

8 October 2025

News Release

Ad hoc message pursuant to Art. 53 LR:

UBS (CH) Property Fund – Swiss Residential «Siat»: Capital increase planned for December 2025

Basel, 8 October 2025 – UBS Fund Management (Switzerland) AG plans to carry out a capital increase with subscription rights amounting to roughly CHF 170 million for UBS (CH) Property Fund – Swiss Residential «Siat» (sec. no.: 1291370) in December 2025.

Terms and conditions

The detailed terms and conditions of the planned capital increase will be published at the end of November 2025.

Issue price

The issue price will comprise the net asset value as per financial year end (30 September 2025) after payment of the annual distribution plus the accrued income up to the payment date and the issuing commission. The fund management company reserves the right to postpone this capital increase depending on market developments.

Objective

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

Fund portrait

The largest Swiss residential real estate fund primarily invests in high-yield residential buildings and mixed-use properties throughout Switzerland. The focus is on urban economic centers and their surrounding agglomerations. The investment objective of the real estate fund is mainly the long-term preservation of substance and the distribution of appropriate returns, based on a careful approach to non-renewable resources and climate protection.

UBS Fund Management (Switzerland) AG

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

www.ubs.com

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More explanations of financial terms can be found at ubs.com/glossary

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