

Media release

Capital increase for the real estate fund UBS (CH) Property Fund – Swiss Commercial “Swissreal” planned for end of April/start of May

Basel/Zurich, 9 March 2007 – UBS Fund Management (Switzerland) AG plans to carry out a capital increase with subscription rights amounting to roughly CHF 150 million for UBS (CH) Property Fund – Swiss Commercial “Swissreal” at the end of April/start of May 2007.

The precise terms of the planned capital increase will be published at the end of March 2007. The issue price will comprise the net asset value as at the end of December 2006 after payment of the annual distribution plus the accrued income up to the payment date and the issuing commission. The fund management company reserves the right to postpone this capital increase in line with market developments.

The aim of the capital increase is to raise additional funds in order to buy properties, finance new construction projects and repay debts.

Prospectuses as well as annual and semi-annual reports of UBS funds are available free of charge from UBS AG, P.O. Box, CH-4002 Basel or UBS Fund Management (Switzerland) AG, P.O. Box, CH-4002 Basel.

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