

30 September 2022

News Release

UBS Direct Residential, UBS Direct Urban: Distribution and net asset value UBS Direct Urban: Planned capital increase to be postponed

Basel, 30 September 2022 - Based on the accounts for the accounting year ending 30 June 2022, the fund management company has defined the following distributions for the UBS real estate funds listed below:

Ex-date 4 October 2022 – payable on 6 October 2022

Securities no.	Fund	Distribution (gross) in CHF	35% withholding tax	Distribution (net) in CHF
2 646 536	UBS (CH) Property Fund – Direct Residential	0.42	No withholding tax	0.42
19 294 039	UBS (CH) Property Fund – Direct Urban	0.33	No withholding tax	0.33

As a result, the distributions of both funds remain on a par with the previous year's level.

Net asset values

The following net asset values result from the annual financial statements as of 30 June 2022:

Securities no.	Fund	Net asset value as at 30.06.22 in CHF (before distribution)	Net asset value as at 30.06.21 in CHF (before distribution)
2 646 536	UBS (CH) Property Fund – Direct Residential	14.46	14.24
19 294 039	UBS (CH) Property Fund – Direct Urban	11.92	11.72

The funds will be traded based on their new net asset values on SIX Swiss Exchange for the first time on 3 October 2022. The usual market price correction, roughly equivalent to the distribution, is expected from 4 October 2022 (ex-date) onwards.

The net asset values and distributions will be published from 30 September 2022 after the close of trading on www.swissfunddata.ch.

Planned capital increase to be postponed

Due to the current heightened volatility on the listed Swiss real estate market, the capital increase for the real estate fund UBS (CH) Property Fund – Direct Urban (UBS Direct Urban) (sec. no. 19294039) is postponed until further notice.

The fund management company is closely following developments on the capital markets and will draw a conclusion on the implementation of a possible capital increase for UBS Direct Urban at a later date.

The capital increase was originally announced in a media release, on the UBS Real Estate Switzerland website and in a notice on the medium of publication of the real estate fund on 26 August 2022 with subscription rights amounting to roughly CHF 73 million planned for the end of October / beginning of November 2022.

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

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