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News Release

Residentia: Further reduction in vacancies and operational optimizations enable dividend increase

Basel, 13 December 2023 – Residentia will be able to make further progress in the current financial year and reduce the vacancy rate once again. Operational optimizations provide additional support for earnings and enable a further increase in the dividend payout to investors. The aim is to distribute around 100% of net income to investors.

Market environment Ticino

The real estate market in Ticino continues to recover. Thanks to new construction activity declining, supply rates and vacancies in the market are decreasing. Major infrastructure projects such as the Gotthard Base Tunnel enable a more dynamic development of the canton and support the attractiveness of the real estate market.

Sustainability

Further milestones were also achieved in the area of sustainability. The fund's first participation in the Global Real Estate Sustainability Benchmark (GRESB) was very successful and Residentia was immediately awarded an outstanding four out of five possible "Green Stars".

Outlook and further development

As part of the acquisition of Credit Suisse by UBS, the two real estate platforms in Switzerland are expected to merge and the real estate expertise will be pooled. The newly formed real estate unit will thus be given the opportunity to coordinate the range of real estate investment solutions and to specifically realign the integrated product range to customer needs. Further information will follow in the coming new year.

Further information on the Swiss real estate funds can be found at www.ubs.com/realestate-switzerland. Up-to-date information on stock market prices, premiums and distribution yields can be found at <https://www.ubs.com/ch/en/assetmanagement/funds/asset-class/ubs-real-estate-funds.html>.

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