

7 November 2024

News Release

Ad hoc message pursuant to Art. 53 LR: Planned changes to streamline and align our Swiss real estate fund offering

Following the integration of Credit Suisse Funds AG, UBS Fund Management (Switzerland) AG plans to merge funds with similar investment strategies within its newly-combined Swiss real estate offering. The goal is to increase the diversification and resilience of the respective funds to focus on investors' long-term needs.

Basel, 7 November 2024 – Following the legal acquisition of Credit Suisse Funds AG as of 30 April 2024, UBS Fund Management (Switzerland) AG manages 14 real estate funds in the Swiss market. In order to provide an indication to investors regarding the future of our fund offering, we are outlining the plans to combine funds with similar investment strategies – the remaining Swiss real estate funds will continue unchanged:

- In 2025: the merger of the four exchange-traded residential Swiss real estate funds with direct land ownership (CS REF LivingPlus, UBS Direct Residential, Residentia and CS REF Hospitality);
- In 2025 / 2026: the merger of the two exchange-traded mixed-use Swiss real estate funds with direct land ownership (CS REF Green Property and UBS Direct Urban); and
- In 2026 / 2027: the merger of the two exchange-traded commercial Swiss real estate funds with indirect land ownership (UBS «Swissreal» and CS REF Interswiss).

With these changes, our goal is to increase their diversification and resilience in order to focus on investors' long-term needs. The mergers are subject to regulatory approvals and obtaining tax rulings in the cantons.

Alignment of naming and pricing

From 2025, our listed Swiss real estate funds will operate under the UBS name and will have a uniform management fee (0.54% of the average total fund assets) subject to regulatory approval. All other remuneration will also be aligned. Details of the planned changes will be published on www.swissfunddata.ch.

The fund management company reserves the right to postpone or adapt these changes depending on market developments.

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.



Media Relations

Tel. +41-44-234 85 00

UBS Fund Management (Switzerland) AG

Media Relations Switzerland: +41-44-234 85 00

www.ubs.com