

UBS (CH) Property Fund – Swiss Mixed “Sima”

Investment fund under Swiss law of the type “real estate fund”

Prospectus with integrated fund contract

Part I Prospectus

This prospectus with integrated fund contract, the key information document and the most recent annual or semi-annual report (if published after the latest annual report) serve as the basis for all subscriptions of units in this real estate fund.

Only information contained in the prospectus, in the key information document or in the fund contract shall be regarded as being valid.

1 Information on the real estate fund

1.1 Establishment of the real estate fund in Switzerland

The fund contract of UBS (CH) Property Fund – Swiss Mixed “Sima” was drawn up by the fund management company UBS Fund Management (Switzerland) AG with the consent of the custodian bank UBS Switzerland AG and first approved by the Swiss Financial Market Supervisory Authority (FINMA) in 1968.

1.2 Tax regulations relevant to the real estate fund

The real estate fund has no legal personality in Switzerland. It is essentially not subject to tax on either income or capital.

Real estate funds with direct property holdings are an exception. Under the Direct Federal Taxation Act, income from direct property holdings is taxed at the level of the fund itself and is therefore essentially tax-free for the unit-holder. Capital gains from direct property holdings are also only taxable at the level of the real estate fund.

The Swiss federal withholding tax deducted from the real estate fund's domestic income can be reclaimed in full for the real estate fund by the fund management company.

Income and capital gains realised outside Switzerland may be subject to the relevant withholding tax deductions imposed by the country of investment. Insofar as is possible, these taxes will be reclaimed by the fund management company on behalf of investors resident in Switzerland under the terms of double taxation treaties or other such agreements.

Distributions of income made by the real estate fund to investors domiciled in Switzerland and abroad are subject to Swiss federal withholding tax (source tax) at 35%. Income and capital gains from direct property holdings distributed with a coupon as well as capital gains from the sale of property

companies and other assets distributed with a separate coupon are not subject to withholding tax.

Investors domiciled in Switzerland may reclaim the deducted withholding tax via their tax returns or by submitting a separate refund application.

Investors domiciled outside Switzerland may reclaim withholding tax under the terms of any double taxation treaty between Switzerland and their country of domicile. If no such treaty exists, then the withholding tax may not be reclaimed.

This real estate fund has the following tax status:

International automatic exchange of information on tax matters (automatic exchange of information)

For the purposes of the automatic exchange of information in accordance with the Common Standard on Reporting and Due Diligence for Financial Account Information (CRS) of the Organisation for Economic Co-Operation and Development (OECD), this real estate fund qualifies as a non-reporting financial institution.

FATCA

The real estate fund is registered with the US tax authorities as a Registered Deemed-Compliant Financial Institution under a Model 2 IGA pursuant to sections 1471 through 1474 of the US Internal Revenue Code (Foreign Account Tax Compliance Act, including the corresponding rulings, “FATCA”).

Taxation and other tax implications for investors who hold, buy and sell fund units are defined by the relevant tax regulations in the investor's country of domicile. The tax consequences may therefore be different for different investors, depending on the country. Potential investors are therefore advised to consult their tax advisor or trustee about the tax consequences applicable to them. Under no circumstances can the fund management company or the custodian bank accept responsibility for investors' individual tax consequences from buying and selling or holding fund units.

1.3 Accounting year

The accounting year runs from 1 January to 31 December.

1.4 External auditors

The audit firm is Ernst & Young AG, Basel.

1.5 Units

Units do not take the form of actual certificates, but exist purely as book entries. Investors are not entitled to demand the delivery of a unit certificate.

1.6 Listing and trading

The fund management company ensures the real estate fund units are traded regularly on the SIX Swiss Exchange.

1.7 Terms for the issue and redemption of units and trading

Units may be issued at any time. This may only be done in tranches. The fund management company offers new units to existing investors first. The fund management company specifies the intended number of new units to be issued, the subscription ratio for existing investors, the method for issuing subscription rights and the other terms in a separate prospectus.

The investors may terminate their share at the end of each accounting year subject to a notice period of twelve months.

The fund units redeemed must be deposited with the custodian bank within one month of receiving the written redemption notice. The redemption will not be confirmed until the securities have been delivered to the custodian bank, effective from the redemption date.

Under certain conditions, the fund management company may prematurely repay units terminated during an accounting year (cf. § 17.2 Fund contract). If the investor wishes to be repaid prematurely, they must request this in writing at the time of termination. Ordinary as well as premature repayment will be made within four months after the end of the accounting year (cf. § 5.5 Fund contract).

In accordance with Art. 64 CISA and the Asset Management Association Switzerland (AMAS) Guidelines for Real Estate Funds

(www.am-switzerland.ch), the fund's properties are valued regularly by independent appraisers accredited by the supervisory authority using a dynamic capitalised earnings method. Valuation is at the price that would probably have been obtained in a diligent sale at the time of the estimate. The market value of the properties in the fund assets must be reviewed by the appraisers whenever properties are bought and sold and at the end of an accounting year. The market value of the individual properties represents a price that would probably be achievable in a normal transaction assuming both the buyer and seller act diligently. Any opportunities which arise in individual cases, especially when buying and selling properties for the fund, will be exploited in the best interests of the fund. This may result in deviations from valuations.

The issue price corresponds to the net asset value calculated for the issue, plus the issuing commission. The amount of the issuing commission is specified in section 1.11 below.

The redemption price corresponds to the net asset value calculated for the redemption, minus the redemption commission. The amount of the redemption commission is specified in section 1.11 below. Incidental costs for the purchase and sale of investments (property transfer taxes, notary costs, fees, standard brokerage fees, duties etc.) incurred by the real

estate fund in connection with the investment of the amount paid in, or with the sale of a portion of investments corresponding to the redeemed unit(s), can be charged to the fund assets. The amount of the incidental costs are specified in section 1.11 below.

The issue and redemption prices are rounded to CHF 0.01.

The fund management company publishes the net asset value of the fund units at the same time as notifying the bank or securities dealer entrusted with the regular exchange trading of the units.

1.8 Appropriation of income

The net income is generally distributed to the investors within four months of the close of the financial year, free of charge. As a rule, capital gains are not distributed, but are retained in the fund for the purpose of reinvestment.

1.9 Investment objective and investment policy of the real estate fund

1.9.1 Investment objective

The investment objective of the real estate fund is principally to preserve capital over the long term and make appropriate distributions of income that are based on careful handling of non-renewable resources and on climate protection.

By being enshrined in norms, strategies and operations, sustainability plays a key role in all decisions made by the fund management company – whether in respect of the managed real estate funds and the underlying real estate assets or the development of the organisation.

1.9.2 Investment policy

UBS (CH) Property Fund – Swiss Mixed “Sima” primarily invests in real estate in urban areas throughout Switzerland and in other permissible assets according to the fund contract..

Sustainability aspects are incorporated in the overall decision-making process and are implemented along the entire life cycle of the properties. By using the sustainability approaches described below, the sub-fund pursues overall sustainable investment of the assets. The real estate fund applies the sustainability approaches “**ESG integration**” and “**climate focus**”:

ESG integration

- Integration of sustainability aspects in investment decisions and in managing the properties, especially in relation to especially in relation to resource conservation and climate protection; all properties are subject to a sustainability assessment as part of the purchasing process. Criteria such as environmental quality, building structure, physical environmental risks, transaction risks, efficiency measures in operations and security are taken into consideration in an internal sustainability review and influence the purchasing decision. The information and data needed for assessment are taken from the property data from the sales dossier or are gathered by visual inspection when visiting the site (e.g. type of heating, year of manufacture of the heating, etc.). Publicly available data are also consulted (e.g. Open GIS platforms for evaluating location quality and identifying flooding risks, etc.). In addition, optimisation options are systemically identified for all newly acquired properties and their implementation checked in conjunction with the

real estate fund's investment planning. The fund management company reduces water consumption in the properties with water-saving fittings, it replaces appliances with exclusively energy and water efficient models or plans and constructs new buildings in line with the latest sustainability standards.

- All new builds are constructed and certified according to sustainability standards (e.g. DGNB, Minergie, SNBS). The information and data required for certification are sourced from external service providers commissioned during the planning/performance of construction projects (e.g. planners or sole contractors).
- Maintenance measures for investment properties by identifying optimisation measures by recording and analysing energy consumption; further optimisation measures will be determined in conjunction with the responsible property management. In addition, a GEAK certificate is issued for all properties accepted by GEAK for the purpose of identifying the energy efficiency class and identifying optimisation measures.

Climate focus

The fund management company gears the portfolio of this real estate fund to reducing the environmental footprint over time by cutting the portfolio's greenhouse gas emissions over time.

Decarbonisation measures for investment properties are being implemented within the scope of construction and renovation measures, namely by taking energetic measures to improve energy efficiency and by promoting renewable energies (e.g. incorporation of photovoltaic systems for the sustainable production of electricity from renewable energy sources and renovations to improve energy efficiency and the CO₂e footprint*); investment in renewable heating systems. The fund management company has determined the following sustainability objectives (“target matrix”) for the real estate fund:

- CO₂e emissions (kg CO₂e/m² ERA**/year):
 - Net zero CO₂e target for Scope 1 + 2 emissions: 100% by 2050
 - Interim targets:
 - 50% by 2030 for Scope 1 + 2 emissions (basis 2019)
 - 60% by 2035 for Scope 1 + 2 emissions (basis 2019)
- Energy consumption (kWh***/m² ERA/year):
 - 30% of thermal energy and shared electricity (excluding tenant electricity) by 2040 (basis 2019)
 - Interim target: -10% of thermal energy and shared electricity (excluding tenant electricity) by 2030 (basis 2019)
- Renewable energy sources from thermal energy and shared electricity (excluding tenant electricity) (share in % of energy consumption of the portfolio):
 - at least 50% by 2040
 - Interim target: at least 25% by 2030
- Coverage rate of energy and CO₂e emissions data Scope 1 + 2: 100% by 2030
- Minimum coverage rate of energy and CO₂e emissions data Scope 1 + 2 is 70%.

* CO₂e = CO₂ equivalents are used to measure and compare greenhouse gas emissions from various sources in a single unit.

** ERA = energy reference area

*** kWh = kilowatt hour

The energy consumption of the entire portfolio is calculated annually on the basis of energy bills, by asking the energy suppliers or by asking the renters. The environmental indicators as defined by AMAS Circular No. 04/2022 dated 31 May 2022 “Environmental indicators for real estate funds” and AMAS Circular No. 06/2023 dated 11 September 2023 “Best practice regarding the environmental indicators for real estate funds” are calculated applying REIDA methodology. During the data collection process, multiple plausibility checks are carried out based on experience with a focus on identifying data gaps, errors in the distribution keys and errors in the recording of invoices. There is a delay in recording the data since the energy bills are issued with a delay of up to one year. Target achievement is therefore reported at a later date with retroactive effect for the operating period (e.g. 2030 or 2040).

The methodology follows the Greenhouse Gas Protocol (GHG Protocol), which is the world's most widely used greenhouse gas standard for measuring and managing greenhouse gas emissions. The GHG Protocol is used to account for and standardise the measurement for reporting purposes (www.ghgprotocol.org).

The targets and interim targets as well as the indicators for CO₂ intensity, energy intensity, share of renewable energy sources and effective data coverage are published in the annual report for the real estate fund on the following website:

<https://www.ubs.com/ch/de/asset-management/distribution-partners/investment-solutions/real-estate/products.html>

The fund management company also publishes a comprehensive sustainability report every year.

<https://www.ubs.com/ch/de/asset-management/distribution-partners/investment-solutions/real-estate/sustainability.html>

In addition, the fund management company conducts a substantive review with regard to the approval of tenants and cooperation with service providers at the time of acquisition as well as when concluding new contracts and renewing existing rental contracts. As part of this, commercial tenants are screened for their affiliation with non-compliant industries, such as coal, nuclear, defence and adult entertainment. Consideration is also given to direct or indirect activities in connection with money laundering, corruption and unethical conduct (list is not exhaustive).

Detailed information on the investment policy and its restrictions is contained in the fund contract (cf. Part II, § 7-15).

The fund management company invests 100% of investments in accordance with § 8 that meet the provisions stipulated in the sustainability policy. Reporting is conducted in line with applicable AMA guidelines.

1.9.3 Use of derivatives

The fund management company does not use derivatives.

1.10 Net asset value

The net asset value of the real estate fund is calculated at the market value as at the end of the accounting year and whenever units are issued.

The net asset value of a unit is determined by the market value of the fund assets, less any liabilities of the real estate fund and any taxes likely to be incurred should the real estate fund be liquidated, divided by the number of units in circulation. It will be rounded to CHF 0.01.

1.11 Fees and incidental costs

1.11.1 Fees and incidental costs charged to the fund assets (excerpt from § 19 of the fund contract)

Fee charged by the fund management company a maximum of 1% p.a.

The fee is used to cover the administration of the real estate fund and the real estate companies as well as the portfolio management of the real estate fund.

The management fee charged by the fund management company is also used to pay rebates in accordance with section 1.11.3 of the prospectus.

Custodian bank fee charged by the custodian bank: a maximum of 0.05% p.a.

The commission is used for all tasks of the custodian bank such as the safekeeping of the fund assets, the handling of the fund's payment transactions and the performance of the other tasks listed under § 4.

Furthermore, the other fees and incidental costs listed under § 19 of the fund contract may also be charged to the real estate fund.

Information on the rates actually charged can be found in the annual and semi-annual reports.

1.11.2 Total expense ratio

The coefficient of the total costs charged to the fund assets on an ongoing basis (total expense ratio, TER^{REF}) was:

Financial year	$(TER^{REF}) - GAV$ (gross asset value)	$(TER^{REF}) - MV$ (market value)
2022	0.77%	0.90%
2023	0.77%	0.96%
2024	0.77%	0.89%

1.11.3 Payment of retrocessions and discounts

The fund management company and its agents do not pay retrocessions as remuneration for distribution activity in respect of fund units in or from Switzerland.

The fund management company and its agents may on request pay rebates directly to investors. The purpose of rebates is to reduce the fees or costs incurred by the investor in question. Rebates are permitted provided that

- they are paid from fees charged by the fund management company and therefore do not represent an additional charge to the fund assets;
- they are granted on the basis of objective criteria;
- all investors who meet these objective criteria and request rebates are also granted these within the same timeframe and to the same extent.

The objective criteria for the granting of rebates by the fund management company are as follows:

- a) the minimum investment in the listed Swiss UBS real estate funds managed by the fund management company. Rebates may only be claimed for holdings in listed Swiss UBS real estate funds managed by the fund management company in which the investor is the sole legal and beneficial owner and which they do not hold or invest for third parties. This is also the case if an investor holds their portfolio of listed Swiss UBS real estate funds managed by the fund management company via various custody accounts (including with third-party banks) and/or mandates within and outside UBS. However, the joint provision of the minimum investment (“aggregation” or “addition”) in listed Swiss UBS real estate funds managed by the fund management company is allowed in the following, conclusively cited cases and is decisive for the calculation of the corresponding rebate (rebates cannot be aggregated):
 - Companies domiciled in Switzerland that belong to the same group pursuant to Art. 963 of the Swiss Code of Obligations (capital and voting control, tax groups), including the company's own pension fund, the purpose of which is to provide occupational benefits, the single-investor fund(s) established specifically for the pension fund, whose beneficial owner is exclusively this aforementioned pension fund, and the assets managed on behalf of this pension fund by an asset manager under a mandate, whose beneficial owner is exclusively this aforementioned pension fund. Not entitled to a rebate are other “pooling-eligible” solutions/vehicles with or without their own legal personality or investment solutions that exist on the basis of a contractual relationship, asset management units and/or fund management companies that belong to the same group pursuant to Art. 963 of the Swiss Code of Obligations and can set up “pooling-eligible” solutions/vehicles and their “pooling-eligible” solutions/vehicles;
 - Insurance companies domiciled in Switzerland that belong to the same group pursuant to Art. 963 of the Swiss Code of Obligations (capital and voting control, tax groups), including the single-investor fund(s) established specifically for the respective insurance company, whose beneficial owner(s) is/are exclusively this/these insurance company(ies), and the assets managed on behalf of this insurance company by an asset manager within the scope of a mandate, whose beneficial owner is exclusively the insurance company. Also included are the company's own pension fund, the purpose of which is to provide occupational benefits, the single-investor fund(s) established specifically for the pension fund, whose beneficial owner is exclusively the aforementioned pension fund, and the assets managed on behalf of this pension fund by an asset manager under a mandate, whose beneficial owner is exclusively the aforementioned pension fund. Not entitled to a rebate are other “pooling-eligible” solutions/vehicles with or without their own legal personality or investment solutions that exist on the basis of a

contractual relationship, asset management units and/or fund management companies that belong to the same group pursuant to Art. 963 of the Swiss Code of Obligations and can set up “pooling-eligible” solutions/vehicles and their “pooling-eligible” solutions/vehicles;

- Pension funds the purpose of which is to provide occupational benefits pursuant to the Federal Act on the Vesting of Occupational Old Age, Survivors’ and Invalidity Benefits (BVG) including the single-investor fund(s) established specifically for the pension fund, whose beneficial owner is exclusively the aforementioned pension fund, and the assets managed on behalf of this pension fund by an asset manager under a mandate, whose beneficial owner of is exclusively the aforementioned pension fund. Not entitled to a rebate are collective foundations (*Sammelstiftung*) with so-called individual affiliations (*Einzelanschluss*) or segregated pension schemes, i.e. company affiliations for which the collective foundation maintains separate balance sheets and annual financial statements, including the single-investor fund(s) established specifically for such collective foundations. Rebates are provided to the affiliated pension scheme or its beneficial owners on a look-through basis via the collective foundation or fund management company. Also not entitled to a rebate are other “pooling-eligible” solutions/vehicles with or without their own legal personality or investment solutions that exist on the basis of a contractual relationship, asset management units and/or fund management companies that belong to the same group pursuant to Art. 963 of the Swiss Code of Obligations and can set up “pooling-eligible” solutions/vehicles and their “pooling-eligible” solutions/vehicles.
- b) the existence of a written agreement entered into with UBS, such as a rebate agreement that governs the other remaining details.

The criteria listed under a) and b) must both be met. Collective investment schemes, fund management companies and other “pooling-eligible” solutions/vehicles with or without their own legal personality or investment solutions that exist on the basis of a contractual relationship that invest in this real estate fund may not request rebates, with the exception of single-investor funds in accordance with the information provided in a) above. At the request of the investor, the fund management company must disclose the amounts of such rebates free of charge.

1.11.4 Fees and incidental costs charged to the investor (excerpt from § 18 of the fund contract)

Issuing commission accruing to the fund management company, custodian bank and/or distributors in Switzerland and abroad

maximum of 5%

Redemption commission accruing to the fund management company, custodian bank and/or distributors in Switzerland and abroad

maximum of 2%

1.11.5 Incidental costs accruing to the fund assets in connection with the investment of the amount paid in or with the sale of investments (excerpt from § 18 and § 19 of the fund contract) with regard to the real estate fund

Surcharge on net asset value

maximum of 5%

Deduction from net asset value

maximum of 5%

1.11.6 Commission sharing agreements and soft commissions

The fund management company has not concluded commission sharing agreements. The fund management company has not concluded agreements in respect of soft commissions.

1.11.7 Investments in related collective investment schemes

In accordance with § 19.10 of the fund contract, no issuing and redemption commissions are charged in respect of investments in other collective investment schemes that are managed directly or indirectly by the fund management company itself or a company with which it is related by virtue of common management or control or by way of a significant direct or indirect interest.

1.12 Viewing the reports

The prospectus with integrated fund contract, the key information document and the annual or semi-annual reports, may be obtained free of charge from the fund management company, the custodian bank and all distributors.

1.13 Legal form of the investment fund

UBS (CH) Property Fund – Swiss Mixed “Sima” Direct Urban is an investment fund under Swiss law of the “real estate fund” type in accordance with the Swiss Federal Act on Collective Investment Schemes of 23 June 2006.

The real estate fund is based upon a collective investment agreement (fund contract), under which the fund management company undertakes to provide the investor⁽¹⁾ with a stake in the fund in proportion to the fund units acquired by the said investor, and to manage this fund at its own discretion and for its own account in accordance with the provisions of law and the fund contract. The custodian bank is party to the fund contract in accordance with the tasks delegated to it by the law and the fund contract.

1.14 The material risks

The following list of risks is not exhaustive.

1.14.1. General risks

¹ For simplicity, this document does not differentiate between genders, e.g. female and male investors. All terms throughout the document apply to both genders.

The material risks associated with this real estate fund are the dependency on economic trends, changes in the Swiss real estate market, limited liquidity, interest rate changes, competition and pricing. The real estate fund is also subject to sustainability risks (see section 1.14.2 below). The occurrence of the aforementioned risks can have an actual or potential material negative impact on the value of the investments and therefore on the assets, financial and earnings position, and on the reputation of the real estate fund.

Such risks cannot be excluded completely.

1.14.2 Sustainability-related risks

Climate change and its impact harbours potential financial risks. Finance-related climate risks can be divided into two categories: physical risks and transition risks. Physical risks arise if, for example, damage to property increases due to climate-related natural catastrophes. Transition risks arise, for example, due to the intervention of climate policy measures. The impact of physical risks, for example, is hedged as much as possible through insurance against natural forces.

The sustainability criteria (see above) defined by the fund management company allow transition risks to be reduced at the same time, by measuring the portfolio's energy consumption and reporting it using defined ratios (cf. § 8 of the fund contract).

As part of its investment process, the fund management company also includes the relevant, sustainability-related risks in its investment decision and assesses them continuously.

The long-term nature of climate models and data, new scientific knowledge and newly available data may have an impact on the accuracy of net-zero targets. These aforementioned changes to the data may occur for a number of valid reasons and alter the basic data regarding portfolio issues, such as: recalibration of baseline data due to significant changes in data coverage, availability or quality.

1.15 Liquidity risk management / information on the liquidity management process

In accordance with the applicable provisions of the fund contract, investors may terminate their units at the end of each accounting year, subject to a notice period of 12 months. Accordingly, the fund management company identifies, monitors and reports on the liquidity risks of the real estate fund assets with regard to the redemption of units or the net outflow of assets. The instruments and models used allow the analysis of various scenarios and stress tests.

2 Information on the fund management company

2.1 General information on the fund management company

The fund management company is UBS Fund Management (Switzerland) AG, Basel. It has been active in the fund business since its formation as an Aktiengesellschaft (stock corporation) in 1959.

2.2 Further information on the fund management company

As of 31 December 2023, the fund management company managed a total of 423 securities funds and 8 real estate funds in Switzerland with assets totalling CHF 339,301

million. Furthermore, the fund management company provides the following specific services:

- Administration services for collective investment schemes;
- Representation of foreign collective investment schemes.

2.3 Management and governing bodies

Board of Directors

Manuel Roller, Chairman

Daniel Conrad Brüllmann, Vice-Chairman

Francesca Gigli Prym, Member

Franz Gysin, Member

Michèle Sennhauser, Member

Andreas Binder, Member

Werner Alfred Strebel, Member

Executive Board

Eugène Del Cioppo, Managing Director, Head ManCo Substance & Oversight

Georg Pfister, Deputy Managing Director, Head Operating Office, Finance, HR

Yves Schepperle, Head WLS – Products

Urs Fäs, Head Real Estate Funds CH

Marcus Eberlein, Head Investment Risk Control

Thomas Reisser, Head Compliance and Operational Risk Control

Beatrice Amez-Droz, Head WLS – BD / CRM

2.4 Subscribed and paid-up capital

The subscribed share capital of the fund management company amounts to CHF 1 million. The share capital is divided into registered shares and has been fully paid up. UBS Fund Management (Switzerland) AG is a wholly owned group company of UBS Group AG.

2.5 Delegation of specific tasks

Facility management and technical maintenance are delegated to Wincasa AG, to Winterthur, Livit AG, Zurich, to Apleona Schweiz AG, Wallisellen, to Privera AG, Bern, to Tend AG, Schlieren, to de Rham & Cie S.A., Lausanne, and to CSL Immobilien AG, Zurich. All of the property management companies have many years of experience in the property industry. Precise details of how their remit is to be fulfilled are laid down in an agreement between UBS Fund Management (Switzerland) AG and the named property managers concerning the maintenance and management of properties.

2.6 Exercise of membership and creditors' rights

The fund management company exercises the membership and creditors' rights associated with the investments of the funds it manages independently and exclusively in the interests of the investors. The fund management company will, upon request,

provide investors with information on the exercise of membership and creditors’ rights.

In the case of scheduled routine transactions, the fund management company is free to exercise membership and creditors’ rights itself or to delegate their exercise to the custodian bank or a third party.

In the case of all other events that might have a lasting impact on the interests of the investors, such as, in particular, the exercise of membership and creditors’ rights the fund management company holds as a shareholder or creditor of the custodian bank or another related legal entity, the fund management company will exercise the voting rights itself or issue explicit instructions. In such cases, it may base its actions on information it receives from the custodian bank, the portfolio manager, the company concerned, or from voting rights advisors or other third parties, or that it ascertains from the media.

The fund management company is free to waive the exercise of membership and creditors’ rights.

2.7 Privacy notice

Detailed information on how the fund management company and the custodian bank process personal data in connection with this fund contract can be found at: <https://www.ubs.com/global/de/legal/privacy/switzerland.html>.

3 Information on the custodian bank

3.1 General information on the custodian bank

The custodian bank is UBS Switzerland AG. The Bank was founded in 2014 as a stock corporation with its registered office in Zurich and with effect from 14 June 2015 it took over the Private and Corporate Banking business booked in Switzerland as well as the Wealth Management business booked in Switzerland of UBS AG.

UBS Switzerland AG is a group company of UBS Group AG. With consolidated total assets of USD 1,717,246 million and published capital and reserves of USD 86,639 million as at 31 December 2023, UBS Group AG is financially one of the strongest banks in the world. It employs a staff of 112,842 worldwide and has an extensive network of branches.

3.2 Further information on the custodian bank

As a universal bank, UBS Switzerland AG offers a wide range of banking services.

The custodian bank may delegate the safekeeping of the fund assets to third-party custodians and central securities depositories in Switzerland, provided this is in the interests of proper safekeeping. In respect of financial instruments, such delegation may be made only to regulated third-party custodians and central securities depositories. This does not apply to mandatory safekeeping at a location where the transfer to regulated third-party custodians and central securities depositories is not possible, in particular due to mandatory legal provisions or the procedural details for the investment product, for example.

The use of third-party custodians and central securities depositories means that deposited securities are no longer owned solely by the fund management company, which instead becomes only a co-owner. Moreover, if the third-party and central securities depositories are not supervised, they are unlikely to

meet the organisational requirements placed on Swiss banks. The custodian bank is liable for damage or loss caused by its agents unless it is able to prove that it exercised the due diligence required in the circumstances in respect of selection, instruction and monitoring.

The custodian bank is registered with the US tax authorities as a reporting financial institution under a Model 2 IGA pursuant to sections 1471 through 1474 of the US Internal Revenue Code (Foreign Account Tax Compliance Act, including the corresponding rulings, “FATCA”).

4 Information on third parties

4.1 Paying agents

The paying agents are UBS Switzerland AG, Bahnhofstrasse 45, 8001 Zurich and its branches in Switzerland.

4.2 Appraiser

The fund management company has appointed Wüest Partner AG, Zurich as appraiser, with the approval of the supervisory authority.

Wüest Partner AG has many years of experience in valuing real estate and possesses the requisite knowledge of the market.

The precise duties involved are set out in an asset management agreement between UBS Fund Management (Switzerland) AG and Wüest Partner AG.

The following main persons responsible were appointed within Wüest & Partner AG:

Andreas Bleisch, Dr. rer. pol., dipl. Ing. ETH

Pascal Marazzi-de Lima, dipl. Arch. ETH

Christoph Axmann, MRICS, Master of Engineering, Certified Real Estate Investment Analyst

5 Further information

5.1 Key data

Valor number 1442087

ISIN CH0014420878

Accounting currency Swiss franc (CHF)

5.2 Publication of official notices by the real estate fund

Further information on the real estate fund may be found in the latest annual or semi-annual report. The latest information can also be found on the Internet at www.ubs.com/realestate-switzerland.

In the event of an amendment to the fund contract, a change of fund management company or of custodian bank, as well as the dissolution of the real estate fund, the corresponding notice will be published by the fund management company with Swiss Fund Data AG (www.swissfunddata.ch).

The net asset value is published for each day on which units are issued or redeemed. Net asset values are available at any time from Swiss Fund Data AG (www.swissfunddata.ch) and are

updated annually once the audited annual financial statements are available.

5.3 Insurance of property

As a general rule, the properties owned by this real estate fund are insured in the event of fire and water damage and damages that are attributable to causes under civil liability law. This insurance protection includes loss of rental income as a consequential cost of fire and water damage. Earthquake damage is partially covered by insurance.

5.4 Sales restrictions

The regulations valid in the country in question apply to the issue and redemption of units of this real estate fund outside Switzerland.

Units of this real estate fund may not be offered, sold or delivered within the United States.

Investors who are US persons must not be offered, sold or delivered any units of this real estate fund.

A US person is any person who:

- (i) is a US person pursuant to Section 7701(a)(30) of the US Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder;
- (ii) is a US person within the meaning of Regulation S under the US Securities Act of 1933 (17 CFR § 230.902(k));
- (iii) is not a non-United States person pursuant to Rule 4.7 of the US Commodity Futures Trading Commission Regulations (17 CFR § 4.7(a)(1)(iv));
- (iv) is in the United States pursuant to Rule 202(a)(30)-1 under the US Investment Advisers Act of 1940, as amended; or
- (v) is a trust, entity or other structure formed for the purpose of allowing US persons to invest in this real estate fund.

The fund management company and custodian bank may prohibit or restrict the sale, distribution or transfer of units to individuals or legal entities in certain countries or areas.

6 Further investment information

6.1 Profile of the typical investor

The real estate fund is suitable for investors who have a long-term investment horizon, are income-oriented and have a moderate risk appetite. The primary objective is to preserve the value of the units and offer some protection against inflation.

6.2 Investment limits subject to the German Investment Tax Act

The real estate fund is not authorised nor advertised for sale in Germany. The information set out hereinafter is geared exclusively to investors subject to taxation in Germany who – acting on their own initiative – have established an account or safe-keeping account relationship with a bank or financial services provider outside of Germany or who have acquired fund units within the framework of an exceptional circumstance in accordance with prevailing German law.

For tax reasons, more than 50% of the assets of the investment fund is continuously invested in foreign real estate and foreign real estate companies (viewed from a German perspective).

Various factors may result in the real estate fund being temporarily unable to comply with the aforementioned investment limits. Since 1 January 2025, the German Investment Tax Act (InvStG) stipulates that when calculating the 50% ratio specified above, foreign real estate and foreign real estate companies must also be subject to a certain degree of tax burden. This can result in a situation where foreign real estate and foreign real estate companies make up part of the assets of the investment fund because they are located abroad geographically speaking; however, due to their non-existent or insufficient tax burden they are not included in the calculation, meaning that the investment threshold specified above may not be met.

Negative tax consequences may ensue from such temporary non-compliance.

Please contact your tax adviser for information on the tax impact of an investment in units of the investment fund pursuant to the German Investment Tax Act.

7 Detailed regulations

All further information on the real estate fund, such as the method used for the valuation of the fund assets, a list of all fees and incidental costs charged to the investor and the fund, and the appropriation of net income, can be found in detail in the fund contract.

Part II Fund Contract

I. Basic principles

§ 1 Name of the fund; name and registered office of the fund management company and custodian bank

1. A contractual fund of the “real estate funds” type has been established under the name of UBS (CH) Property Fund – Swiss Mixed “Sima” (the “real estate fund”) in accordance with Art. 25 et seqq. in conjunction with Art. 58 et seqq. of the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA).
2. The fund management company is UBS Fund Management (Switzerland) AG, Basel.
3. The custodian bank is UBS Switzerland AG, Zurich.

II. Rights and obligations of the parties to the contract

§ 2 The fund contract

The legal relationship between the investor, on the one hand, and the fund management company and the custodian bank, on the other, is governed by the present fund contract and the applicable provisions of the legislation on collective investment schemes.

§ 3 The fund management company

1. The fund management company manages the fund at its own discretion and in its own name, but for the account of the investors. It decides in particular on the issue of units, the investments and their valuation. It calculates the net asset value and determines the issue and redemption prices of units as well as distributions of income. It exercises all rights associated with the real estate fund.
2. The fund management company and its agents are subject to the duties of loyalty, due diligence and disclosure. They act independently and exclusively in the interests of the investors. They implement the organisational measures that are necessary for proper management. They account for the collective investment schemes they manage and provide information on all fees and costs charged directly or indirectly to investors and on compensation received from third parties, in particular commissions, discounts or other financial benefits.
3. The fund management company may transfer investment decisions and specific tasks to third parties, provided this is in the interests of proper management. It shall only appoint persons who have the necessary skills, knowledge and experience for this activity, as well as the necessary authorisation. It carefully instructs and monitors the third parties engaged.

The fund management company remains responsible for fulfilling its supervisory duties and must safeguard the interests of the investors when delegating tasks.

The fund management company is liable for the actions of persons to whom it has delegated tasks as for its own actions.

Investment decisions may only be transferred to asset managers who have the necessary authorisation.

4. The fund management company may, with the consent of the custodian bank, submit a change to the present fund contract to the supervisory authority for approval (cf. § 26).
5. The fund management company may, in accordance with the provisions set down under § 24, merge the real estate fund with other real estate funds or may, in accordance with the provisions set down under § 25, dissolve the real estate fund.
6. The fund management company is entitled to receive the fees stipulated in §§ 18 and 19. It is further entitled to be exempt from any liabilities which may have arisen in the course of the proper execution of its duties, and to be reimbursed for expenses incurred in connection with such liabilities.
7. The fund management company is liable to investors for ensuring that the property companies owned by the real estate fund comply with the requirements of CISA and the fund contract.
8. The fund management company, its agents and related individuals and legal entities may not acquire or assign real estate assets from or to the real estate fund. In justified individual cases, the supervisory authority may approve exceptions to the ban on related-party transactions if this is in the investors’ interests and, in addition to the estimate of the real estate fund’s established appraiser, an appraiser independent of this appraiser and their employer, the fund management company and the custodian bank confirms that the purchase and sale price of the property and the transaction costs are in line with the market.

Once the transaction has been completed, the fund management company shall draw up a report showing the individual properties bought or sold and their value on the date of purchase or sale, with the appraisal report of the established appraiser and the report of the independent appraiser that the purchase or sale price is in line with the market as defined in Art. 32a para. 1 let. c CISO. As part of its audit of the fund management company, the audit firm shall confirm compliance with the particular duty of loyalty in real estate investments. The fund management company shall mention any authorised related-party transactions in the annual report.

§ 4 The custodian bank

1. The custodian bank is responsible for the safekeeping of the fund assets, especially unpledged mortgage notes and shares of property companies. It handles the issue and redemption of fund units as well as payment transfers on behalf of the real estate fund. It may arrange for accounts to be run by third parties for the ongoing administration of real estate assets.
2. The custodian bank ensures that, in the case of transactions relating to the assets of the real estate fund, the counter value is transferred within the usual time limit. It

notifies the fund management company if the counter value is not remitted within the usual time limit and, where possible, requests reimbursement for the asset item concerned from the counterparty.

3. The custodian bank keeps the required records and accounts in such a manner that it is, at all times, able to distinguish between the assets held in safekeeping for the individual investment funds.

In relation to assets that cannot be taken into safekeeping, the custodian bank verifies ownership by the fund management company and keeps a record thereof.

4. The custodian bank and its agents are subject to the duties of loyalty, due diligence and disclosure. They act independently and exclusively in the interests of the investors. They implement the organisational measures that are necessary for proper management. They ensure the provision of transparent financial statements and provide appropriate information on the collective investment schemes they hold in safekeeping, provide information on all fees and costs charged directly or indirectly to investors and on compensation received from third parties, in particular, commissions, discounts or other pecuniary advantages.
5. The custodian bank may delegate the safekeeping of the fund assets to third-party custodians and central securities depositories in Switzerland, provided this is in the interests of proper safekeeping. The custodian bank verifies and monitors that the third-party custodian or central securities depository it appoints
 - a) has an appropriate organisational structure, financial guarantees and the specialist qualifications required given the nature and complexity of the assets entrusted to it;
 - b) is subject to regular external auditing so that it can be ascertained that the financial instruments are in its possession;
 - c) holds the assets received from the custodian bank in safekeeping in such a manner that by means of regular portfolio comparisons they can, at all times, be clearly identified as belonging to the fund assets;
 - d) complies with the provisions applicable to the custodian bank with respect to the performance of the tasks delegated to it and the avoidance of conflicts of interest.

The custodian bank is liable for damage or loss caused by its agents unless it is able to prove that it exercised the due diligence required in the circumstances in respect of selection, instruction and monitoring. The prospectus contains information on the risks associated with the delegation of safekeeping to third-party custodians and central securities depositories.

In respect of financial instruments, the delegation of safekeeping in the sense of the previous paragraph may be made only to regulated third-party custodians and central securities depositories. This does not apply to mandatory safekeeping at a location where the delegation of safekeeping to regulated third-party custodians

and central securities depositories is not possible, in particular owing to mandatory legal provisions or to the particular arrangements for the investment product in question. Investors must be informed in the prospectus of safekeeping with non-regulated third-party custodians or central securities depositories.

6. The custodian bank ensures that the fund management company complies with the law and the fund contract. It verifies that the calculation of the net asset value and of the issue and redemption prices of the units, as well as the investment decisions, are in compliance with the law and the fund contract, and that net income is appropriated in accordance with the fund contract. The custodian bank is not responsible for the choice of investments which the fund management company makes in accordance with the investment regulations.
7. The custodian bank is entitled to receive the fees stipulated in §§ 18 and 19. It is further entitled to be exempt from any liabilities which may have arisen in the course of the proper execution of its duties, and to be reimbursed for expenses incurred in connection with such liabilities.
8. The custodian bank, its agents and associated individuals and legal entities may not take over or assign any real estate assets from or to the real estate fund.

In justified individual cases, the supervisory authority may approve exceptions to the ban on related-party transactions if this is in investors' interests and, in addition to the estimate of the real estate fund's standing appraiser, an appraiser independent of those appraisers and their employer, the fund management company and the custodian bank confirms that the purchase and sale price of the property and the transaction costs are in line with the market.

As part of its audit of the fund management company, the audit firm shall confirm compliance with the particular duty of loyalty in real estate investments.

§ 5 The investors

1. There are no restrictions in terms of investor eligibility.
2. On concluding the contract and making a payment in cash, the investors acquire a claim against the fund management company in respect of participation in the assets and income of the real estate fund. The investors' claim is evidenced in the form of fund units.
3. Investors are obliged only to remit payment for the units of the fund they subscribe. They are not held personally liable for the liabilities of the real estate fund.
4. Investors may obtain information concerning the basis of the calculation of the net asset value per unit from the fund management company at any time. If investors assert an interest in more detailed information on specific business transactions effected by the fund management company, such as the exercise of membership and creditors' rights, or on risk management, they must be given such information by the fund management company at any time.

The investors may request before the courts of the registered office of the fund management company that the audit firm or another expert investigate the matter which requires clarification and furnish the investors with a report.

5. The investors may terminate the fund contract at the end of each accounting year subject to a notice period of 12 months and demand that their share in the real estate fund be paid out in cash.

If units are terminated during an accounting year, the fund management company may, under certain conditions, prematurely repay them after the end of that year (cf. § 17.2).

Ordinary as well as premature repayment will be made within four months of the end of the accounting year.

6. The fund management company, in cooperation with the custodian bank, must make an enforced redemption of the units of an investor at the current redemption price if:

- a) this is necessary to safeguard the reputation of the financial market, and specifically to combat money laundering;
- b) the investor no longer meets the statutory or contractual conditions for participation in this real estate fund.

7. The fund management company, in cooperation with the custodian bank, may also make an enforced redemption of the units of an investor at the current redemption price if:

- a) the participation of the investor in the real estate fund is such that it might have a significant detrimental impact on the economic interests of the other investors, in particular if the participation might result in tax disadvantages for the real estate fund in Switzerland or abroad;
- b) the investor has acquired or holds their units in violation of provisions of a law to which they are subject either in Switzerland or abroad, of the present fund contract or the prospectus.
- c) there is a detrimental impact on the economic interests of the investors, in particular in cases in which individual investors seek by way of systematic subscriptions and immediate redemptions to achieve a financial benefit by exploiting the time differences between the setting of the closing prices and the valuation of the fund assets (market timing);
- d) a fraction of a unit has arisen in the overall portfolio as a result of a split or merger in the interests of the investor.

§ 6 Units and unit classes

1. The fund management company may establish different unit classes and may also merge or dissolve unit classes at any time subject to the consent of the custodian bank and the approval of the supervisory authority. All unit

classes embody an entitlement to a share in the undivided assets of the fund, which are not segmented.

This share may differ owing to class-specific costs or distributions or class-specific income and the various classes may therefore have different net asset values per unit.

The assets of the fund as a whole are liable for class-specific costs.

2. Notification of the creation, dissolution or merger of unit classes is published in the medium of publication. Only mergers are deemed a change to the fund contract pursuant to § 26.
3. The various unit classes may differ from one another in terms of their cost structure, reference currency, currency hedging, policy with regard to distribution or reinvestment of income, the minimum investment required, and investor eligibility.

Fees and costs are charged only to that unit class for which the service in question is performed. Fees and costs that cannot be allocated unequivocally to a specific unit class are charged to the individual unit classes on a pro rata basis in relation to their share of the fund assets.

The real estate fund is not divided into unit classes.

Units do not take the form of actual certificates, but exist as book entries. Investors are not entitled to demand the delivery of a unit certificate.

III. Investment policy guidelines

A Investment principles

§ 7 Compliance with investment restrictions

1. In selecting individual investments and implementing the investment policy pursuant to § 8, the fund management company must adhere to the principle of balanced risk diversification and must observe the percentage limits defined below. These percentages relate to the fund assets at market value and must be complied with at all times. This real estate fund must comply with the investment restrictions two years after the expiry of the subscription period (launch).
2. If the limits are exceeded as a result of market-related changes, the investments must be restored to the permitted level within a reasonable period, taking due account of the investors' interests.

§ 8 Investment policy

1. The fund management company invests the assets of this real estate fund in real estate assets throughout Switzerland, i.e. in land and accessories, and also in interests in and claims on real estate companies whose sole purpose is to buy and sell, rent and lease their own properties, provided at least two-thirds of their capital and votes are in the real estate fund. Normal co-ownership of properties is permitted, provided the fund management company can exercise a controlling influence, i.e. it holds the majority of ownership units and votes.

2. The following investments are permissible in the real estate fund:

- a) Properties including accessories; properties comprise:
 - a. Residential properties in the sense of premises used for residential purposes;
 - b. Properties used commercially;
 - c. Mixed-use buildings;
 - d. Condominiums;
 - e. Building land (including properties to be demolished) and buildings under construction; vacant sites must be connected to utilities, be suitable for immediate construction and have a valid construction permit for their development. Building work must be able to commence before the construction permit expires;
 - f. Leasehold properties (including buildings and easements).
- b) Interests in and claims on real estate companies whose sole purpose is to buy and sell, rent and lease their own properties, provided at least two-thirds of their capital and votes are in real estate funds;
- c) Units in other real estate funds (including real estate investment trusts) and real estate investment companies and certificates listed on an exchange or other regulated market open to the public.
 Subject to the provisions of § 19, the fund management company may acquire units in target funds managed directly or indirectly by the fund management company itself or by a company to which the fund management company is related by virtue of common management or control, or by a significant direct or indirect interest;
- d) Mortgage notes and other contractual mortgage rights;

3. The fund management company may arrange for buildings to be constructed for the fund's account. In such cases, for the period of preparation, construction or renovation, it may credit the income statement of the real estate fund with interim interest for land and buildings under construction at the market rate, provided the costs do not exceed the estimated market value.

4. The fund management company seeks to achieve sustainable real estate management. The investment objective of the real estate fund is principally to preserve capital over the long term and make appropriate distributions of income that are based on careful handling of non-renewable resources and climate protection.

The sustainability policy for the real estate fund is as follows:

Sustainability aspects are incorporated in the overall decision-making process and are implemented along the entire life cycle of the properties (**ESG integration**). Furthermore, the fund management company gears the

portfolio of this real estate fund to reducing the environmental footprint over time by cutting the portfolio's greenhouse gas emissions over time (**climate focus**).

The fund management company thus applies the sustainability approaches “**ESG integration**” and “**climate focus**” for this real estate fund; these are described in detail in section 1.9.2 of the prospectus.

With regard to climate focus, the fund management company has defined the **following sustainability targets** (known as the “target matrix”) for the real estate fund:

- CO₂e emissions (kg CO₂e*/m² ERA**/year):
 - Net zero CO₂e target for Scope 1 + 2 emissions: 100% by 2050
 - Interim targets:
 - 50% by 2030 for Scope 1 + 2 emissions (basis 2019)
 - 60% by 2035 for Scope 1 + 2 emissions (basis 2019)
- Energy consumption (kWh***m² ERA/year):
 - 30% of thermal energy and shared electricity (excluding tenant electricity) by 2040 (basis 2019)
 - Interim target: -10% of thermal energy and shared electricity (excluding tenant electricity) by 2030 (basis 2019)
- Renewable energy sources of thermal energy and shared electricity (excluding tenant electricity) (share in % of portfolio energy consumption):
 - at least 50% by 2040
 - Interim target: at least 25% by 2030
- Coverage rate of energy and CO₂e emissions data Scope 1 + 2: 100% by 2030
- Minimum coverage rate of energy and CO₂e emissions data Scope 1 + 2 is 70%.

* CO₂e = CO₂ equivalents are used to measure and compare greenhouse gas emissions from various sources in a single unit.

** ERA = energy reference area

*** kWh = kilowatt hour

The fund management company invests 100% of investments in accordance with § 8 that meet the provisions stipulated in the sustainability policy. Reporting is conducted in line with applicable AMA guidelines (see section 1.9.2 of the prospectus).

5. The fund management company must ensure appropriate liquidity management. The details will be disclosed in the prospectus.

§ 9 Securing liabilities and liquid assets

1. To secure liabilities, the fund management company must hold an appropriate portion of fund assets in short-term fixed-interest securities or liquid assets. It may hold such securities and assets in the accounting currency of the fund or other currencies in which the liabilities are denominated.
2. Loans, operating obligations and all obligations in respect of units redeemed shall be deemed liabilities.

3. Debt securities with a term or residual term of 12 months or less shall be deemed short-term fixed-interest securities.
4. Cash, credit balances at banks or the post office at sight or on call or with terms of 12 months or less and firmly committed credit facilities from a bank for up to 10% of the fund's net assets shall be deemed liquid assets. The maximum limit on permissible pledging pursuant to § 14.2 shall be deducted from the credit facilities.
5. Fixed-interest securities with a term or residual term of up to 24 months may be held to secure forthcoming construction projects.

B Investment techniques and instruments

§ 10 Securities lending

The fund management company does not engage in securities lending transactions.

§ 11 Securities repurchase agreements

The fund management company does not engage in securities repurchase agreements.

§ 12 Derivatives

The fund management company does not use derivatives.

§ 13 Raising and granting loans

1. The fund management company may not grant loans for the real estate fund's account, with the exception of receivables from real estate companies owned by the real estate fund, mortgage notes and other contractual mortgage rights.
2. The fund management company may borrow for the real estate fund's account.

§ 14 Pledging properties

1. The fund management company may pledge property and transfer the pledges as security.
2. Total pledges on all properties may not exceed one-third of market value on average. To preserve liquidity, the pledges may, temporarily and by way of exception, be increased to half of market value, provided the interests of the investors are safeguarded. In such cases, the audit firm must comment on the requirements according to Art. 96 para. 1bis CISO as part of its audit of the real estate fund.

C Investment restrictions

§ 15 Risk diversification and restrictions thereon

1. Investment must be diversified by property, usage, age, type of construction and location.
2. Investments must be diversified across at least ten sites. Developments built on the same construction principles and adjacent plots shall be deemed a single site.
3. The market value of a site may not exceed 25% of fund assets.
4. In pursuing the investment policy pursuant to § 8, the fund management company shall also observe the following investment restrictions in respect of fund assets:

- a) Building land (including properties to be demolished) and buildings under construction may not exceed 30%;
- b) Leasehold properties may not exceed 30%;
- c) Mortgage notes and other contractual mortgage rights may not exceed 10%;
- d) Units in other real estate funds and real estate investment companies (including real estate investment trusts) and certificates listed on an exchange or other regulated market open to the public may not exceed 25%;
- e) Investments under letters a) and b) above may not in total exceed 40%.

IV. Calculation of the net asset value, issue and redemption of units, and appraiser

§ 16 Calculation of the net asset value and use of an appraiser

1. The net asset value of the real estate fund is calculated in Swiss francs at the market value as at the end of the accounting year and whenever units are issued.
2. The fund management company arranges for the market value of properties belonging to the real estate fund to be reviewed by the appraiser at the end of each accounting year and whenever units are issued. When units are issued, a new appraisal is not required where the existing appraisal is not older than six months. For this purpose, the fund management company shall, with the approval of the supervisory authority, appoint a legal entity as an independent appraiser. The appraiser must revisit the properties at least every three years. The fund management company arranges for properties to be appraised in advance of purchases and sales. A new appraisal is not required for sales where the existing appraisal is less than three months old and circumstances have not materially changed.
3. Securities traded on an exchange or other regulated market open to the public are to be valued at the current prices paid on the main market. Other investments or investments for which no current price is available are to be valued at the price that would probably have been obtained in a diligent sale at the time of the estimate. In such cases, the fund management company will use appropriate and recognised valuation models and principles to determine the market value.
4. Open-ended collective investment schemes are valued at their redemption price / net asset value. If they are regularly traded on an exchange or other regulated market open to the public, the fund management company may value such funds in accordance with section 3.
5. The value of short-term fixed-interest securities that are not traded on an exchange or other regulated market open to the public is determined as follows: The valuation price of such investments is gradually adjusted in line with the repayment price, taking the net purchase price as the basis and ensuring that the investment returns calculated in this manner are kept constant. If there are significant changes in market conditions, the

valuation principles for individual investments will be adjusted in line with the new market returns. If there is no current market price in such instances, calculations are, as a rule, based on the valuation of money market instruments with the same characteristics (quality and domicile of the issuer, issuing currency, term to maturity).

6. Postal and bank deposits are valued at the amount of the claim plus accrued interest. If there are significant changes in market conditions or credit rating, the valuation principles for bank deposits will be adjusted in line with the new circumstances.
7. Properties are valued for the real estate fund using the latest AMAS Guidelines for real estate funds.
8. Building land or buildings under construction are valued according to the market value principle. The fund management company arranges for buildings under construction that are listed at market value to be appraised at the end of the financial year.
9. The net asset value of a unit is determined by the market value of the fund assets, less any liabilities of the real estate fund and any taxes likely to be incurred should the real estate fund be liquidated, divided by the number of units in circulation. It will be rounded to CHF 0.01.
4. The fund management company may suspend the issue of units at any time, and may reject applications for the subscription or conversion of units.
5. The fund management company may, temporarily and by way of exception, defer repayment in respect of fund units in the interests of all investors:
 - a) if a market which forms the basis of the valuation of a significant proportion of the fund assets is closed, or if trading on such a market is restricted or suspended;
 - b) in the event of a political, economic, military, monetary or other emergency;
 - c) if, owing to exchange controls or restrictions on other asset transfers, the real estate fund is no longer able to transact its business;
 - d) in the event of large-scale redemptions of units that might significantly impair the interests of the remaining investors.
6. The fund management company will immediately inform the audit firm and the supervisory authority of any decision to defer redemptions. It must also inform the investors in a suitable manner.
7. No units will be issued for as long as repayments in respect of units are deferred for the reasons stipulated under section 5 a) to c).

§ 17 Issue and redemption of units as well as trade

1. Units may be issued at any time, but this is done only in tranches. The fund management company offers new units to existing investors first.
2. Units are redeemed in accordance with § 5.5. If units are terminated during an accounting year, the fund management company may prematurely repay them after the end of that year provided that:
 - a) the investor requests this in writing at the time of termination;
 - b) all investors who wish to be repaid prematurely can be satisfied. In addition, the fund management company ensures the real estate fund units are traded regularly on- or off-exchange via a bank or securities dealer. The details are governed by the prospectus.
3. The issue and redemption price of units is based on the net asset value per unit, calculated pursuant to § 16. In the case of unit issues and redemptions, an issuing commission may also be added to the net asset value pursuant to § 18. In the case of unit redemptions, a redemption commission may be deducted from the net asset value pursuant to § 18. Incidental costs for the purchase and sale of investments (property transfer taxes, notary costs, fees, standard brokerage fees, duties etc.) incurred by the real estate fund in connection with the investment of the amount paid in, or with the sale of a portion of investments corresponding to the redeemed unit(s), will be charged to the fund assets. The incidental costs are listed in the prospectus and the key information document.

V. Fees and incidental costs

§ 18 Fees and incidental costs charged to the investor

1. On the issue of fund units, the investors may be charged an issuing commission accruing to the fund management company, the custodian bank and/or distributors in Switzerland or abroad which, in total, may not exceed 5% of the net asset value. The currently applicable maximum rate is stated in the Prospectus and in the key information document.
2. On the redemption of fund units, the investors may be charged a redemption commission accruing to the fund management company, the custodian bank and/or distributors in Switzerland and abroad which, in total, may not exceed 2% of the net asset value. The currently applicable maximum rate is stated in the prospectus and in the key information document.
3. When units are issued and redeemed, the fund management company may also charge the incidental costs incurred by the real estate fund on average in the investment of the amount paid in or the sale of a portion of the investments corresponding to the units redeemed (cf. § 17.3), this accruing to the fund assets. The incidental costs are listed in the prospectus and in the key information document.

§ 19 Fees and incidental costs charged to the fund's assets

1. For the administration of the real estate fund and the property companies and the portfolio management of the real estate fund, the fund management company will charge the real estate fund a fee not exceeding 1%

p.a. of average total fund assets, invoiced quarterly (management fee). The rate of the management fee actually charged is stated in the annual and semi-annual reports.

2. For the safekeeping of the fund assets, the handling of the real estate fund's payment transactions and the performance of the other tasks of the custodian bank outlined in § 4, the custodian bank will charge the real estate fund a maximum annual fee of 0.05% of the fund's net assets, invoiced quarterly (custodian bank fee). The rate of the custodian bank fee actually charged is stated in the annual and semi-annual reports.
3. Furthermore, the fund management company and the custodian bank are entitled to reimbursement of the following costs incurred in executing the fund contract:
 - a) costs of buying and selling investments, specifically standard brokerage fees, commissions, taxes and duties and costs for reviewing and maintaining the quality standards of physical investments;
 - b) the supervisory authority's fees in relation to the establishment, amendment, liquidation, merger or consolidation of the real estate fund;
 - c) the supervisory authority's annual fees;
 - d) the audit firm's fees for annual auditing as well as certification in the case of establishment, amendment, liquidation, merger or consolidation of the real estate fund;
 - e) fees for legal and tax advisors in relation to the establishment, amendment, liquidation, merger or consolidation of the real estate fund, as well as generally upholding the interests of the real estate fund and its investors;
 - f) notary and commercial register charges for entering collective investment schemes in the commercial register and making amendments to the information entered;
 - g) costs of publishing the net asset value of the real estate fund, together with all the costs of providing notices to Investors, including translation costs, provided such costs cannot be ascribed to any failure on the part of the fund management company;
 - h) costs of printing and translating legal documents, as well as the real estate fund's annual and semi-annual reports;
 - i) costs of registering the real estate fund with a foreign supervisory authority, and specifically the commissions levied by the foreign supervisory authority, translation costs, and remuneration for the representative or paying agent abroad;
 - j) costs relating to the exercising of voting rights or creditors' rights by the real estate fund, including the cost of fees paid to external advisors;
 - k) costs and fees relating to intellectual property registered in the name of the fund or with rights of use for the real estate fund;
 - l) all costs incurred through any extraordinary steps taken to safeguard the interests of investors by the fund management company, asset managers or custodian bank.
4. Furthermore, the fund management company and the custodian bank are entitled to reimbursement of the following costs incurred in executing the fund contract:
 - a) costs of buying and selling real estate investments, specifically standard brokerage fees, consultants' and legal fees, notary and other fees, and taxes;
 - b) standard brokerage fees paid to third parties in conjunction with the initial letting of new buildings or after renovation;
 - c) standard costs for property management by third parties;
 - d) real estate expense, in particular maintenance and operating costs including insurance costs, public-law charges for infrastructure and other services, provided this is standard and not met by third parties;
 - e) fees payable to the independent appraiser and any other experts for clarifications that serve the interests of the investors;
 - f) advisory add procedural costs incurred in connection with generally upholding the interests of the real estate fund and its investors, in particular with authorities and before the court.
5. The fund management company can charge commission for its own work involved with the following activities, provided the activity is not performed by third parties:
 - a) buying and selling properties, up to maximum 2% of the purchase or selling price;
 - b) constructing buildings, carrying out renovations and conversions, up to a maximum of 3% of the construction costs;
 - c) managing properties, up to a maximum of 5% of gross annual rental income.
6. The costs, fees and taxes in connection with the construction of buildings, renovations and conversions (standard planners' and architects' fees, building permit and connection fees, costs for the granting of easements etc.) are added directly to the production costs of the real estate investments.
7. The costs according to sections 3 a) and 4 a) are directly added to the cost value or deducted from the sales value.
8. Benefits provided by property companies to the members of their boards of directors, executive boards or staff must be deducted from the remuneration owed to the fund management company under § 19.
9. The fund management company and its agents do not pay any retrocessions as remuneration for distribution activity in respect of fund units. On the other hand, they may pay rebates to reduce the fees and costs charged to the real estate fund that are attributable to the investor, in accordance with the provisions of the prospectus.
10. If the fund management company acquires units in other collective investment schemes that are managed directly

or indirectly by the fund management company itself or a company to which it is related by virtue of common management or control or by a significant direct or indirect interest (“related target funds”), no issuing or redemption commissions of the related target funds may be charged to the real estate fund.

Taking any retrocessions and rebates into account, the management fee of the target funds in which investments are made may not exceed 1.5%. The maximum rate of the management fee of the target funds in which investments are made, taking any retrocessions and rebates into account, must be disclosed in the annual report.

VI. Financial statements and audit

§ 20 Financial statements

1. The real estate fund’s accounting currency is the Swiss franc (CHF).
2. The accounting year runs from 1 January to 31 December.
3. The fund management company publishes an audited annual report for the real estate fund within four months of the end of the accounting year.
4. The fund management company publishes a semi-annual report within two months of the end of the first half of the accounting year.
5. The investor’s right to obtain information under § 5.4 is reserved.

§ 21 Audit

The audit firm examines each year whether the fund management company and the custodian bank have complied with the statutory and contractual provisions, and with the code of conduct of Asset Management Association Switzerland (AMAS) applicable to them. The annual report contains a short report by the audit firm on the published annual financial statements.

VII. Appropriation of net income

§ 22

1. The net income of the real estate fund is distributed annually to the investors in the fund’s accounting currency the Swiss franc (CHF) within four months of the close of the accounting year at the latest.

The fund management company may make additional interim distributions from the income.

Up to 30% of net income may be carried forward to the new account.

A distribution may be waived and the entire net income may be carried forward to the new account if:

- the net income in the current financial year and income carried forward from previous accounting years of the real estate fund is less than 1% of the net asset value of the real estate fund, and
- the net income in the current financial year and income carried forward from previous accounting

years of the real estate fund is less than one unit of the accounting currency of the real estate fund.

2. Capital gains realised on the sale of assets and rights may be distributed in full or in part by the fund management company or retained for the purpose of reinvesting in full or in part.

VIII. Publication of official notices by the real estate fund

§ 23

1. The medium of publication of the real estate fund is the print medium or electronic medium specified in the prospectus. Notification of any change in the medium of publication must be published in the medium of publication.
2. The following information must, in particular, be published in the medium of publication: summaries of material amendments to the fund contract, indicating the offices from which the amended wording may be obtained free of charge; any change of fund management company and/or custodian bank; the creation, dissolution or merger of unit classes; and the liquidation of the real estate fund. Amendments that are required by law that do not affect the rights of investors or are of an exclusively formal nature may be exempted from the duty to publish subject to the approval of the supervisory authority.
3. Each time units are issued or redeemed, the fund management company will publish the issue and the redemption prices or the net asset value together with a note stating “excluding commissions” in the print medium or electronic medium specified in the prospectus. Net asset values are available at any time in the electronic medium specified in the prospectus and are updated annually once the audited annual financial statements are available.
4. The prospectus with integrated fund contract, the key information document and the annual or semi-annual reports may be obtained free of charge from the fund management company, the custodian bank and all distributors.

IX. Restructuring and dissolution

§ 24 Mergers

1. Subject to the consent of the custodian bank, the fund management company may merge funds by transferring the assets and liabilities as at the time of the merger of the fund(s) being acquired to the acquiring fund. The investors of the real estate fund(s) being acquired will receive the corresponding number of units in the acquiring real estate fund. Any fractions will be paid out in cash. The real estate fund(s) being acquired is/are terminated without liquidation when the merger takes place, and the fund contract of the acquiring fund will also apply for the real estate fund(s) being acquired.
2. Funds may be merged only if:
 - a) provision for this is made in the relevant fund contracts;

- b) they are managed by the same fund management company;
- c) the relevant fund contracts are basically identical in terms of the following provisions:
 - the investment policy, investment techniques, risk diversification, and the risks associated with the investment;
 - the appropriation of net income and capital gains from the sale of assets and rights;
 - the type, amount and calculation of all fees, issue and redemption commissions, and the incidental costs for the purchase and sale of the investments (brokerage fees, charges, duties) that may be charged to the fund assets or to the investors;
 - the redemption conditions;
 - the duration of the contract and the conditions of dissolution;
- d) the assets of the funds concerned are valued, the exchange ratio is calculated, and the assets and liabilities are acquired on the same day;
- e) no costs arise as a result for the fund or the investors.

The provisions of § 19.3 are reserved.

3. If the merger is likely to take more than one day, the supervisory authority may approve limited deferment of repayment in respect of the units of the funds involved.
4. At least one month before the planned publication, the fund management company must submit the proposed changes to the fund contract, and the proposed merger, as well as the merger schedule to the supervisory authority for review. The merger schedule must contain information on the reasons for the merger, the investment policies of the real estate funds involved and any differences between the acquiring fund and the fund being acquired, the calculation of the exchange ratio, any differences with regard to fees and any tax implications for the funds, as well as a statement from the audit firm responsible in accordance with the legislation on collective investment schemes.
5. The fund management company must publish a notice of the proposed changes to the fund contract pursuant to § 23.2 and the proposed merger and its timing, as well as the merger schedule, at least two months before the planned date of merger in the medium of publication of the real estate funds in question. In this notice, the fund management company must inform the investors that they may lodge objections to the proposed changes to the fund contract with the supervisory authority or request redemption of their units within 30 days of the last publication.
6. The audit firm must check directly that the merger is being carried out correctly, and must submit a report containing its comments in this regard to the fund management company and the supervisory authority.
7. The fund management company must inform the supervisory authority of the conclusion of the merger, and

publish notification of the completion of the merger, confirmation from the audit firm of the proper execution of the merger, and the exchange ratio, without delay in the medium of publication of the real estate funds involved.

8. The fund management company must make reference to the merger in the next annual report of the acquiring real estate fund, and in the semi-annual report if published prior to the annual report. If the merger does not take place on the last day of the usual financial year, an audited closing statement must be produced for the fund being acquired.

§ 25 Duration of the real estate fund and dissolution

1. The real estate fund has been established for an indefinite period.
2. The fund management company or the custodian bank may dissolve the real estate fund by terminating the fund contract without notice.
3. The real estate fund may be dissolved by order of the supervisory authority, in particular, if at the latest one year after the expiry of the subscription period (launch), or a longer extended period approved by the supervisory authority at the request of the custodian bank and the fund management company, it does not have net assets of at least CHF 5 million (or the equivalent).
4. The fund management company must inform the supervisory authority of the dissolution immediately and must publish notification in the medium of publication.
5. Once the fund contract has been terminated, the fund management company may liquidate the real estate fund forthwith. If the supervisory authority has ordered the dissolution of the real estate fund, it must be liquidated forthwith. The custodian bank is responsible for the payment of liquidation proceeds to the investors. If the liquidation proceedings are protracted, payment may be made in instalments. The fund management company must obtain authorisation from the supervisory authority prior to the final payment.

X. Amendment of the fund contract

§ 26

If any amendments are to be made to the present fund contract, or if a change of fund management company or of custodian bank is planned, the investors may lodge objections with the supervisory authority within 30 days after the corresponding publication. In the publication, the fund management company must inform the investors about which amendments to the fund contract are covered by FINMA's verification and check for compliance with the law.

In the event of a change to the fund contract, the investors may also demand the redemption of their units in cash subject to the contractual period of notice. Exceptions in this regard are cases pursuant to § 23.2 that have been exempted from the duty to publish with the approval of the supervisory authority.

XI. Applicable law and place of jurisdiction

§ 27

1. The real estate fund is subject to Swiss law, in particular the Swiss Federal Act on Collective Investment Schemes of 23 June 2006 (CISA), the Ordinance on Collective Investment Schemes of 22 November 2006 and the Ordinance of the Swiss Financial Market Supervisory Authority FINMA on Collective Investment Schemes of 27 August 2014. The place of jurisdiction is the registered office of the fund management company.
2. When approving the fund contract, FINMA verifies only the provisions pursuant to Art. 35a para. 1 let. a–g CISO and ensures their compliance with the law.
3. The German version is binding in all matters of interpretation relating to the fund contract.
4. This fund contract replaces the fund contract dated 31 December 2024.
5. The present fund contract comes into force on 30 June 2025.

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