

Key Information Document



Purpose

This information sheet gives you essential information about this investment product. This is not promotional material. This information is required by law to help you understand the nature, risk, cost as well as potential gains and losses associated with this product and to help you compare it with other products.

Product

Product name	Migros Bank (CH) Fonds – SwissImmo, a subfund of the Migros Bank (CH) Fonds, unit class A
ISIN	CH0108311728
Manufacturer	UBS Fund Management (Switzerland) AG
Phone	For more information, please call +41 61 288 2020.
Website	www.swissfunddata.ch/sfdpub/

The Swiss Financial Market Supervisory Authority (FINMA) is responsible for supervising UBS Fund Management (Switzerland) AG, Basel in relation to this key investor information.

This key information sheet for packaged retail and insurance-based investment products (PRIIPs) is approved in Switzerland. UBS Fund Management (Switzerland) AG is authorized in Switzerland and regulated by the Swiss Financial Market Supervisory Authority FINMA.

This key investor information is accurate as at 2023-01-01.

You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type

Migros Bank (CH) Fonds is a contractually-based umbrella fund under Swiss law of the “Other funds for traditional investments” category of the Swiss Federal Act on Collective Investment Schemes of 23 June 2006. The fund contract was drawn up by the fund management and, with the consent of the custodian bank, submitted to the then Swiss Federal Banking Commission, which first approved it in December 2005.

Duration

This product does not have a maturity date (in other words, it is open-ended). The manufacturer may terminate the product early. The amount you would receive if such early termination took place might be lower than the amount you invested.

Targets

The Migros Bank (CH) Fund – SwissImmo invests 95 percent in Swiss real estate funds and shares in Swiss real estate companies over the long term. The proportion of money market investments is 5 percent in the long term. When selecting investments, the asset managers primarily use the benchmark index SXI Real Estate TR (SREAL) and Citigroup CHF 1 Month (SBWMSF1L)} but can deviate from the target values within the framework of the investment guidelines. The fund can use complex financial instruments to hedge the fund assets or to achieve the investment objective.

The fund's return depends primarily on the development of interest rates, rental income and real estate income taxes. Returns may also be affected by exchange rate fluctuations where there are active or unhedged positions

This share class is a distributing share class. The share class may pay dividends.

Small investor target group

This fund applies to retail investors with a basic financial understanding, who can accept a possible loss on the investment amount. The fund is aimed at growing the investment value, while granting daily access to the capital under normal market conditions. With their investment in this fund, investors can satisfy medium term investment needs. The fund is suited to be acquired subject to a test of the investor's financial knowledge and experience.

Custodian bank

UBS Switzerland AG

Additional information

Information on Migros Bank (CH) Fonds – SwissImmo and the available unit classes as well as the full prospectus and the current annual or semi-annual reports and other information can be obtained free of charge from the fund management company, the central administration agent, the depositary, the custodian bank, the fund distributors or online at www.migrosbank.ch. The current price is available at www.migrosbank.ch

What are the risks and what could I get in return?

Risk indicator



This risk indicator is based on the assumption that you hold the product for 4 year(s).

The summary risk indicator (SRI) provides information about the risk level of this product compared to other products. It is derived from past returns and can indicate the likelihood of the product generating a loss due to future (unknown) market conditions.

The summary risk indicator (SRI) for this product is 3 out of 7, which is a medium to low risk class.

This classifies the potential losses from future performance as medium to low. The past is not a reliable guide to the future, so the actual risk of loss may vary significantly.

Please be aware that there is a possible currency risk if your reference currency is not the same as the currency of the product. You will receive payments in another currency, which means that your final return will depend on the exchange rate between these two currencies. The indicator above does not capture that risk.

The product can be subject to other risk factors which are not included in the summary risk indicator (SRI), such as operational, political and legal risks. See the prospectus for further details.

This product does not incorporate any protection against future market developments, meaning that you may lose all or part of the invested capital.

If we are unable to pay you what you are entitled to, you could lose all the invested capital.

Performance Scenarios

What you get back from this product depends on future market developments. Future market developments are uncertain and cannot be predicted exactly.

The unfavourable, moderate and favourable scenarios shown are merely examples that show the product's worst, average and best performance in the last 10 years. The markets may develop quite differently in the future.

Recommended holding period:		4 years	
Example Investment:		10000 CHF	
		If you exit after 1 year	If you exit after 4 years
Scenarios			
Minimum	There is no guaranteed minimum return if you terminate your investment within 4 year(s). You could lose all or part of your investment.		
Stress	What you might get back after costs	3490 CHF	4300 CHF
	Average return each year	-65.1%	-19.0%
Unfavourable	What you might get back after costs	7870 CHF	8930 CHF
	Average return each year	-21.3%	-2.8%
Moderate	What you might get back after costs	9790 CHF	11750 CHF
	Average return each year	-2.1%	4.1%
Favourable	What you might get back after costs	11430 CHF	12970 CHF
	Average return each year	14.3%	6.7%

The stress scenario shows what you could get back in extreme market conditions.

The figures shown include all costs for the product itself. The figures shown do not take your personal tax situation into account. This can also influence the amount that you get back.

These types of scenarios occurred for an investment between 2012-11-01 and 2022-10-01.

What happens if UBS Fund Management (Switzerland) AG is unable to pay out?

Losses are not covered by any investor compensation or guarantee scheme. In addition, in relation to UBS Switzerland AG, which as the Fund's custodian is responsible for the safekeeping of its assets (the "Custodian"), there is a potential risk of default in the event that the Fund's assets held with the Custodian are lost. However, this risk of default is limited as the Custodian is required by law and regulation to segregate its own assets from the Fund's assets. The Custodian shall be liable to the Fund or the Fund's investors for any loss of a financial instrument held in custody by the Custodian or its delegate, unless the Custodian can demonstrate that the loss resulted from an external event beyond its control.

What are the costs?

The person who provides advice on or sells you this product may charge you additional costs. In this case, this person will inform you of these costs and how they impact your investment.

Costs over time

The tables show the amounts that will be deducted from your investment to cover various types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product performs. The examples given here are based on different investment amounts and different investment periods.

We make the following assumptions:

- in the first year, you will get back the amount you invested (0% annual return). For the other holding periods, we have assumed that the product will perform according to the moderate scenario.
- 10 000 CHF is invested.

	If you exit after 1 year	If you exit after 4 years
Total costs	891 CHF	1286 CHF
Annual cost impact (*)	8.9%	3.2% each year

(*) This illustrates how costs reduce your return each year during the holding period. For example, if you terminate your investment after the recommended holding period, your average return per year is estimated to be 7.3% before costs and 7.3% after costs.

Summary of costs

One-off costs upon entry or exit		If you exit after 1 year
Entry costs	5.0% of the amount you pay in when entering this investment. This is the most you will be charged. The person selling you the product will inform you of the actual charge.	Up to 500 CHF
Exit costs	3.0% of your investment before it is paid out to you. This is the most you will be charged. The person selling you the product will inform you of the actual charge.	282 CHF

Ongoing costs taken each year		
Management fees and other administrative or operating costs	1.1% of the value of your investment per year. This is an estimate that is based on last year's actual costs. For products launched less than one year ago, this is an estimate based on the representation costs.	114 CHF
Transaction costs	0.0% of the value of the investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	1 CHF

Incidental costs taken under specific conditions		
Performance fees	No performance-related fee is charged for this product.	0 CHF

Additional information on costs can be found in the sales prospectus at www.migrosbank.ch

How long should I hold it and can I take money out early?

Recommended holding period: 4 Year(s)

The recommended holding period for this product is 4 year(s). This is the holding period we recommend based on the risk and the expected return on the product. Please note that the expected return is not guaranteed. The more the actual holding period deviates from the recommended holding period of the product, the more your actual risk return will deviate from the product assumptions. Depending on your needs and restrictions, a different holding period may be suitable for you. We therefore recommend that you discuss this point with your client advisor.

How can I complain?

If you have a complaint about the product, the producer of the product or the person who recommended or sold you the product, please contact your customer service representative or contact us at sh-am-complaint-switzerland@ubs.com.

Other relevant information

Information on historical performance and calculations of past performance scenarios can be found at www.swissfunddata.ch/sfdpub/.