

6 April 2018

News Release

UBS «Sima», UBS «Swissreal», UBS «Foncipars»: Distribution and net asset value

Zurich/Basel, 6 April 2018 – Based on the accounts for the accounting year ending 31 December 2017, the fund management company has defined the following distributions for the UBS real estate funds listed below:

Ex-date 10 April 2018 – payable on 12 April 2018

Securities no.	Fund	Coupon no.	Distribution (gross) in CHF	35% with-holding tax*	Distribution (net) in CHF
1 442 087	UBS (CH) Property Fund – Swiss Mixed «Sima»	22 (income distribution)	3.25	1.1375	2.1125
1 442 088	UBS (CH) Property Fund – Swiss Commercial «Swissreal»	23 (income distribution)	2.65	0.9275	1.7225
1 442 085	UBS (CH) Property Fund – Léman Residential «Foncipars»	22 (income distribution)	2.50	0.8750	1.6250

* May be reclaimed by investors domiciled in Switzerland. May be reclaimed or partially reclaimed by investors domiciled abroad, should a double taxation agreement exist with Switzerland.

While UBS «Sima» and UBS «Swissreal» maintain their distributions at the previous year's level, UBS «Foncipars» can increase its distribution to CHF 2.50 per share.

Net asset values

The following net asset values result from the annual financial statements as of 31 December 2017:

Securities no.	Fund	Net asset value as at 31.12.17 in CHF (before distribution)	Net asset value as at 31.12.16 in CHF (before distribution)
1 442 087	UBS (CH) Property Fund – Swiss Mixed «Sima»	89.52	88.04
1 442 088	UBS (CH) Property Fund – Swiss Commercial «Swissreal»	62.20	61.78
1 442 085	UBS (CH) Property Fund – Léman Residential «Foncipars»	77.00	73.38

The funds will be traded based on their new asset values on SIX for the first time on Monday, 9 April 2018. The usual market price correction, roughly equivalent to the distribution, is expected from 10 April 2018 (ex-date) onwards.

The net asset values and distributions will be published from Friday, 6 April 2018 after the close of trading in *Finanz & Wirtschaft*, *L'Agéfi* and the *Liechtensteiner Volksblatt* as well as on www.swissfunddata.ch.

Further information on the Swiss real estate funds can be found at www.ubs.com/realestate-switzerland. The latest information on market prices, premiums and distribution yields can be found at www.ubs.com/fundgate.



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