

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 (Lux) Fonds SwissStock, a subfund of the Migros Bank (Lux) Fonds, unit class A |
| ISIN | LU0261663909 |
| Manufacturer | UBS Fund Management (Luxembourg) S.A. |
| Telephone number | For more information, please call +352 27 1511. |
| Website | www.fundinfo.com |

The Commission de Surveillance du Secteur Financier (CSSF) is responsible for supervising UBS Fund Management (Luxembourg) S.A. in relation to this Key Information Document.

This key information document for packaged retail investment and insurance-based products (PRIIPs) is authorised in Luxembourg. UBS Fund Management (Luxembourg) S.A. is authorised in Luxembourg and regulated by the Commission de Surveillance du Secteur Financier (CSSF).

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

What is this product?

Type

Migros Bank (Lux) Fund was established on 21 June 2006 under the name Mi-Fonds (Lux) as an open-ended investment fund under the legal form of a self-managed "Société d'Investissement à Capital Variable" (SICAV) and is subject to Part I of the Law of 2010. The Company is registered with the Luxembourg Trade and Companies Register under number B 117.264.

Term

The Product does not have a maturity date (the Product has been established for an indefinite period of time). The Manufacturer may terminate the Product early. The amount you will receive upon early termination may be less than the amount you invested.

Objectives

The fund invests in an equity portfolio consisting of shares and other equity securities of companies domiciled or exercising the predominant part of their economic activity in Switzerland and up to a maximum of 10% in the Principality of Liechtenstein. The investment objective of the fund is to achieve a steady return in CHF, in line with market conditions, while taking into account risk diversification and liquidity. Sustainability risks are not systematically integrated due to the investment strategy and the nature of the underlying investments. The actively managed fund uses a composite benchmark for performance comparison and portfolio construction. This is composed as follows: 100% SMI Swiss Leader Index TR (SLIC). The majority of the fund's investments will be part of the benchmark and have a similar weighting to it. Although the portfolio may be partially invested in the same instruments with the same weightings as the benchmark, the asset manager may compose the fund's portfolio at its own discretion and is not bound to the benchmark in terms of investments and weightings. In particular, the asset manager may, at its discretion, invest in securities of issuers that are not included in the benchmark. The portfolio may therefore deviate from the benchmark in terms of orientation and performance. In addition, it may decide to deviate from the benchmark in terms of sector weighting in order to benefit from investment opportunities.

The fund's return depends primarily on the performance of the equity markets and dividend payments.

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

Intended retail investor

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 by the target client segments without any restriction of the distribution channel or platform.

Depository

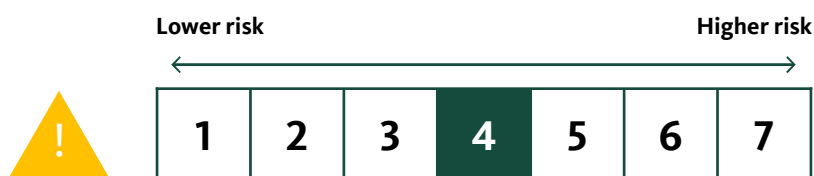
UBS Europe SE, Luxembourg Branch

Further Information

Information on Migros Bank (Lux) Fonds SwissStock 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 depository, the custodian bank, the fund distributors or online at www.fundinfo.com. The current price is available at www.fundinfo.com

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 5 year(s).

The Summary Risk Indicator (SRI) is a guide to the level of risk of this product compared to other products. It is derived from past returns and may indicate how likely it is that the product will lose money as a result of future (unknown) market conditions.

The Summary Risk indicator (SRI) for this product is 4 out of 7, which is a medium risk class.

This rates the potential losses from future performance at a medium level. The past may be a poor predictor of the future and, hence, the actual risk of losing money may vary significantly.

Be aware of currency risk when your reference currency differs from the currency of the product. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This type of risk is not considered in the indicator shown above.

The product may be exposed to further risk factors such as operational, political and legal risks which are not included in the summary indicator. Please refer to the prospectus for more detail.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

However, you may benefit from a consumer protection scheme (see the section 'what happens if we are unable to pay you'). The indicator shown above does not consider this protection.

Performance Scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

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: | | 5 years | |
|-----------------------------|--|--------------------------|---------------------------|
| Example Investment: | | 10000 CHF | |
| | | If you exit after 1 year | If you exit after 5 years |
| Scenarios | | | |
| Minimum | There is no minimum guaranteed return if you exit before 5 year(s). You could lose some or all of your investment. | | |
| Stress | What you might get back after costs | 2110 CHF | 2340 CHF |
| | Average return each year | -78.9% | -25.2% |
| Unfavourable | What you might get back after costs | 7560 CHF | 10010 CHF |
| | Average return each year | -24.4% | 0.0% |
| Moderate | What you might get back after costs | 9860 CHF | 12770 CHF |
| | Average return each year | -1.4% | 5.0% |
| Favourable | What you might get back after costs | 12430 CHF | 16190 CHF |
| | Average return each year | 24.3% | 10.1% |

The stress scenario shows what you might get back in extreme market circumstances.

The figures shown include all costs of the product itself. The figures shown do not take account of your personal tax situation, which can also have an impact on how much you receive back.

This type of scenarios occurred for an investment between 2012-11-01 and 2022-10-01.

What happens if UBS Fund Management (Luxembourg) S.A. is unable to pay out?

Losses are not covered by any investor compensation or guarantee scheme. In addition, UBS Europe SE, Luxembourg Branch, the depositary of the Fund responsible for safekeeping its assets (the "Depositary"), is subject to a potential default risk in the event that the assets of the Fund held with the Depositary 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 advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different possible investment periods.

We have assumed:

- In the first year you would get back the amount that you invested (0% annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario.
- 10 000 CHF is invested.

| | If you exit after 1 year | If you exit after 5 years |
|------------------------|--------------------------|---------------------------|
| Total costs | 818 CHF | 1447 CHF |
| Annual cost impact (*) | 8.2% | 2.8% each year |

(*) This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be 7.8% before costs and 5.0% after costs.

Composition 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 | 2.0% of your investment before it is paid out to you. | 187 CHF |

Ongoing costs taken each year

| | | |
|---|---|---------|
| Management fees and other administrative or operating costs | 1.4% of the value of your investment per year. This is an estimate based on actual costs over the last year. | 135 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. | 2 CHF |

Incidental costs taken under specific conditions

| | | |
|------------------|---|-------|
| Performance fees | There is no performance fee for this product. | 0 CHF |
|------------------|---|-------|

Additional information on costs can be found in the sales prospectus at www.fundinfo.com

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

Recommended holding period: 5 year(s)

The recommended holding period for this product is 5 year(s). This is our recommended holding period based on the risk and expected return with the product. Please note that the expected return is not guaranteed. The more the actual holding period deviates from the recommended holding period for the product, the more your actual return will also deviate from the product assumptions. Depending on your needs and limitations, a different holding period may be suitable for you. Consequently, we recommend that you discuss this issue with your customer service representative.

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 www.ubs.com/fml-policies.

Other relevant information

Information on historical performance and calculations of past performance scenarios can be found at www.fundinfo.com.

Representative in Switzerland: UBS Fund Management (Switzerland) AG, Aeschenvorstadt 1, CH-4051 Basel. Payment office in Switzerland: UBS Switzerland AG, Bahnhofstrasse 45, CH-8001 Zürich and its branch offices in Switzerland. Obtaining documents: The prospectus, key investor information and articles of association, as well as the annual and semi-annual reports (if available) can be obtained free of charge from the representative and at www.fundinfo.com.