

4 April 2025

# News Release

## **Ad hoc message pursuant to Art. 53 LR:**

### **UBS «Sima»: Capital increase with subscription rights**

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

#### **From 24 April to 5 May 2025 UBS Switzerland AG will carry out a capital increase with subscription rights for UBS (CH) Property Fund – Swiss Mixed «Sima».**

Basel, 4 April 2025 – UBS «Sima» is continuously carrying out acquisitions and commissioning construction projects. The activities of the last few months underline the steady growth of the portfolio that further improve its quality and diversification. Construction projects in excellent locations in the regions of Zurich and Geneva have enabled the portfolio volume to grow by approximately CHF 436 million. UBS «Sima» has proven its successful investment concept as a Swiss real estate fund with a long-standing growth and diversification in the portfolio of residential buildings and commercial properties generating stable income and sustainable growth throughout Switzerland.

#### **The advantages of UBS «Sima»**

- Largest Swiss real estate fund with average ten-year performance of 6.9% p.a. (31 December 2014 to 31 December 2024).
- Very broadly diversified property portfolio in sought-after locations comprising 362 properties and a volume of around CHF 12.2 billion.
- At 5.3%, the investment return (based on the net asset value) developed positively in 2024, independent of the market price.
- At 2.1%, the distribution yield is attractive in the current environment.

#### **The capital increase**

To support the further development of UBS «Sima», UBS Switzerland AG is carrying out a capital increase from 24 April to 5 May 2025, finishing at 12.00 p.m. Official subscription rights trading will take place on the SIX Swiss Exchange from 24 to 30 April 2025.

The issue price of the new units is composed of the net asset value (following distribution) as per financial year end as of 31 December 2024 plus the accrued income up to the payment date and the issuing commission. The issue is being carried out on a commission basis («best-effort») in the context of a public subscription offer in Switzerland. At the end of the subscription period, subscription rights that have not been exercised will expire as worthless.

The number of new units to be issued is determined by the fund management company UBS Fund Management (Switzerland) AG, on the basis of the exercised subscription rights after expiry of the subscription period. As a result, the actual number of new units issued may fall short of the specified

maximum that can be issued. In addition, the value of subscription rights traded on the SIX Swiss Exchange may fluctuate due to supply and demand. Their intrinsic value cannot therefore be guaranteed.

From 24 April 2025 onwards (ex-date of subscription rights), the usual market price correction is expected to match the approximate value of the subscription right.

The new units carry a dividend entitlement backdated for the full current financial year as of 1 January 2025. The payment date for the new units will be 9 May 2025.

During the subscription period, existing unit holders are entitled to buy new units in the real estate fund based on their subscription rights. New investors may participate in the capital increase in the course of market trading of subscription rights.

The fund management company already announced the capital increase as of 28 January 2025 in a media release, on the website of Real Estate Switzerland and on Swiss Fund Data and has now defined the terms and conditions of the issue:

Terms and conditions of issue	
Securities no. units:	1 442 087
Securities no. subscription rights:	141 849 086
Subscription ratio (new : existing units):	1 : 22
Number of existing units:	73 680 202
Number of new units (maximum):	3 349 101
Subscription price:	CHF 106.20
Stock exchange price 13 March 2025:	CHF 153.80
Theoretical market price following distribution:	CHF 150.55
Theoretical value of subscription right following distribution:	CHF 1.93
Theoretical opening price per unit on 1 <sup>st</sup> day of subscription period:	CHF 148.62
Issue volume:	Around CHF 356 million

A large part of the issue proceeds will be used for the following projects:

### Acquisition of residential project, Younic, Dübendorf



- Investment volume approx. CHF 190 million
- Start of construction 2<sup>nd</sup> quarter 2022

### Acquisition of mixed use project, Metropol, Wetzikon



- Investment volume approx. CHF 70 million
- Start of construction 1<sup>st</sup> quarter 2024

### Redevelopment residential property, Acacias, Geneva



- Investment volume approx. CHF 176 million
- Start of construction 3<sup>rd</sup> quarter 2024

The remaining proceeds from the capital increase will primarily be used to acquire additional properties, to finance refurbishments and development projects, and to repay debt.

### Why participate in the capital increase?

- Participation in the capital increase provides further access to high-quality Swiss properties.
- Clear investment guidelines and professional management ensure that new capital is invested carefully.
- The purchase of further properties improves diversification and stability, reduces the age of the portfolio and therefore increases its appeal for tenants and ultimately also for investors.
- The issue of new units is based on the net asset value (following distribution), independent of the market price, as per financial year end as of 31 December 2024 plus the accrued income up to the payment date and the issuing commission.

### Further information

Real Estate Switzerland: [www.ubs.com/realestate-switzerland](http://www.ubs.com/realestate-switzerland)

## Distributions

Based on the accounts for the accounting year ending 31 December 2024, the fund management company has defined the following distributions for the UBS real estate funds listed below:

### Ex-date 8 April 2025 – payable on 10 April 2025

Income distribution				
Securities no.	Fund	Distribution (gross) in CHF	35% withholding 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»	2.80	0.9800	1.8200
1 442 088	UBS (CH) Property Fund – Swiss Commercial «Swissreal»	2.65	0.9275	1.7225
10 061 233	Residentia	3.35	no withholding tax	3.3500

\* 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 of the pleasing business development, UBS «Foncipars» is increasing its dividend payout to CHF 2.80 (previous year: CHF 2.75) per share. UBS «Sima», UBS «Swissreal» and Residentia will maintain their dividend payouts at the previous year's level.

## Net asset values

The following net asset values result from the annual financial statements as of 31 December 2024:

Securities no.	Fund	Net asset value as at 31.12.24 in CHF (before distribution)	Net asset value as at 31.12.23 in CHF (before distribution)
1 442 087	UBS (CH) Property Fund – Swiss Mixed «Sima»	105.69	103.63
1 442 085	UBS (CH) Property Fund – Léman Residential «Foncipars»	104.67	101.50
1 442 088	UBS (CH) Property Fund – Swiss Commercial «Swissreal»	61.45	62.16
10 061 233	Residentia	109.41	110.74

The funds will be traded based on their new net asset values on SIX Swiss Exchange for the first time on Monday, 7 April 2025. The usual market price correction, roughly equivalent to the distribution, is expected from 8 April 2025 (ex-date) onwards.

The net asset values and distributions will be published from Friday, 4 April 2025 after the close of trading on [www.swissfunddata.ch](http://www.swissfunddata.ch).

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

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Prospectuses, key information document, the articles of association or the management regulations as well as annual and semi-annual reports of UBS funds are available in a language required by the local applicable law free of charge from UBS Asset Management Switzerland AG, c/o UBS AG, Bahnhofstrasse 45, 8001 Zürich or from UBS Fund Management (Switzerland) AG, P.O. Box, CH-4002 Basel.

A summary of investor rights in English can be found online at: [ubs.com/funds](https://ubs.com/funds).

More explanations of financial terms can be found at [ubs.com/glossary](https://ubs.com/glossary)

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