

14. April 2023

News Release

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

Basel, 14 April 2023 – Based on the accounts for the accounting year ending 31 December 2022, the fund management company has defined the following distributions for the UBS real estate funds listed below:

Ex-date 18 April 2023 – payable on 20 April 2023

| Securities no. | Fund | Distribution (gross) in CHF | 35% with-holding tax* | Distribution (net) in CHF |
|----------------|--|-----------------------------|-----------------------|---------------------------|
| 1 442 087 | UBS (CH) Property Fund – Swiss Mixed «Sima» | 3.25 | 1.1375 | 2.1125 |
| 1 442 085 | UBS (CH) Property Fund – Léman Residential «Foncipars» | 2.60 | 0.9100 | 1.6900 |
| 1 442 088 | UBS (CH) Property Fund – Swiss Commercial «Swissreal» | 2.65 | 0.9275 | 1.7225 |

* 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.

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

Net asset values

The following net asset values result from the annual financial statements as of 31 December 2022:

| Securities no. | Fund | Net asset value as at 31.12.22 in CHF (before distribution) | Net asset value as at 31.12.21 in CHF (before distribution) |
|----------------|--|---|---|
| 1 442 087 | UBS (CH) Property Fund – Swiss Mixed «Sima» | 104.11 | 102.94 |
| 1 442 085 | UBS (CH) Property Fund – Léman Residential «Foncipars» | 99.07 | 95.72 |
| 1 442 088 | UBS (CH) Property Fund – Swiss Commercial «Swissreal» | 63.26 | 63.27 |

The funds will be traded based on their new net asset values on SIX Swiss Exchange for the first time on Monday, 17 April 2023. The usual market price correction, roughly equivalent to the distribution, is expected from 18 April 2023 (ex-date) onwards.

The net asset values and distributions will be published from Friday, 14 April 2023 after the close of trading 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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