# Key Information Document

## Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, and potential gains and losses of this product and to help you compare it with other products.

## Product

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|---|---|
| **Product name/ISIN** | UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL - unit class I-A-acc (the **Product**); ISIN CH0113556879; in unit class currency CHF<br>a unit class of UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL (the **Sub-fund**)<br>a Sub-fund of UBS (CH) Index Fund 2 (the **Umbrella**) |
| **Product Manufacturer** | **UBS Fund Management (Switzerland) AG**, member of UBS Group; Aeschenvorstadt 1, 4051 Basel. Call +41 61 288 2020 or visit www.ubs.com/funds for more information. |
| **Competent regulatory authority** | Swiss Financial Market Supervisory Authority (FINMA) is responsible for supervising UBS Fund Management (Switzerland) AG in relation to this Key Information Document |

This document was prepared on 2 June 2025.

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

## What is the product?

**Type:** This Product is a common fund qualifying as an 'other fund for traditional investments' in accordance with the Swiss Federal Act on Collective Investment Schemes.

**Term:** This Product has no maturity date. The Sub-fund has been established for an indefinite period of time. The Management Company is entitled to liquidate, merge or reposition the Product at any time unilaterally in case the Product can no longer be managed in the interest of the investors. The amount the investor will receive upon early termination may be less than the amount invested.

**Objectives:** This Index Tracker Sub-fund is passively managed aiming to replicate the performance of the SXI Real Estate Funds Broad (TR) Index. In order to achieve such aim, the Sub-fund may use an optimized sampling strategy and invest mainly in a representative selection of equities and equity-type securities and rights, including exchange-traded real estate funds, shares, dividend-right certificates, shares in cooperatives, participation certificates, issued by companies which are part of the index. As compared to the full replication method, the optimized sampling method may lead to lower transaction costs in the context of portfolio rebalancing, as well as to higher variability of the difference between the return of the index and the return an investor in the Sub-fund receives. The Sub-fund may also invests in units of passively managed domestic and foreign collective investment schemes, either exchange-listed or unlisted, that are compliant with the investment policy. The Sub-fund may also invest in derivatives (including warrants) on the above investments.

**Intended Retail Investor:** This Product is intended for professional and institutional investors, as well as sophisticated retail investors with sufficient knowledge and experience in collective investment schemes and similar products, an ability to bear a minor investment loss, and a long-term investment horizon.

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

**(A) Summary Risk Indicator**

**The risk indicator assumes you keep the Product for 7 years. The actual risk can vary significantly if you redeem at an early stage and you may get back less. You may not be able to sell your product easily or you may have to sell at a price that significantly impacts on how much you get back.**

The Summary Risk Indicator is a guide to the level of risk of this Product compared to other products. It shows how likely it is that the Product will lose money because of movements in the markets. We have classified this Product as 3 out of 7, which is a medium-low risk class. **Be aware of currency risk** if your reference currency differs from the currency of the Product. You may receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. Investors shall note that the Product may be exposed to further risks such as operational, counterparty, political, sustainability and legal risks that are not included in the Summary Risk Indicator. This Product does not include any protection from future market performance so you could lose some or all of your investment.

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**(B) Performance Scenarios**

The figures shown include all the costs of the Product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back. **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 illustrations using the worst, average, and best performance of the Product / a suitable benchmark over the last 12 years. Markets could develop very differently in the future.**
The stress scenario shows what you might get back in extreme market circumstances.

| **Recommended holding period:** | | **7 years** | |
|---|---|---|---|
| **Example Investment:** | | CHF 10,000 | |
| **Scenarios** | | **If you exit after 1 year** | **If you exit after 7 years** (Recommended holding period) |
| **Stress scenario** | **What you might get back after costs** | **CHF 5,618** | **CHF 4,144** |
| | Average return each year | -43.8% | -11.8% |
| This type of scenario occurred for an investment UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL I-A-acc between 01.2022-05.2025. | | | |
| **Unfavourable scenario** | **What you might get back after costs** | **CHF 8,376** | **CHF 10,527** |
| | Average return each year | -16.2% | 0.7% |
| This type of scenario occurred for an investment UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL I-A-acc between 01.2018-01.2025. | | | |
| **Moderate scenario** | **What you might get back after costs** | **CHF 10,691** | **CHF 14,024** |
| | Average return each year | 6.9% | 4.9% |
| This type of scenario occurred for an investment UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL I-A-acc between 06.2014-06.2021. | | | |
| **Favourable scenario** | **What you might get back after costs** | **CHF 12,297** | **CHF 17,412** |
| | Average return each year | 23.0% | 8.2% |

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

The investor of this Product will not face financial loss due to the default of UBS Fund Management (Switzerland) AG, as the assets of the Sub-fund are segregated and will not be hit by any potential insolvency of the manufacturer.

## 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.

### Cost 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
- CHF 10,000 is invested

| | **If you exit after 1 year** | **If you exit after 7 years** (Recommended holding period) |
|---|---|---|
| **Total costs** | CHF 115 | CHF 771 |
| **Annual cost impact (*)** | 1.2% | 1.1% |

(*) 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 6.0% before costs and 4.9% after costs.

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### Composition of costs

| One-off costs upon entry or exit | | If you exit after 1 year |
|---|---|---|
| **Entry costs** | 0.1% of the value of your investment when entering. | CHF 5 |
| **Exit costs** | 0.1% of the value of your investment before it is paid out to you. | CHF 5 |
| **Ongoing costs taken each year** | | |
| **Management fees and other administrative or operating costs** | 1.0% of the value of your investment per year. | CHF 104 |
| **Transaction costs** | 0.0% of the value of your 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. | CHF 1 |
| **Incidental costs taken under specific conditions** | | |
| **Performance fees** | There is no performance fee for this product. | n/a |

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

**Recommended holding period: 7 years**

The recommended holding period is calculated based on the Summary Risk Indicator presented above. According to the investment objective as described above, the Product is designed for long-term investment. The Product is an open-ended Product. The investor can sell their investment on a daily (on business days) basis. Redemption fees will be charged at the level of the Product.

## How can I complain?

Any complaint regarding the person advising on, or selling the Product can be submitted directly to that person or bank. Any complaint regarding the Product or this document can be submitted in writing under the following address: UBS Asset Management Switzerland AG, Bahnhofstrasse 45, P.O. Box, 8001 Zürich. Investors shall note that a complaint can be also addressed by e-mail to clientservices.amfunds@credit-suisse.com or visit website: www.credit-suisse.com.

## Other relevant information

This Key Information Document does not contain all information relating to this Product. Further information about UBS (CH) Index Fund 2, its prospectus and its latest annual and semi-annual report, the current Product prices, may be obtained free of charge, in German language, from UBS Fund Management (Switzerland) AG, the appointed distributors or online at www.ubs.com/funds. There you can also find information on past performance from the last 10 years.

The calculations of previous performance scenarios, updated monthly, can be found at www.credit-suisse.com/fundsearch.

The information contained in this Key Information Document does not constitute a recommendation to buy or sell the Product and is no substitute for individual consultation with the investor's bank or advisor. Any updated version of this Key Information Document will be published on: www.ubs.com/funds. The custodian of this Product is: UBS Switzerland AG, Zurich

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