	5.610%
Fixed-rate mortgage ²⁾	07/07/2015	07/07/2020	JPY	400 000 000	0.852305	3 409 220	0.794%
Fixed-rate mortgage ²⁾	07/07/2015	07/07/2020	JPY	2 695 500 000	0.852305	22 973 881	0.908%
Fixed-rate mortgage ³⁾	18/12/2015	18/12/2020	JPY	500 000 000	0.852305	4 261 525	0.656%
Fixed-rate mortgage ³⁾	18/12/2015	18/12/2020	JPY	3 243 000 000	0.852305	27 640 251	0.771%
Fixed-rate mortgage ⁴⁾	22/04/2016	22/04/2021	JPY	4 875 000 000	0.852305	41 549 869	0.600%
Fixed-rate mortgage ⁵⁾	22/04/2016	22/04/2021	JPY	2 681 250 000	0.852305	22 852 428	0.750%
Fixed-rate mortgage ⁶⁾	15/05/2014	15/05/2021	CLP	32 577 471 076	0.144067	46 933 385	3.760%
Fixed-rate mortgage ⁷⁾	31/01/2017	31/01/2022	JPY	2 136 255 000	0.852305	18 207 408	0.429%
Fixed-rate mortgage ⁸⁾	28/06/2017	28/06/2022	USD	46 000 000	0.957650	44 051 900	3.340%
Total current mortgages and fixed advances						423 272 744	

Expired Mortgages and Fixed Advances (1/1/ to 30/6/2017)

Type of loan	from	Term to	Currency	Amount in foreign currency	Interest rate
Fixed advance	31/05/2017	20/06/2017	CHF	86 000 000	1.600%
Fixed advance	22/05/2017	31/05/2017	CHF	86 000 000	1.600%
Rollover mortgage ¹⁰⁾	22/04/2016	31/05/2017	JPY	422 400 000	0.657%
Rollover mortgage ¹¹⁾	22/04/2016	31/05/2017	JPY	219 648 000	0.807%
Fixed advance	05/05/2017	22/05/2017	CHF	29 000 000	1.600%
Fixed advance	26/04/2017	22/05/2017	CHF	86 000 000	1.600%
Fixed advance	28/04/2017	05/05/2017	CHF	29 000 000	1.600%
Fixed advance	20/04/2017	26/04/2017	CHF	81 000 000	1.600%
Fixed advance	20/04/2017	26/04/2017	CHF	5 000 000	1.600%
Fixed advance	13/04/2017	20/04/2017	CHF	91 000 000	1.600%
Fixed advance	05/04/2017	13/04/2017	CHF	6 000 000	1.600%
Fixed advance	31/03/2017	13/04/2017	CHF	85 000 000	1.600%
Fixed advance	17/03/2017	31/03/2017	CHF	16 000 000	1.600%
Fixed advance	03/03/2017	17/03/2017	CHF	16 000 000	1.600%
Fixed advance	03/01/2017	03/03/2017	CHF	57 000 000	1.600%
Fixed advance	27/01/2017	03/02/2017	CHF	5 300 000	1.600%
Fixed advance	20/01/2017	03/02/2017	CHF	4 500 000	1.600%
Rollover mortgage ⁹⁾	22/12/2011	31/01/2017	JPY	1 121 250 000	1.683%
Rollover mortgage ⁹⁾	22/12/2011	31/01/2017	JPY	975 000 000	1.683%

¹⁾ The mortgage for the property Magdalena in Santiago de Chile was concluded in the accounting currency Unidad de Fomento (UF) and originally amounted to UF 425 000. By the balance sheet date, UF 118 457 had been repaid, of which UF 12 084 during the current financial year. The net debt was converted into CLP at the exchange rate applicable on the reference date.

²⁾ The mortgages were concluded on July 7, 2015 with the purchase of the property in Tokyo for a total of JPY 3 212 500 000. By the balance sheet date, JPY 117 000 000 had been repaid, of which 29 250 000 during the current financial year.

³⁾ The mortgages were concluded on December 18, 2015 with the purchase of the property in Nagoya for a total of JPY 3 800 000 000. By the balance sheet date, JPY 57 000 000 had been repaid, of which JPY 19 000 000 during the current financial year.

⁴⁾ The mortgages were concluded on April 22, 2016 with the purchase of the property KM Building in Osaka for a total of JPY 5 000 000 000. By the balance sheet date, JPY 125 000 000 had been repaid, of which JPY 75 000 000 during the current financial year.

⁵⁾ The mortgages were concluded on April 22, 2016 with the purchase of the property YM Building in Osaka for a total of JPY 2 750 000 000. By the balance sheet date, JPY 68 750 000 had been repaid, of which JPY 41 250 000 during the current financial year.

⁶⁾ The mortgage for the property Apoquindo in Santiago de Chile was concluded in the accounting currency Unidad de Fomento (UF) and originally amounted to UF 1 299 710. By the balance sheet date, UF 77 983 had been repaid, of which UF 38 992 during the current financial year. The net debt was converted into CLP at the exchange rate applicable on the reference date.

⁷⁾ The mortgage on the property in Fukuoka was taken out on January 31, 2017 for a total of JPY 2 140 000 000. This was a refinancing operation (see footnote 9).

By the balance sheet date, JPY 3 745 000 had been repaid, of which JPY 3 745 000 during the current financial year.

⁸⁾ The mortgages were concluded on June 28, 2017 with the purchase of the property in Portland for a total of USD 46 000 000.

⁹⁾ The mortgages were concluded on December 22, 2011 with the purchase of the property in Fukuoka for a total of JPY 2 150 000 000. By the balance sheet date, JPY 53 750 000 had been repaid. The mortgages of JPY 2 096 250 000 were repaid on January 31, 2017.

¹⁰⁾ The rollover mortgage was concluded on April 22, 2016 with the purchase of the property KM Building in Osaka. The mortgage maturing on October 31, 2017 was repaid early on May 31, 2017.

¹¹⁾ The rollover mortgage was concluded on April 22, 2016 with the purchase of the property YM Building in Osaka. The mortgage maturing on October 31, 2017 was repaid early on May 31, 2017.

Interest rates for fixed-rate mortgages are always set for the entire term.

Interest rates for rollover mortgages are adapted based on the 3-month LIBOR (London Interbank Offered Rate) or the 3-month TIBOR (Tokyo Interbank Offered Rate).

Loans

Current Loans (as at 30/6/2017)

Type of loan	von	Laufzeit bis	Currency	Amount in foreign currency	Interest rate
None					

Expired Loans (1/1/ to 30/6/2017)

Type of loan	von	Laufzeit bis	Currency	Amount in foreign currency	Interest rate
None	13.04.2017	28.06.2017	EUR	100 000 000	1,550%

Transactions between Funds

During the first six months of the 2017 fiscal year, Credit Suisse Real Estate Fund International made the following investments (pursuant to Art. 86 prov. 3a CISO) in the real estate funds Credit Suisse Real Estate Fund Hospitality and Credit Suisse Real Estate Fund Interswiss:

Current Other Investments (as at 30/6/2017)

Type of loan	Term		Amount in CHF	Interest rate
	from	to		
Credit	20/06/2017	20/07/2017	35 000 000	0.525%
Credit	16/06/2017	20/07/2017	40 000 000	0.525%
Total current other investments			75 000 000	

Expired Other Investments (1/1/ to 30/6/2017)

Type of loan	Term		Amount in CHF	Interest rate
	from	to		
Credit	22/05/2017	20/06/2017	35 000 000	0.525%
Credit	20/04/2017	22/05/2017	35 000 000	0.525%
Credit	28/02/2017	03/03/2017	13 000 000	0.300%
Credit	24/02/2017	03/03/2017	19 500 000	0.525%
Credit	20/02/2017	24/02/2017	23 000 000	0.525%
Credit	10/02/2017	20/02/2017	23 000 000	0.525%
Credit	10/02/2017	15/02/2017	30 000 000	0.525%
Credit	03/02/2017	10/02/2017	54 500 000	0.525%

The applied interest rates were average, current market rates between the prevailing rates for fixed advances and fixed-term deposits or similar investments respectively. The interest rates are always set for the entire term.

Credit Suisse Real Estate Fund International did not receive any loans from other real estate funds of Credit Suisse Funds AG during the first six months of the 2017 fiscal year.

Land Purchases and Sales

Statement of Land Purchases and Sales in Financial Year 2017 (as at 30/6/2017)

Purchases	Country	Building class	Site area m ²
Adelaide, "Grenfell Centre", 25 Grenfell Street	Australia	Commercial property	1 956
Chicago, 1333 North Kingsbury Street	USA	Commercial property	5 342
Glendale, 207 Goode Avenue	USA	Commercial property	4 168
Portland, 1320 SW Broadway	USA	Commercial property	3 696
Sales	Country	Building class	Site area m ²
Amsterdam, "Spectrum", Gatwickstraat 9-39	Netherlands	Commercial property	4 265
San Francisco, "Adam Grant Building", 114 Sansome Street	USA	Commercial property	1 756

Transactions with Related Parties

The management company confirms that there has not been any transfer of real estate assets to related parties and that other transactions with related parties were concluded at the usual market conditions (section 18 of the Guidelines for Real Estate Funds of the Swiss Funds & Asset Management Association SFAMA dated April 2, 2008, status as at September 13, 2016).

Tenants Accounting for over 5% of Rental Income

Tenant	Property location	Percentage of rental income
Australian Tax Office	Sydney and Brisbane	9.25%

Real Estate Companies in the Fund

- Credit Suisse Real Estate Fund International Holding AG, Zug
- CS REFI Chile Fund Holding AG, Zug

The two holding companies in Zug and their national companies are wholly owned by Credit Suisse Real Estate Fund International. The only exception was a foreign real estate company in which a minority shareholder held 20% of the shares. At the end of May 2017, Credit Suisse Real Estate Fund International acquired the minority shareholder's 20% stake.

Overview of Units of Other Investment Funds

In Accordance with Fund Contract § 8 Section 2 c) in Conjunction with § 15 Section 4 d)

No purchases or sales of units in other real estate funds or real estate investment companies were effected during the first six months of fiscal 2017.

Units in Circulation

Status as at January 1, 2017	2 288 970 units
Redemptions	0 units
Issues (June 2017)	228 897 units
Status as at June 30, 2017	2 517 867 units

Capital Gains/Losses on Currencies

Realized Capital Gains/Losses on Currencies

Realized capital gains/losses on concluded forward foreign exchange contracts (1/1–30/6/2017)

Currency	Date trade	Date value	Number of contracts	Amount in foreign currency	Purchase price	Number of contracts	Liquidation proceeds	Currency profit/loss
CAD	15/12/2016	21/02/2017	1	CAD 420 880 000	CHF 323 520 776			
CAD	20/12/2016	21/02/2017	1	CAD 5 760 000	CHF 4 401 660			
CAD	19/01/2017	21/02/2017	1	CAD 3 980 000	CHF 3 011 996			
CAD	13/02/2017	21/02/2017	1	CAD 8 210 000	CHF 6 307 751			
CAD	15/02/2017	21/02/2017	Total	CAD 438 830 000	CHF 337 242 183	4	CHF 338 171 175	CHF -928 992
CAD	15/02/2017	17/03/2017	1	CAD 4 220 000	CHF 3 244 239			
CAD	14/03/2017	17/03/2017	Total	CAD 4 220 000	CHF 3 244 239	1	CHF 3 158 003	CHF 86 236
CAD	15/02/2017	20/04/2017	1	CAD 438 830 000	CHF 337 144 312			
CAD	22/02/2017	20/04/2017	1	CAD 24 610 000	CHF 18 858 889			
CAD	14/03/2017	20/04/2017	1	CAD 16 940 000	CHF 12 656 043			
CAD	16/03/2017	20/04/2017	1	CAD 4 570 000	CHF 3 411 711			
CAD	05/04/2017	20/04/2017	1	CAD 8 750 000	CHF 6 545 158			
CAD	18/04/2017	20/04/2017	Total	CAD 493 700 000	CHF 378 616 113	5	CHF 369 361 655	CHF 9 254 458
CAD	18/04/2017	20/06/2017	1	CAD 493 700 000	CHF 368 300 200			
CAD	25/04/2017	20/06/2017	1	CAD 3 040 000	CHF 2 220 085			
CAD	22/05/2017	20/06/2017	1	CAD 4 340 000	CHF 3 127 968			
CAD	15/06/2017	20/06/2017	Total	CAD 501 080 000	CHF 373 648 253	3	CHF 367 943 044	CHF 5 705 209
EUR	15/12/2016	21/02/2017	1	EUR 378 360 000	CHF 406 853 535			
EUR	12/01/2017	21/02/2017	1	EUR -1 000	CHF -1 073			
EUR	13/01/2017	21/02/2017	1	EUR 1 000	CHF 1 072			
EUR	13/01/2017	21/02/2017	1	EUR -1 500	CHF -1 610			
EUR	13/01/2017	21/02/2017	1	EUR 1 500	CHF 1 608			
EUR	13/02/2017	21/02/2017	1	EUR 10 000	CHF 10 666			
EUR	15/02/2017	21/02/2017	Total	EUR 378 370 000	CHF 406 864 198	6	CHF 402 752 163	CHF 4 112 035
EUR	15/02/2017	20/04/2017	1	EUR 378 370 000	CHF 402 449 467			
EUR	22/02/2017	20/04/2017	1	EUR 32 430 000	CHF 34 464 010			
EUR	14/03/2017	20/04/2017	1	EUR -5 020 000	CHF -5 383 001			
EUR	18/04/2017	20/04/2017	Total	EUR 405 780 000	CHF 431 530 476	3	CHF 433 693 606	CHF -2 163 130
EUR	18/04/2017	20/06/2017	1	EUR 405 780 000	CHF 433 373 040			
EUR	15/06/2017	20/06/2017	Total	EUR 405 780 000	CHF 433 373 040	1	CHF 441 366 906	CHF -7 993 866
JPY	16/11/2016	20/01/2017	1	JPY 13 894 710 000	CHF 127 487 021			
JPY	01/12/2016	20/01/2017	1	JPY -408 670 000	CHF -3 621 993			
JPY	17/01/2017	20/01/2017	Total	JPY 13 486 040 000	CHF 123 865 028	2	CHF 119 675 119	CHF 4 189 909
JPY	17/01/2017	17/03/2017	1	JPY 13 486 040 000	CHF 119 530 414			
JPY	13/02/2017	17/03/2017	1	JPY 10 000	CHF 88			
JPY	22/02/2017	17/03/2017	1	JPY 2 043 300 000	CHF 18 290 191			
JPY	14/03/2017	17/03/2017	Total	JPY 15 529 350 000	CHF 137 820 693	3	CHF 136 502 987	CHF 1 317 706
JPY	14/03/2017	22/05/2017	1	JPY 17 477 100 000	CHF 153 459 424			
JPY	17/05/2017	22/05/2017	Total	JPY 17 477 100 000	CHF 153 459 424	1	CHF 152 924 625	CHF 534 799
AUD	16/11/2016	20/01/2017	1	AUD 379 200 000	CHF 283 067 870			
AUD	08/12/2016	20/01/2017	1	AUD -23 860 000	CHF -17 973 380			
AUD	19/12/2016	20/01/2017	1	AUD -10 230 000	CHF -7 628 460			
AUD	03/01/2017	20/01/2017	1	AUD 116 710 000	CHF 86 312 064			
AUD	17/01/2017	20/01/2017	Total	AUD 461 820 000	CHF 343 778 094	4	CHF 349 320 648	CHF -5 542 554
AUD	17/01/2017	17/03/2017	1	AUD 461 820 000	CHF 347 779 093			
AUD	22/02/2017	17/03/2017	1	AUD 39 590 000	CHF 30 758 461			
AUD	14/03/2017	17/03/2017	Total	AUD 501 410 000	CHF 378 537 554	2	CHF 382 525 689	CHF -3 988 135
AUD	14/03/2017	22/05/2017	1	AUD 526 800 000	CHF 399 756 912			
AUD	17/05/2017	22/05/2017	Total	AUD 526 800 000	CHF 399 756 912	1	CHF 383 510 400	CHF 16 246 512
USD	16/11/2016	20/01/2017	1	USD 606 100 000	CHF 605 930 292			
USD	01/12/2016	20/01/2017	1	USD -17 090 000	CHF -17 296 721			
USD	19/12/2016	20/01/2017	1	USD 1 000	CHF 1 021			
USD	20/12/2016	20/01/2017	1	USD -1 000	CHF -1 029			
USD	17/01/2017	20/01/2017	Total	USD 589 010 000	CHF 588 633 563	4	CHF 589 422 307	CHF -788 744
USD	17/01/2017	17/03/2017	1	USD 589 010 000	CHF 587 632 895			
USD	27/01/2017	17/03/2017	1	USD 4 620 000	CHF 4 613 158			
USD	02/02/2017	17/03/2017	1	USD -57 050 000	CHF -56 276 973			
USD	13/02/2017	17/03/2017	1	USD 300 000	CHF 301 380			
USD	15/02/2017	17/03/2017	1	USD -140 000	CHF -141 278			
USD	15/02/2017	17/03/2017	1	USD 22 880 000	CHF 22 999 205			
USD	22/02/2017	17/03/2017	1	USD 47 930 000	CHF 48 512 110			
USD	14/03/2017	17/03/2017	Total	USD 607 550 000	CHF 607 640 497	7	CHF 612 045 870	CHF -4 405 373

Currency	Date trade	Date value	Number of contracts	Amount in foreign currency	Purchase price	Number of contracts	Liquidation proceeds	Currency profit/loss
USD	14/03/2017	22/05/2017	1	USD 631 360 000	CHF 633 456 115			
USD	19/04/2017	22/05/2017	1	USD 55 000 000	CHF 54 675 720			
USD	17/05/2017	22/05/2017	Total	USD 686 360 000	CHF 688 131 835	2	CHF 675 378 240	CHF 12 753 595
GBP	15/12/2016	21/02/2017	1	GBP 144 200 000	CHF 185 157 270			
GBP	27/12/2016	21/02/2017	1	GBP 9 740 000	CHF 12 274 143			
GBP	13/02/2017	21/02/2017	1	GBP -4 520 000	CHF -5 679 886			
GBP	15/02/2017	21/02/2017	Total	GBP 149 420 000	CHF 191 751 527	3	CHF 187 300 958	CHF 4 450 569
GBP	15/02/2017	20/04/2017	1	GBP 149 420 000	CHF 186 908 731			
GBP	22/02/2017	20/04/2017	1	GBP 22 640 000	CHF 28 487 912			
GBP	14/03/2017	20/04/2017	1	GBP -9 590 000	CHF -11 741 977			
GBP	18/04/2017	20/04/2017	Total	GBP 162 470 000	CHF 203 654 666	3	CHF 205 297 092	CHF -1 642 426
GBP	18/04/2017	20/06/2017	1	GBP 162 470 000	CHF 204 874 670			
GBP	16/05/2017	20/06/2017	1	GBP 2 755 000	CHF 3 535 224			
GBP	15/06/2017	20/06/2017	Total	GBP 165 225 000	CHF 208 409 894	2	CHF 205 044 225	CHF 3 365 669
NZD	16/11/2016	20/01/2017	1	NZD 144 050 000	CHF 101 438 425			
NZD	17/01/2017	20/01/2017	Total	NZD 144 050 000	CHF 101 438 425	1	CHF 103 788 025	CHF -2 349 600
NZD	17/01/2017	17/03/2017	1	NZD 144 050 000	CHF 103 291 485			
NZD	22/02/2017	17/03/2017	1	NZD 12 350 000	CHF 8 946 748			
NZD	14/03/2017	17/03/2017	Total	NZD 156 400 000	CHF 112 238 233	2	CHF 109 198 480	CHF 3 039 753
NZD	14/03/2017	22/05/2017	1	NZD 162 100 000	CHF 112 522 526			
NZD	17/05/2017	22/05/2017	Total	NZD 162 100 000	CHF 112 522 526	1	CHF 109 887 590	CHF 2 634 936
Realized capital gain on concluded forward foreign exchange contracts								CHF 37 888 566
Realized capital loss on other foreign exchange transactions								CHF -1 564 592
TOTAL REALIZED CAPITAL GAINS/LOSSES ON CURRENCIES								CHF 36 323 974

Unrealized Capital Gains/Losses on Currencies

Unrealized capital gains/losses on open forward foreign exchange contracts as at as at 30/6/2017

Currency	Date trade	Date value	Number of contracts	Amount in foreign currency	Purchase price	Number of contracts	Equivalent underlying value	Currency profit/loss
CAD	15/06/2017	21/08/2017	1	CAD 501 080 000	CHF 366 863 217			
CAD	23/06/2017	21/08/2017	1	CAD 7 580 000	CHF 5 519 961			
CAD		21/08/2017	Total	CAD 508 660 000	CHF 372 383 178	2	CHF 374 284 745	CHF -1 901 567
EUR	15/06/2017	21/08/2017	1	EUR 405 780 000	CHF 441 054 455			
EUR		21/08/2017	Total	EUR 405 780 000	CHF 441 054 455	1	CHF 442 981 910	CHF -1 927 455
JPY	17/05/2017	20/07/2017	1	JPY 17 477 100 000	CHF 152 742 688			
JPY		20/07/2017	Total	JPY 17 477 100 000	CHF 152 742 688	1	CHF 148 910 485	CHF 3 832 203
AUD	17/05/2017	20/07/2017	1	AUD 526 800 000	CHF 381 700 842			
AUD	18/05/2017	20/07/2017	1	AUD 1 900 000	CHF 1 376 892			
AUD		20/07/2017	Total	AUD 528 700 000	CHF 383 077 734	2	CHF 387 942 084	CHF -4 864 350
USD	17/05/2017	20/07/2017	1	USD 686 440 000	CHF 672 958 318			
USD	15/06/2017	20/07/2017	1	USD 490 000	CHF 476 349			
USD		20/07/2017	Total	USD 686 930 000	CHF 673 434 667	2	CHF 657 237 451	CHF 16 197 216
GBP	15/06/2017	21/08/2017	1	GBP 165 230 000	CHF 204 622 484			
GBP		21/08/2017	Total	GBP 165 230 000	CHF 204 622 484	1	CHF 205 230 696	CHF -608 212
NZD	17/05/2017	20/07/2017	1	NZD 162 100 000	CHF 109 326 400			
NZD		20/07/2017	Total	NZD 162 100 000	CHF 109 326 400	1	CHF 113 529 977	CHF -4 203 577
Unrealized capital gain on open forward foreign exchange contracts								CHF 6 524 258
Unrealized capital loss on the conversion of the asset and income statement positions								CHF -73 543 804
TOTAL UNREALIZED CAPITAL GAINS/LOSSES ON CURRENCIES								CHF -67 019 546

Further Information on Off-Balance-Sheet Business

	30/6/2017		31/12/2016	
	Equivalent underlying value in CHF	% of net fund assets	Equivalent underlying value in CHF	% of net fund assets
Exposure-increasing derivative positions:				
– Currency risk	–	–	–	–
Total exposure-increasing positions	–	–	–	–
Exposure-reducing derivative positions:				
– Currency risk	2 330 117 348	89.37	1 991 883 192	82.44
Total exposure-reducing positions	2 330 117 348	89.37	1 991 883 192	82.44

Schedule of Properties in Swiss Francs (CHF) General Information about the Properties / Financial Data on the Properties / Breakdown of Residential / Commercial Premises

Other investments in accordance with Art. 84 para. 2 lit. c CISO-FINMA

Location, address	Country	Number of buildings	Total rental premises	Total lettable area (m ²)	Site area (m ²)	Year of construction	Acquisition date
Residential buildings							
Total I		–	–	–	–		
Commercial properties							
Adelaide , "Grenfell Centre", 25 Grenfell Street	Australia	1	75	25 317	1 956	1975/2007	05/01/2017
Amsterdam , "Spectrum", Gatwickstraat 9–39	Netherlands						
Amsterdam , "Teleport Towers", Kingsfordweg 151–241	Netherlands	1	152	12 213	5 065	2001	20/03/2008
Amsterdam , "MediArena", Mediarena 1–8	Netherlands	1	487	19 515	4 571	2010	01/09/2010
Arnheim , Koningstraat 26–37	Netherlands	1	438	10 402	4 718	1969/2015	15/10/2007
Berlin , Invalidenstrasse 91	Germany	1	40	6 438	1 379	2011	01/07/2011
Berlin , "Kant Center", Wilmsdorfer Str. 108–111, Kantstr. 112–114, Krumme Str. 48–49	Germany	2	309	20 380	6 211	1930/1993/2004	15/07/2011
Boston , "Independence Wharf", 470 Atlantic Avenue	USA	1	134	31 249	3 361	1927/2001	25/09/2009
Brisbane , 55 Elizabeth Street	Australia	1	68	19 662	1 998	2013	17/06/2011
Brisbane , 99 Melbourne Street	Australia	1	49	6 393	2 706	2004	30/10/2015
Bristol , "Temple Quay", 3 Rivergate	United Kingdom	1	82	7 021	2 569	2002	06/08/2009
Cardiff , 5 Callaghan Square	United Kingdom	1	41	4 909	2 450	2008	25/10/2011
Chicago , 1333 North Kingsbury Street	USA	1	95	9 296	5 342	1920/2015	17/02/2017
Chicago , 250 South Wacker Drive	USA	1	87	22 757	1 811	1957/2007	15/12/2011
The Hague , Anna van Saksenlaan 69/71	Netherlands	1	113	9 324	4 510	2003	29/09/2006
Dublin , "La Touche House", IFSC	Ireland	1	169	9 437	4 117	1990	01/05/2013
Fukuoka , 1-12-64 Daimyo, Chuo-ku	Japan	1	4	1 494	592	2005	22/12/2011
Glendale , 207 Goode Avenue	USA	1	10	17 569	4 168	2009	29/06/2017
Hanover , "Kontorhaus", Ernst-August-Platz 3–3A	Germany	1	33	11 055	2 848	1850/2002	01/08/2005
Houston , 919 Milam Street	USA	1	478	50 440	5 806	1956/1992/2006	23/05/2013
Leeds , "One Leeds City Office Park", Meadow Lane	United Kingdom	1	202	5 234	5 388	1996	16/09/2009
Leeds , "Princes Exchange", Princes Square	United Kingdom	1	180	10 087	6 810	1999	12/05/2016
London , "Earl Place", 15 Appold Street	United Kingdom	1	17	8 736	1 936	1991	10/02/2010
Mayence , "Römerpassage", Adolf-Kolping-Strasse	Germany	2	320	16 641	4 945	2003	28/12/2006
Melbourne , "Zurich House", 505 Little Collins Street	Australia	1	121	18 078	1 894	1991	30/04/2008
Montreal , "Place du Canada", 1010 Rue de la Gauchetière West	Canada	1	477	37 141	2 907	1967	30/06/2006
Munich , "Laimer Würfel", Landsberger Strasse 300	Germany	1	195	24 673	5 353	2007	10/02/2012
Nagoya , "Glass City Sakae", 3-11-31 Sakae, Naka-ku	Japan	1	123	9 914	1 979	2008	18/12/2015
Osaka , "KM Building", 20-1, 7-Chome, Fukushima, Fukushima-ku	Japan	1	140	14 724	3 001	1995	22/04/2016
Osaka , "YM Building", 15-3, 15-4, 15-5, 15-6, 15-7, 7-Chome, Fukushima, Fukushima-ku	Japan	1	96	9 966	2 872	1991	22/04/2016
Perth , 190 St Georges Terrace	Australia	1	72	9 338	1 832	1982	05/02/2016
Portland , 1320 SW Broadway	USA	1	85	16 436	3 696	1974	20/04/2017
Rotterdam , "The Corner", Binnenwegplein 26–68	Netherlands	1	12	13 639	3 013	1959/1999	12/09/2006
San Francisco , "Adam Grant Building", 114 Sansome Street	USA						
Santiago de Chile , Apoquindo 5400, Las Condes	Chile	2	763	22 265	4 069	2014	15/05/2014
Santiago de Chile , "Edificio Magdalena Norte", Magdalena 181, Las Condes	Chile	1	284	8 651	2 025	2010	27/04/2010
Sydney , "Latitude East Building", 52 Goulburn Street	Australia	1	222	23 104	1 832 ²⁾	2007	03/03/2008
Tokio , "Toranomon 1-chome", 1-16-16 Toranomon, Minato-ku	Japan	1	24	4 298	582	1964/2005	22/09/2006
Toronto , 121 Bloor Street East	Canada	1	227	22 664	2 104	1982	15/02/2005
Toronto , 160 Bloor Street East	Canada	1	369	35 348	4 593	1982	15/02/2005
Washington , 1099 New York Avenue	USA	1	168	16 563	1 610	2008	21/09/2009
Wellington , "Justice Centre", 19 Aitken Street, Mulgrave Street & Kat Sheppard Place, Thorndon	New Zealand	1	159	35 267	5 365	1966/2009/2011	15/11/2012
Total II		43	7 120	657 638	133 984		
Of which in condominium ownership							
Of which under leasehold							
Mixed-use properties							
Total III		–	–	–	–		
Development land (incl. properties for demolition) and schemes under construction							
Vancouver , "The Exchange", 475 Howe Street, 819-829 West Pender Street	Canada	2	–	–	1 739	1929/2017	01/08/2011
Total IV		2	–	–	1 739		
Lots under leasehold							
Total V		–	–	–	–		
Total		45	7 120	657 638	135 723		
Of which in condominium ownership							
Of which under leasehold							

* Property sold during the period under review

¹⁾ Non-annualized

²⁾ Co-ownership ^{50/100} = 1 832 m² (total site area = 3 663 m²)

Ownership type	Acquisition costs	Market value	Projected rental income ¹⁾	Rental losses ¹⁾ as percentage		Gross income (net rental income) ¹⁾	Rooms				
				in CHF			1–1.5	2–2.5	3–3.5	4–4.5	5+
	–	–	–	–	–	–	–	–	–	–	–
Sole ownership	98 496 366	94 758 885	3 135 372	1 247 897	39.80	1 887 475	–	–	–	–	–
			540 188	–	–	540 188					
Sole ownership on leased site	45 767 819	22 500 309	1 224 155	148 712	12.15	1 075 443	–	–	–	–	–
Sole ownership on leased site	73 190 778	54 612 400	2 984 707	–	–	2 984 707	–	–	–	–	–
Sole ownership	54 079 019	25 230 929	1 104 862	470 817	42.61	634 045	–	–	–	–	–
Sole ownership	24 274 600	28 944 572	743 493	1 293	0.17	742 200	–	–	–	–	–
Sole ownership	67 810 325	77 221 934	2 195 532	5 240	0.24	2 190 292	–	–	–	–	–
Sole ownership	112 381 967	202 064 150	5 098 471	–	–	5 098 471	–	–	–	–	–
Sole ownership	122 822 999	164 542 560	5 154 681	–	–	5 154 681	–	–	–	–	–
Sole ownership	31 095 172	26 738 166	1 286 862	85 316	6.63	1 201 546	–	–	–	–	–
Sole ownership	28 698 400	30 352 136	1 034 714	–	–	1 034 714	–	–	–	–	–
Sole ownership	18 346 364	18 783 494	649 616	–	–	649 616	–	–	–	–	–
Sole ownership	26 922 784	27 676 085	912 086	50 805	5.57	861 281	–	–	–	–	–
Sole ownership	91 592 435	93 753 935	3 275 582	168 178	5.13	3 107 404	–	–	–	–	–
Sole ownership on leased site	43 824 513	26 650 851	1 067 354	–	–	1 067 354	–	–	–	–	–
Sole ownership	39 949 897	83 666 197	2 089 425	71 253	3.41	2 018 172	–	–	–	–	–
Sole ownership	38 168 834	39 512 860	943 990	–	–	943 990	–	–	–	–	–
Sole ownership	57 905 084	58 225 120	22 245	–	–	22 245	–	–	–	–	–
Sole ownership	31 633 788	35 716 510	958 757	4 690	0.49	954 067	–	–	–	–	–
Sole ownership	119 026 576	103 426 200	5 605 007	1 047 912	18.70	4 557 095	–	–	–	–	–
Sole ownership	20 276 049	16 668 796	915 266	–	–	915 266	–	–	–	–	–
Sole ownership	52 295 238	46 523 356	1 656 818	–	–	1 656 818	–	–	–	–	–
Sole ownership	63 543 935	93 668 682	1 713 773	–	–	1 713 773	–	–	–	–	–
Sole ownership	76 906 302	78 095 732	2 213 375	35 271	1.59	2 178 104	–	29	7	–	–
Sole ownership	73 841 575	74 925 630	2 530 521	455 161	17.99	2 075 360	–	–	–	–	–
Sole ownership	70 082 426	73 222 926	2 376 525	561 658	23.63	1 814 867	–	–	–	–	–
Sole ownership	85 361 506	94 042 553	2 653 093	133 677	5.04	2 519 416	–	–	–	–	–
Sole ownership	64 831 767	65 090 533	1 595 982	95 962	6.01	1 500 020	–	–	–	–	–
Sole ownership	85 685 406	88 222 091	2 030 536	189 221	9.32	1 841 315	–	–	–	–	–
Sole ownership	47 412 125	50 729 194	1 127 323	26 582	2.36	1 100 741	–	–	–	–	–
Sole ownership	51 721 904	42 531 314	2 310 663	111 077	4.81	2 199 586	–	–	–	–	–
Sole ownership	92 427 688	92 508 990	228 480	124 970	54.70	103 510	–	–	–	–	–
Sole ownership	40 825 662	44 563 718	1 385 663	75 362	5.44	1 310 301	–	–	–	–	–
			358 031	81 374	22.73	276 657					
Condominium	64 570 350	76 831 190	3 224 642	373 942	11.60	2 850 700	–	–	–	–	–
Sole ownership	20 068 909	34 958 190	1 429 820	38 872	2.72	1 390 948	–	–	–	–	–
Co-ownership	93 656 464	104 308 230	3 128 161	–	–	3 128 161	–	–	–	–	–
Sole ownership	74 278 438	45 453 426	1 071 826	3 878	0.36	1 067 948	–	–	–	–	–
Sole ownership on leased site	40 215 511	62 235 800	2 152 946	7 272	0.34	2 145 674	–	–	–	–	–
Sole ownership	63 449 526	128 306 034	3 552 175	6 998	0.20	3 545 177	–	–	–	–	–
Sole ownership	92 978 721	173 334 650	5 609 802	61 791	1.10	5 548 011	–	–	–	–	–
Sole ownership	116 493 151	121 306 043	4 690 603	–	–	4 690 603	–	–	–	–	–
	2 516 910 373	2 821 904 371	87 983 123	5 685 181	6.46	82 297 942	–	29	7	–	–
	64 570 350	76 831 190	3 224 642	373 942	11.60	2 850 700					
	202 998 621	165 999 360	7 429 162	155 984	2.10	7 273 178					
	–	–	–	–	–	–	–	–	–	–	–
Sole ownership	144 502 164	160 013 847	–	–	–	–	–	–	–	–	–
	144 502 164	160 013 847	–	–	–	–	–	–	–	–	–
	–	–	–	–	–	–	–	–	–	–	–
	2 661 412 537	2 981 918 218	87 983 123	5 685 181	6.46	82 297 942	–	29	7	–	–
	64 570 350	76 831 190	3 224 642	373 942	11.60	2 850 700					
	202 998 621	165 999 360	7 429 162	155 984	2.10	7 273 178					

Dwelling units				Commercial premises										Total commercial premises		
Total dwelling units		Parking	No.	Retail outlets		Offices, practices etc.		Cinemas/hotels/ restaurants		Storerooms		Other commercial premises		Total commercial premises		excl. parking
No.	m²			No.	m²	No.	m²	No.	m²	No.	m²	No.	m²	No.	m²	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	28	10	1 208	31	24 017	-	-	3	92	3	-	47	25 317	100.00
-	-	-	127	-	-	24	11 783	-	-	1	430	-	-	25	12 213	100.00
-	-	-	480	-	-	7	19 515	-	-	-	-	-	-	7	19 515	100.00
-	-	-	412	3	1 889	13	7 810	-	-	8	703	2	-	26	10 402	100.00
-	-	-	28	-	-	11	6 438	-	-	-	-	1	-	12	6 438	100.00
-	-	-	288	9	17 098	6	2 226	-	-	6	1 056	-	-	21	20 380	100.00
-	-	-	110	2	407	21	30 566	-	-	-	-	1	276	24	31 249	100.00
-	-	-	50	3	528	14	18 627	-	-	1	507	-	-	18	19 662	100.00
-	-	-	39	2	355	7	6 038	-	-	-	-	1	-	10	6 393	100.00
-	-	-	75	-	-	7	7 021	-	-	-	-	-	-	7	7 021	100.00
-	-	-	31	-	-	10	4 909	-	-	-	-	-	-	10	4 909	100.00
-	-	-	82	-	-	11	9 296	-	-	-	-	2	-	13	9 296	100.00
-	-	-	58	1	927	23	21 327	1	503	-	-	4	-	29	22 757	100.00
-	-	-	107	-	-	6	9 324	-	-	-	-	-	-	6	9 324	100.00
-	-	-	150	-	-	16	9 285	-	-	3	152	-	-	19	9 437	100.00
-	-	-	-	4	1 494	-	-	-	-	-	-	-	-	4	1 494	100.00
-	-	-	-	2	2 942	8	14 627	-	-	-	-	-	-	10	17 569	100.00
-	-	-	-	1	5 217	15	4 400	1	79	16	1 359	-	-	33	11 055	100.00
-	-	-	365	11	1 356	59	46 036	6	1 435	20	1 376	17	237	113	50 440	100.00
-	-	-	198	-	-	4	5 234	-	-	-	-	-	-	4	5 234	100.00
-	-	-	171	-	-	6	9 625	-	-	2	462	1	-	9	10 087	100.00
-	-	-	7	-	-	10	8 736	-	-	-	-	-	-	10	8 736	100.00
36	2 685	16.13	181	44	6 643	17	4 784	5	553	33	1 974	4	2	103	13 956	83.87
-	-	-	100	4	668	15	17 410	-	-	-	-	2	-	21	18 078	100.00
-	-	-	353	10	932	74	34 950	-	-	36	1 259	4	-	124	37 141	100.00
-	-	-	161	1	343	12	19 507	1	247	16	1 677	4	2 899	34	24 673	100.00
-	-	-	96	3	1 441	24	8 473	-	-	-	-	-	-	27	9 914	100.00
-	-	-	105	1	912	30	13 392	-	-	1	53	3	367	35	14 724	100.00
-	-	-	59	1	116	33	9 831	-	-	1	19	2	-	37	9 966	100.00
-	-	-	43	1	293	24	9 045	-	-	-	-	4	-	29	9 338	100.00
-	-	-	69	-	-	10	16 055	1	56	5	325	-	-	16	16 436	100.00
-	-	-	-	9	13 168	-	-	1	378	2	93	-	-	12	13 639	100.00
-	-	-	653	2	709	26	20 742	-	-	82	814	-	-	110	22 265	100.00
-	-	-	226	1	88	21	8 296	-	-	36	267	-	-	58	8 651	100.00
-	-	-	210	1	104	10	22 931	-	-	1	69	-	-	12	23 104	100.00
-	-	-	4	-	-	10	3 660	-	-	6	638	4	-	20	4 298	100.00
-	-	-	157	1	37	38	21 752	-	-	21	875	10	-	70	22 664	100.00
-	-	-	304	7	1 513	32	33 161	2	305	17	369	7	-	65	35 348	100.00
-	-	-	137	1	211	21	15 511	1	517	7	324	1	-	31	16 563	100.00
-	-	-	134	3	277	17	34 097	-	-	3	819	2	74	25	35 267	100.00
36	2 685	0.41	5 798	138	60 876	723	570 437	19	4 073	327	15 712	79	3 855	1 286	654 953	99.59
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
36	2 685	0.41	5 798	138	60 876	723	570 437	19	4 073	327	15 712	79	3 855	1 286	654 953	99.59
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Schedule of Properties (Local Currencies) Financial Data on the Properties

Location, address	Country	Acquisition costs in national currency	Market value in national currency	Projected rental income ¹⁾ in national currency
Yen (JPY)				
Fukuoka , 1-12-64 Daimyo, Chuo-ku	Japan	4 478 306 958	4 636 000 000	107 070 000
Nagoya , "Glass City Sakae", 3-11-31 Sakae, Naka-ku	Japan	7 606 639 268	7 637 000 000	181 020 739
Osaka , "KM Building", 20-1, 7-Chome, Fukushima, Fukushima-ku	Japan	10 053 373 639	10 351 000 000	230 309 096
Osaka , "YM Building", 15-3, 15-4, 15-5, 15-6, 15-7, 7-Chome, Fukushima, Fukushima-ku	Japan	5 562 811 995	5 952 000 000	127 864 100
Tokio , "Toranomon 1-chome", 1-16-16 Toranomon, Minato-ku	Japan	8 715 006 740	5 333 000 000	121 569 539
Total JPY		36 416 138 600	33 909 000 000	767 833 474
Euro (EUR)				
Amsterdam* , "Spectrum", Gatwickstraat 9-39	Netherlands			501 321
Amsterdam , "Teleport Towers", Kingsfordweg 151-241	Netherlands	41 902 406	20 600 000	1 136 075
Amsterdam , "MediArena", Mediarena 1-8	Netherlands	67 009 304	50 000 000	2 769 953
Arnhem , Koningstraat 26-37	Netherlands	49 511 667	23 100 000	1 025 365
Berlin , Invalidenstrasse 91	Germany	22 224 440	26 500 000	689 997
Berlin , "Kant Center", Wilmsdorfer Str. 108-111, Kantstr. 112-114, Krumme Str. 48-49	Germany	62 083 268	70 700 000	2 037 560
The Hague , Anna van Saksenlaan 69/71	Netherlands	40 123 226	24 400 000	990 556
Dublin , "La Touche House", IFSC	Ireland	36 575 848	76 600 000	1 939 087
Hanover , "Kontorhaus", Ernst-August-Platz 3-3A	Germany	28 962 093	32 700 000	889 772
Mayence , "Römerpassage", Adolf-Kolping-Strasse	Germany	70 411 026	71 500 000	2 054 119
Munich , "Laimer Würfel", Landsberger Strasse 300	Germany	78 152 128	86 100 000	2 462 198
Rotterdam , "The Corner", Binnenwegplein 26-68	Netherlands	37 377 649	40 800 000	1 285 962
Total EUR		534 333 055	523 000 000	17 781 965
Canadian dollar (CAD)				
Montreal , "Place du Canada", 1010 Rue de la Gauchetière West	Canada	95 041 065	99 300 000	3 207 749
Toronto , 121 Bloor Street East	Canada	54 537 567	84 400 000	2 905 970
Toronto , 160 Bloor Street East	Canada	86 045 973	174 000 000	4 794 600
Vancouver , "The Exchange", 475 Howe Street, 819-829 West Pender Street	Canada	195 964 100	217 000 000	-
Total CAD		431 588 705	574 700 000	10 908 319
Pound sterling (GBP)				
Bristol , "Temple Quay", 3 Rivergate	United Kingdom	23 070 566	24 400 000	825 575
Cardiff , 5 Callaghan Square	United Kingdom	14 748 592	15 100 000	518 314
Leeds , "One Leeds City Office Park", Meadow Lane	United Kingdom	16 299 861	13 400 000	730 270
Leeds , "Princes Exchange", Princes Square	United Kingdom	42 040 000	37 400 000	1 321 938
London , "Earl Place", 15 Appold Street	United Kingdom	51 082 797	75 300 000	1 367 381
Total GBP		147 241 816	165 600 000	4 763 478
Australian dollar (AUD)				
Adelaide , "Grenfell Centre", 25 Grenfell Street	Australia	134 088 020	129 000 000	4 197 466
Brisbane , 55 Elizabeth Street	Australia	167 205 079	224 000 000	6 900 805
Brisbane , 99 Melbourne Street	Australia	42 331 410	36 400 000	1 722 781
Melbourne , "Zurich House", 505 Little Collins Street	Australia	100 524 222	102 000 000	3 387 723
Perth , 190 St Georges Terrace	Australia	70 411 609	57 900 000	3 093 389
Sydney , "Latitude East Building", 52 Goulburn Street	Australia	127 499 219	142 000 000	4 187 811
Total AUD		642 059 559	691 300 000	23 489 975
US dollar (USD)				
Boston , "Independence Wharf", 470 Atlantic Avenue	USA	117 351 816	211 000 000	5 176 417
Chicago , 1333 North Kingsbury Street	USA	28 113 386	28 900 000	926 030
Chicago , 250 South Wacker Drive	USA	95 642 912	97 900 000	3 325 660
Glendale , 207 Goode Avenue	USA	60 465 811	60 800 000	22 585
Houston , 919 Milam Street	USA	124 290 269	108 000 000	5 690 697
Portland , 1320 SW Broadway	USA	96 515 103	96 600 000	231 973
San Francisco* , "Adam Grant Building", 114 Sansome Street	USA			363 505
Washington , 1099 New York Avenue	USA	97 090 504	181 000 000	5 695 566
Total USD		619 469 801	784 200 000	21 432 433
Chilean pesos (CLP)				
Santiago de Chile , Apoquindo 5400, Las Condes	Chile	44 819 667 000	53 330 180 000	2 160 636 000
Santiago de Chile , "Edificio Magdalena Norte", Magdalena 181, Las Condes	Chile	13 930 261 000	24 265 231 000	958 035 000
Total CLP		58 749 928 000	77 595 411 000	3 118 671 000
New Zealand dollar (NZD)				
Wellington , "Justice Centre", 19 Aitken Street, Mulgrave Street & Kat Sheppard Place, Thorndon	New Zealand	166 136 118	173 000 000	6 671 146
Total NZD		166 136 118	173 000 000	6 671 146

¹⁾ Non-annualized

* Property sold during the period under review

	Rental losses ¹⁾ as per- centage	Gross income (net rental income) in national currency ¹⁾
in national currency		
–	–	107 070 000
10 884 242	6.01	170 136 497
21 461 940	9.32	208 847 156
3 015 000	2.36	124 849 100
439 800	0.36	121 129 739
35 800 982	4.66	732 032 492
–	–	501 321
138 012	12.15	998 063
–	–	2 769 953
436 941	42.61	588 424
1 200	0.17	688 797
4 863	0.24	2 032 697
–	–	990 556
66 126	3.41	1 872 961
4 353	0.49	885 419
32 733	1.59	2 021 386
124 059	5.04	2 338 139
69 940	5.44	1 216 022
878 227	4.94	16 903 738
758 106	23.63	2 449 643
9 816	0.34	2 896 154
9 445	0.20	4 785 155
–	–	–
777 367	7.13	10 130 952
–	–	825 575
–	–	518 314
–	–	730 270
–	–	1 321 938
–	–	1 367 381
–	–	4 763 478
1 670 616	39.80	2 526 850
–	–	6 900 805
114 216	6.63	1 608 565
609 345	17.99	2 778 378
148 704	4.81	2 944 685
–	–	4 187 811
2 542 881	10.83	20 947 094
–	–	5 176 417
51 582	5.57	874 448
170 749	5.13	3 154 911
–	–	22 585
1 063 933	18.70	4 626 764
126 881	54.70	105 092
82 618	22.73	280 887
62 736	1.10	5 632 830
1 558 499	7.27	19 873 934
250 556 000	11.60	1 910 080 000
26 046 000	2.72	931 989 000
276 602 000	8.87	2 842 069 000
–	–	6 671 146
–	–	6 671 146

Brief Report for the Period January 1 – June 30, 2017

Investor Base, Special Features	Credit Suisse Real Estate Fund International is the first real estate fund under Swiss law to undertake direct investment in foreign real estate. The Fund grants qualified investors access to an internationally diversified portfolio of high-quality commercial properties. The custodian bank performs off-floor trading for the Fund.
International Real Estate Markets in the First Half of 2017	<p>The economic environment remained positive in the first half of 2017. Global economic growth accelerated on the back of a renewed increase in the volume of international trade in goods and services and robust consumer spending. The Asian economies in the non-industrialized countries are still exhibiting the strongest momentum, driven by the return of a stronger trend in China since the beginning of the year. After a rather weaker year in 2016, the US and Canadian economies have regained some momentum. Despite the political worries in the run-up to the parliamentary elections in the Netherlands and France, which ultimately were not borne out, economic growth in the eurozone remained on course for recovery. The German economy is continuing to advance on its robust growth trajectory. The unemployment rate is now at its lowest level since German reunification. Real economic activity is continuing to grow at more than 2% in Spain, Ireland and the Netherlands. By contrast, economic growth is slowing down in the UK owing to continuing uncertainty over the implementation of the country's departure from the EU. Q2 2017 nevertheless saw a 1.7% year-on-year increase in economic growth.</p> <p>The economists at Credit Suisse expect this positive momentum to continue and are predicting that global economic growth will accelerate to 3.5% in 2017 (previous year 3.1%). Real economic output should increase by 2.0% in the USA and the eurozone and by 1.2% in Japan. Canada, Australia and New Zealand are expected to post growth rates of 2.2%, 2.9% and 2.4% respectively. The UK and Chile are likely to lag behind, with projected growth rates of 1.5% and 1.4% respectively.</p> <p>The economic recovery in the countries in which the Fund invests is still leading to stable demand for office rental space. Continuing low levels of construction activity meant that a further decline in vacancy rates was observed in many cities, while at the same time rents increased. Investor demand for property remains strong, driven by low interest rates and positive rental market prospects. Globally, commercial properties in Germany and Australia exhibited the strongest trends. There was a further clear decline in capitalization rates in these two countries as prices there rose sharply. In most other countries in which the Fund has investments, capitalization rates remained stable. Since market rents will presumably continue to rise, this will be reflected in rising purchase prices.</p> <p>The positive and robust yield differentials between real estate investments and government bonds continue to drive the transaction markets. The rental markets still show positive momentum at most locations. We therefore expect the second half of 2017 to see a continuation of the positive environment for real estate investments, which is characterized by stable or slightly lower capitalization rates and rising rents. Current risks are a potentially sharper rise in interest rates or geopolitical shocks. The interest rate turnaround is only just starting in the US and has yet to emerge in Europe. As experience shows that higher interest rates do not have any negative impact on the performance of real estate until the end of the rate-rise cycle, we remain optimistic about the market outlook – barring any external shocks.</p>
Minority Interests	<p>Between August 2011 and May 2017, there was a minority interest in a foreign real estate company. The minority shareholder held a 20% stake. The national company in question is now wholly owned by Credit Suisse Real Estate Fund International.</p> <p>Subsidiaries are consolidated if the Fund controls more than 50% of voting rights. Minority interests in the net asset value, the net income, the realized result and the overall result are reported separately.</p> <p>The investor-related key figures are calculated on the basis of the assets and result attributable to unitholders.</p>
Foreign Exchange Influences	To minimize currency fluctuation risks, the currencies in the statement of assets were mostly hedged by means of foreign exchange forward transactions. The net result is a currency loss of CHF 30.70 million (loss of CHF 16.62 million as of June 30, 2016), which corresponds to 1.18% of the net asset value as of June 30, 2017. The exchange rate fluctuations in the income statement are not hedged.
Half-year Valuation	On behalf of the fund management company and in compliance with the Collective Investment Schemes Act (CISA), the Fund's properties were individually valued by independent, FINMA-accredited valuation experts as at December 31, 2016 and, in addition, at June 30, 2017. This also involved recourse to external consultants abroad.

The estimates are prepared on the basis of the International Valuation Standards. The valuations themselves are carried out using the discounted cash flow (DCF) method. The resulting aggregate market value as at June 30, 2017 comes to CHF 2 981.92 million (2 837.03 million as at December 31, 2016). The average weighted discount rate is 4.95% (5.08% as at December 31, 2016). Excluding currency factors, this means on balance that the real estate portfolio appreciated by around 1.4% from the December 31, 2016 position.

Continuing Portfolio Development

As of June 16, 2017, Credit Suisse Real Estate Fund received an inflow of new money amounting to CHF 239.20 million (gross) in connection with an issue. The proceeds of the issue will be used to continue expanding the high-quality real estate portfolio.

In the first half of 2017, the Fund added three properties to its real estate portfolio in the United States and one property in Australia. Two properties were sold (USA, Netherlands). In addition, at the end of May 2017, Credit Suisse Real Estate Fund International acquired the existing third-party minority interest in a foreign real estate company.

The portfolio on the US West Coast was optimized: On the one hand, the Fund made a large profit on the sale of a property at 114 Sansome Street in San Francisco (this took place at a favorable point in the market cycle). The Fund re-invested the proceeds of this sale in two properties in the states of Oregon and California. A newly renovated LEED Gold-certified office property at 1320 SW Broadway, a prime location in the center of Portland (Oregon), was added to the portfolio. Portland is regarded as a very stable real estate market with attractive future prospects. Another excellent nearly new property – also LEED Gold-certified – was acquired at 207 Goode Avenue, a prime micro-location in Glendale (Los Angeles, California). On the US east coast, a building at 1333 North Kingsbury Street, an up-and-coming submarket of Chicago, was also added to the portfolio. The Fund was also active outside the US in the first half of 2017: With the purchase of the Grenfell Center at 25 Grenfell Street in Adelaide, the portfolio was optimized by the addition of a premium office property in the most prestigious business district of the South Australian capital. The property is one of Adelaide's architectural landmarks and dominates the cityscape. In addition, with the sale of Gatwickstraat 9-39 in Amsterdam, we succeeded in selling a very small property relative to the size of the Fund for a price exceeding its current valuation.

Notes to the Unaudited Semi-Annual Report as at June 30, 2017

Note 1: Sales Restrictions USA/Investor Base	Units of this Real Estate Fund may not be offered, sold or delivered within the United States or any of its territories. Units of this Real Estate Fund may not be offered, sold or delivered to US citizens or persons resident or incorporated in the US and/or other natural or legal persons whose income and/or returns, regardless of origin, are subject to US income tax, as well as persons who are considered to be US persons pursuant to Regulation S of the U.S. Securities Act of 1933 and/or the U.S. Commodity Exchange Act, in each case as amended from time to time.
Note 2: Commissions	<p>a) Payments to management company</p> <ul style="list-style-type: none"> – A management commission of 0.6% was levied on the total fund assets at the beginning of the financial year for managing the Fund and the real estate companies. – In respect of its activities in the construction of properties, as well as major renovation and conversion projects, the management company charged the fund a fee equivalent to 2.0% of the cost of construction. – In respect of its activities in connection with the purchase and sale of land and property, the management company charged the Fund a fee equivalent on average to 2.0% of the purchase/sales price. – As compensation for managing the individual properties, the fund management company charged the Fund 0.8% of rental income during the reporting period for costs that could not be passed on to tenants (incl. ground rent). – The management company charged an issuing commission of 1.5% based on the net asset value of newly issued units to cover the cost of placing the new Fund units. <p>b) Payments to the custodian bank</p> <ul style="list-style-type: none"> – The custodian bank did not charge the investment fund any fee for the safekeeping of securities or the handling of payment transactions. – For supervision of the management company the custodian bank charged the fund a fee equivalent to 0.03% of the net assets at the start of the financial year. – The custodian bank did not charge the investment fund any commission for the distribution of annual income to the investors.
Note 3: Valuation Method	<p>In compliance with the Federal Act on Collective Investment Schemes (CISA), the management company had the market values of the properties re-estimated as at December 31, 2016 and, in addition, at June 30, 2017 using the discounted cash flow method (DCF method) as applied by Wüest Partner AG.</p> <p>Under Art. 88 para. 2 CISA, Arts. 92 and 93 CISO and the SFAMA guidelines for real estate funds, the Fund's properties are regularly valued by independent appraisers accredited by the supervisory authority using a dynamic capitalized income value method. The property values stated are the prices that would probably be obtained upon a diligent sale at the time of appraisal. Properties under construction and construction projects are likewise valued at market value. On the purchase or sale of properties contained in the Fund's assets and at the close of each accounting year, the appraisers must review the market value of the real estate contained in the Fund's assets. The market value of the individual properties represents the price that would probably be achieved in customary business transactions and on the assumption of diligent conduct by the purchaser and vendor. In individual cases, and especially on the purchase or sale of Fund properties, possible opportunities arising will be used in the best interests of the Fund. This may result in deviations from the valuations stated.</p>
Note 4: Tax Treatment in Germany	<p>Regarding tax treatment of the real estate fund in Germany, it should be noted that the details specified in § 5 para. 1 clauses 1 and 2 of the German Investment Tax Act (InvStG) are not published in the German Electronic Federal Gazette and that no certificate pursuant to § 5 para. 1 clause 3 of the Investment Tax Act is issued by a German auditing company. Hence, as the information for the review period was not determined in accordance with the procedures specified by German tax legislation, the investment fund <i>is not</i> deemed "transparent" in Germany from a taxation point of view. Investors are therefore recommended to contact their tax consultant for an assessment of personal tax implications.</p>

Note 5: Amendments to the fund contract as of March 27, 2017

The Swiss Financial Market Supervisory Authority FINMA issued an order on March 22, 2017 approving the amendments to the fund contract proposed by the management company and the custodian bank. These amendments entered into force on March 27, 2017. The publication in the Swiss Official Gazette of Commerce and Neue Zürcher Zeitung on February 28, 2017 reads as follows:

Notice to investors in

Credit Suisse 1a Immo PK

Contractual investment fund under Swiss law of the "Real estate funds" category for tax-exempt employee benefit pension funds and tax-exempt domestic social insurance and equalization funds

Credit Suisse Real Estate Fund Global

Contractual investment fund under Swiss law of the "Real estate funds" category with real estate investments exclusively outside Switzerland

Credit Suisse Real Estate Fund Green Property

Contractual investment fund under Swiss law of the "Real estate funds" category

Credit Suisse Real Estate Fund Hospitality

Contractual investment fund under Swiss law of the "Real estate funds" category

Credit Suisse Real Estate Fund International

Contractual investment fund under Swiss law of the "Real estate funds" category for qualified investors

Credit Suisse Real Estate Fund Interswiss

Contractual investment fund under Swiss law of the "Real estate funds" category

Credit Suisse Real Estate Fund LivingPlus

Contractual investment fund under Swiss law of the "Real estate funds" category

Credit Suisse Real Estate Fund LogisticsPlus

Contractual investment fund under Swiss law of the "Real estate funds" category for qualified investors

Credit Suisse Real Estate Fund Siat

Contractual investment fund under Swiss law of the "Real estate funds" category

concerning the amendment of the prospectus with integrated fund contract or the fund contract including appendix.

Assumption of the asset management function by Credit Suisse Asset Management (Switzerland) Ltd

As of November 2016, Credit Suisse Group adjusted its legal structure with the creation of Credit Suisse (Switzerland) Ltd as a new full-service Swiss bank. In a second stage, Credit Suisse Asset Management (Switzerland) Ltd is being established as a new Swiss asset management company headquartered in Zurich. The new company will be operated jointly by Credit Suisse AG and Credit Suisse (Switzerland) Ltd and – subject to authorization by the Swiss Financial Market Supervisory Authority (FINMA) – will hold a license as an asset manager for collective investment schemes under the Federal Act on Collective Investment Schemes (CISA) and under the supervision of FINMA.

Credit Suisse AG will transfer part of the asset management business to Credit Suisse Asset Management (Switzerland) Ltd by means of an asset transfer (via universal succession) in accordance with the Swiss Mergers Act. As part of the asset transfer, Credit Suisse Asset Management (Switzerland) Ltd will take over the function of asset manager for the above-mentioned investment funds as of the date of registration of the transfer of assets in the commercial register, which is due to take place at the end of the first quarter of 2017.

For the above investment funds, the assumption of the asset management function by Credit Suisse Asset Management (Switzerland) Ltd will be implemented by means of a corresponding amendment in the Prospectus with Integrated Fund Contract or in the Fund Contract with appendix.

In addition, for the above-mentioned investment funds the references to Credit Suisse AG in the provisions on the units and unit classes in the fund contract will, where appropriate, be adjusted or supplemented in light of the reorganized Group structure resulting from the transfer of assets.

In connection with the takeover of the asset management function by Credit Suisse Asset Management (Switzerland) Ltd, the following changes in particular will be made to the fund contracts:

- The asset manager will now be Credit Suisse Asset Management (Switzerland) Ltd, Zurich. (§ 1 prov. 4 of the fund contracts)
- Credit Suisse Real Estate Fund Global and Credit Suisse Real Estate Fund International: The execution of derivatives transactions has now been delegated to Credit Suisse (Switzerland) Ltd, which undertakes to ensure best execution via its trading platform. The Prospectus is being amended accordingly.

As the amendments to the relevant fund contracts are amendments which do not affect investors' rights or are of an exclusively formal nature, rights of objection are waived.

Subject to compliance with the provisions of the relevant fund contract, investors may request payment of their units in cash.

The transfer of the asset management function to Credit Suisse Asset Management (Switzerland) Ltd will be free of charge for investors.

The changes to the wording, the prospectus with integrated fund contract, the simplified prospectuses, and last year's annual and semi-annual reports – or, in the case of the Credit Suisse 1a Immo PK, the fund contract with appendix and last year's annual reports – may be obtained free of charge from the fund management company or from the custodian bank. In accordance with Art. 41 para. 1 and para. 2bis in conjunction with Art. 35a para. 1 of the Collective Investment Schemes Ordinance (CISO), investors are being informed that the verification and ascertainment of the legal compliance of the changes to the fund contract are being extended by FINMA to include the provisions pursuant to Art. 35a para. 1 lit. a–g CISO.

Zurich, February 28, 2017

The fund management company: Credit Suisse Funds AG, Zurich

Custodian bank: Credit Suisse (Switzerland) Ltd., Zurich

Valuation Report

Commission

The Collective Investment Schemes Act (CISA) requires the value of the properties held by Swiss real estate funds to be estimated by independent valuation experts at the end of each financial year. In addition, the properties of Credit Suisse Real Estate Fund International are valued in the semi-annual statement of the financial year.

The valuation experts were tasked by the fund management company of Credit Suisse Real Estate Fund International with conducting the valuation in consultation with support staff abroad. The brief included co-ordination of the overall valuation process, including data preparation, provision of valuation software plus compilation and monitoring of the results supplied by the individual agents abroad.

The valuation experts mandated by the fund management company and accredited by the Swiss Financial Market Supervisory Authority (FINMA) are responsible for the actual valuation of the properties. Credit Suisse Funds AG is responsible for procuring the necessary documentation.

All properties held by Credit Suisse Real Estate Fund International were valued for accounting purposes as at June 30 of the 2017 financial year.

As at the closing date, the portfolio comprised 40 properties (including new additions and properties valued for the first time). One property was under construction. Since December 31, 2016, four purchases have been made and two properties have been sold.

The documentation relevant to the valuations was prepared by the fund management company and management companies responsible. The valuations are based firstly on an evaluation and analysis of these documents, a cycle of site visits, as well as an assessment of the general and specific market situation for each property. The FINMA-accredited valuation experts performed the entire mandate in consultation with the fund management company – from definition of the valuation parameters and entering the data in the valuation software, through the actual appraisal work, to monitoring and submission of the results – on a neutral basis and solely in accordance with the independent valuation brief.

Valuation Standards

The valuation experts confirm that the valuations were performed in accordance with the statutory requirements of the Collective Investment Schemes Act (CISA) and Collective Schemes Ordinance (CISO), as well as with the Guidelines of the Swiss Funds & Asset Management Association (SFAMA), and furthermore accord with customary industry valuation standards. Market value is reported on the basis of the “fair market value”, i.e. the sale price that can probably be realized under normal circumstances and current market conditions. Property under construction is also stated at the fair market value.

In evaluating real estate, the valuation experts adhere to the internationally recognized International Valuation Standards (IVSC).

Valuation Method

The valuations were carried out uniformly using the discounted cash flow (DCF) method. This excludes any undeveloped land, which would be valued using the comparison and residual value method. With the DCF method, the market value of a property is determined as the total of all projected future net earnings discounted to valuation-date equivalents. Income is discounted separately for each property with adjustment for market conditions and risks, i.e. with allowance for specific opportunities and risks.

The valuation includes a detailed analysis and assessment of the individual income and cost items. The valuation experts based their assessment on recent year's individual accounts for each property, the current rental situation, as well as extensive market intelligence. This is used as the basis for the estimation and modeling of future cash flows and for definition of the discount rate. Valuations are prepared on the basis of a continuation of current use, i.e. any far-reaching changes of use, additions of new floors, or increases in density are not incorporated into the valuation.

Result

As at June 30, 2017, the market value of the total portfolio is estimated by the experts at CHF 2 981.92 million (conversion from local currency into Swiss francs as at closing rate on June 30, 2017).

Compared to December 31, 2016 (CHF 2 837.03 million), the value of the total portfolio has increased by CHF 144.89 million or 5.11% (including exchange rate movements).

Planned refurbishment work for the next ten years was reviewed. The scheduling and scale of investment for the individual properties were consequently reassessed and adjusted where necessary.

The discount rates used in the valuations are based on constant observation of real estate markets, particularly the yields paid in arm's-length transactions. The average discount rate as at June 30, 2017, was 4.95%.

Independence and Confidentiality

The accredited valuation experts confirm their independence and guarantee the confidential treatment of information connected with the valuation mandate.

Zurich, June 30, 2017

Wüest Partner AG

Pascal Marazzi-de Lima

Gino Fiorentin



Credit Suisse Funds AG

Uetlibergstrasse 231 / SYSU 13
CH-8045 Zurich

Phone 044 332 58 08
Fax 044 337 20 82

www.credit-suisse.com/realestatefunds