

4 March 2025

News Release

Ad hoc message pursuant to Art. 53 LR:

UBS Green Property, UBS Hospitality, UBS LivingPlus: Distribution, net asset value and summary of the financial year

Basel, 4 March 2025 – Based on the financial statements of the financial year ending 31 December 2024, the fund management company has defined the following distributions for the UBS real estate investment products listed below:

Ex-date: 10 March 2025 – payable on: 12 March 2025

Distribution of profits				
Securities no.	Fund	Distribution (gross) in CHF	35% withholding tax ¹	Distribution (net) in CHF
10 077 844	UBS (CH) Property Fund – Direct Green Property	3.20	n/a	3.20
11 876 805	UBS (CH) Property Fund – Direct Hospitality ²	2.50	n/a	2.50
3 106 932	UBS (CH) Property Fund – Direct LivingPlus	3.60	n/a	3.60

¹ For shareholders not domiciled in Switzerland with a bank declaration (affidavit), the distribution will be made without deduction of the 35% withholding tax.

² The redemptions received for 513,772 units as of the end of the financial year 2023 will be repaid on 26 March 2025. As such, the number of units in circulation will decrease as of 26 March 2025, from 8,455,105 to 7,941,333.

As a result, the distributions will remain on a par with the previous year's level.

Net asset value

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

Securities no.	Fund	Net asset value as at 31.12.2024 (before distribution) in CHF	Net asset value as at 31.12.2023 (before distribution) in CHF
10 077 844	UBS (CH) Property Fund – Direct Green Property	119.74	119.34
11 876 805	UBS (CH) Property Fund – Direct Hospitality	78.09	77.40
3 106 932	UBS (CH) Property Fund – Direct LivingPlus	113.13	112.19

The funds will be traded based on their new net asset values on SIX Swiss Exchange for the first time on Wednesday, 5 March 2025. The usual market price correction, roughly equivalent to the distribution, is expected from 10 March 2025 (ex-date) onwards.

The net asset values and distributions will be published from Tuesday, 4 March 2025 after the close of trading on www.swissfunddata.ch

UBS Green Property increases rental income by 10.7%

UBS Green Property (security no°: 10 077 844) closed the financial year as at 31 December 2024 with an investment yield of 3.1% (previous year: 0.6%). The market value of the properties rose to CHF 3,386.2 million (previous year: CHF 3,330.4 million) and the rent default rate was reduced to 3.6% (previous year: 3.8%). The distribution remains constant at CHF 3.20, resulting in a payout ratio of 99.1% (previous year: 102.4%). The performance for the 2024 financial year was 16.5% (previous year: -1.0%; Benchmark SXI Real Estate Funds Broad: 17.6%). The premium is 14.8% (previous year: 1.4%). As already communicated, a merger with UBS Direct Urban is being considered for 2025/26.

UBS Hospitality with a consistently low rent default rate of 0.4%

UBS Hospitality (security no°: 11 876 805) closed its 2024 financial year with an investment yield of 4.2% (previous year: -0.2%). The market value rose to CHF 893.1 million (previous year: CHF 836.0 million) and the rent default rate dropped to 0.4% (previous year: 0.5%). The distribution remains constant at CHF 2.50 and the payout ratio stands at 97.9% (previous year: 96.7%). The performance of UBS Hospitality in the 2024 financial year was 51.6% (previous year: 16.1%; Benchmark SXI Real Estate Funds Broad: 17.6%). The fund shows a premium of 33.8% on the secondary market (previous year: discount of -8.0%). As at 31 December 2024, no fund units were redeemed in UBS Hospitality; the 513,772 fund units redeemed in the previous year (6.0% of equity) will be repaid on 26 March 2025. As already communicated, a merger with UBS Direct Residential, UBS LivingPlus, and Residentia is being considered for 2025.

UBS LivingPlus increases net income by 2.7%

As at 31 December 2024, the market value of UBS LivingPlus properties (security no°: 3 106 932) increased to CHF 3,199.7 million (previous year: CHF 3,105.2 million). The investment yield was 4.2% (previous year: 1.3%) and the rent default rate was maintained at a low 2.3% (previous year: 2.2%). The distribution remains unchanged at CHF 3.60 per share, corresponding to a payout ratio of 99.4% (previous year: 98.9%). The performance of UBS LivingPlus in the 2024 financial year was 9.6% (previous year: 6.9%; Benchmark SXI Real Estate Funds: 17.6%). The premium increased from 27.9% to 35.7% over the course of the year. As previously communicated, a merger with UBS Direct Residential, UBS Hospitality, and Residentia is being considered for 2025.

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

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