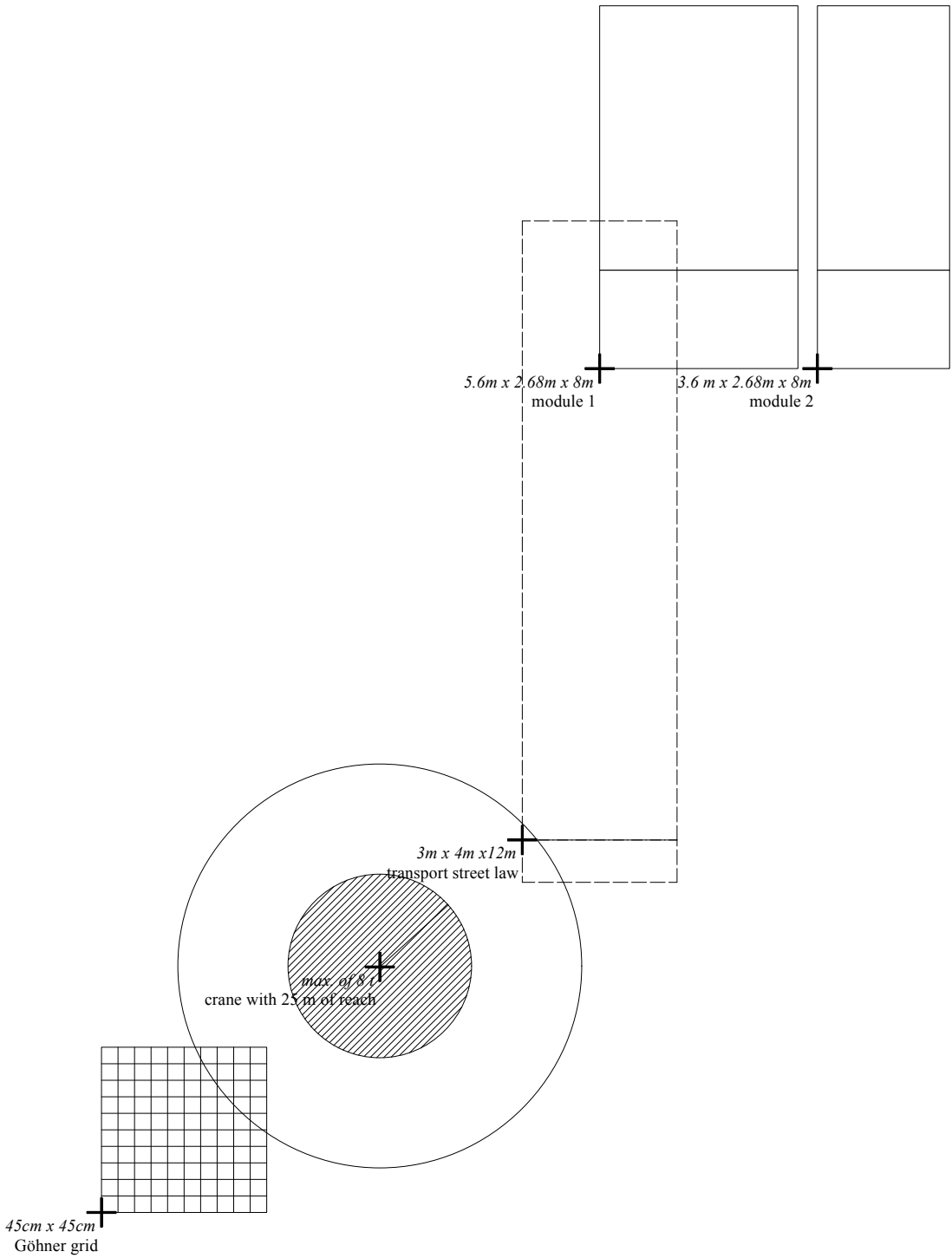


dimensions



relation of apartment sizes
to the residents of Webermühle

existing apartments	
1-1.5	9
2-2.5	60
3-3.5	114
4-4.5	94
5+	91
total	368
parking lots	535

residents		
single household	38%	331
couple without children	31%	270
couple with childern	19%	165
parent with children	7%	61
shared household	4%	34
total		871
1-2 person household	69%	
+55 years old	38%	

new apartments	
1-1.5	455
2-2.5	192
3-3.5	84
4-4.5	48
5+	16
total	794
people	368

existing apartments	
1-1.5	9
2-2.5	60
3-3.5	114
4-4.5	94
5+	91
total	368
people	871

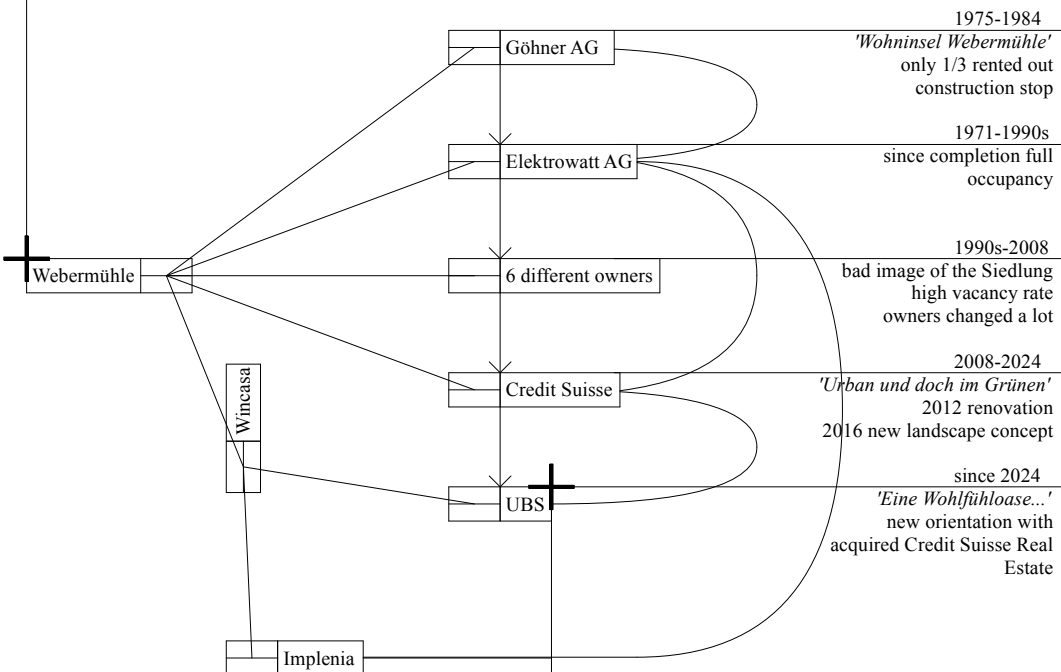
densification within	
1-1.5	86
2-2.5	91
3-3.5	114
4-4.5	84
5+	34
total	449
people	+123

towers	
1-1.5	306
2-2.5	187
3-3.5	0
4-4.5	0
5+	0
total	493
people	+680

new apartments	
1-1.5	392
2-2.5	278
3-3.5	114
4-4.5	84
5+	34
total	902
people	1'674

ownership of Webermühle

19 buildings
32'748 m² rentable space
67'296 m² property area
aquisition 01.11.2008
price 128,8 Mio CHF
yearly rental income 3'723'484 CHF
rent losses 1.78%

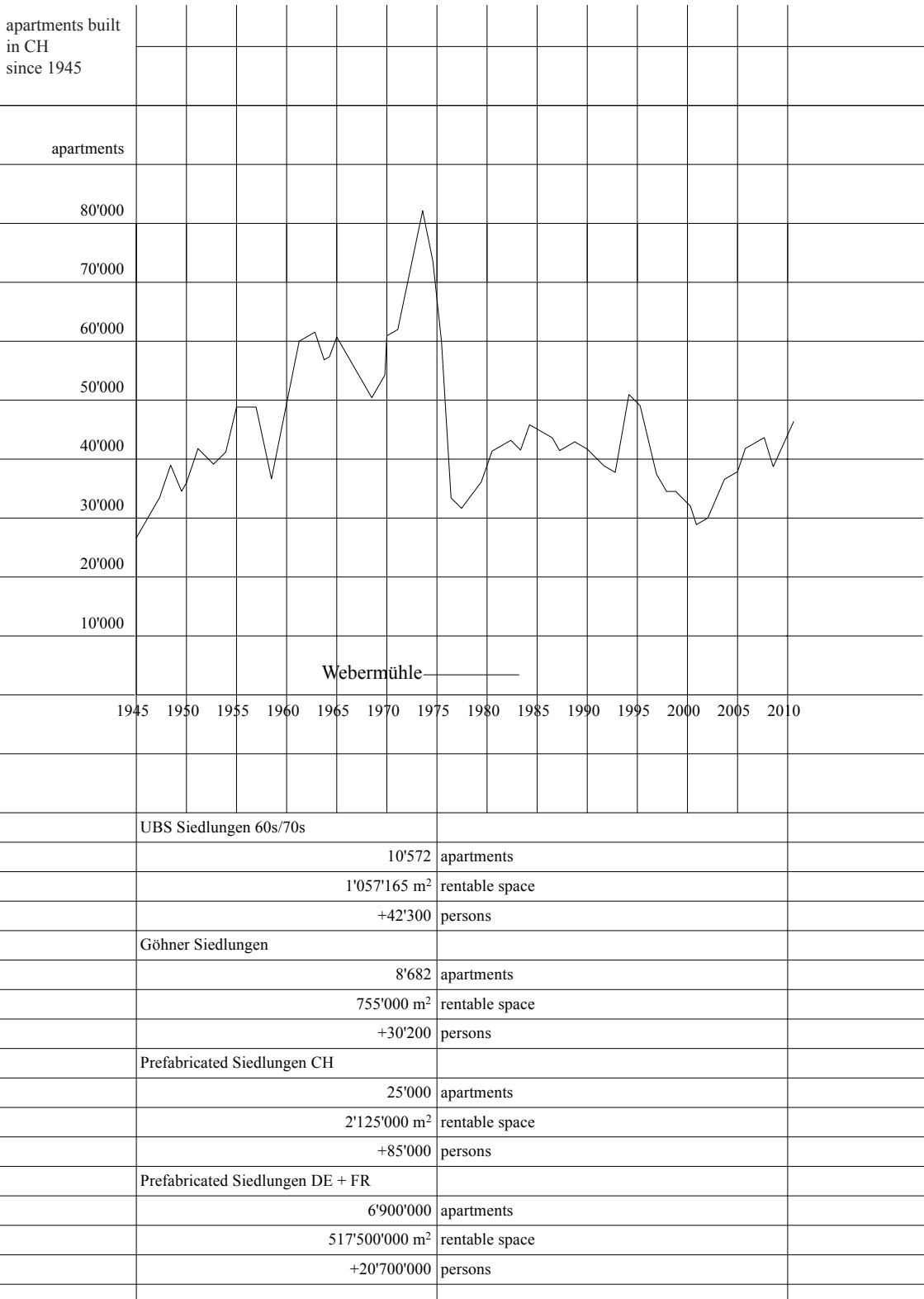


UBS Property Fund Direct Living Plus

with a focus on properties for senior citizens, modern
forms of living and future-orientated living concepts

institutional and private investors
100 properties in CH
2'340'000'000 CHF gross value

4.9% invested in Webermühle
2. largest real estate investment
116'000'000 CHF in Webermühle
since 2008 increase in value of 21.25%
155,39 Mio CHF current value
2.4% gross return, a bit low, cheap rent
842 CHF average rent per month
1.78% vacancy rate, very low
big stable investment



	City	Canton	Address	Building type	Mietfläche	Market value	Gross Earnings	Year of construction	Apartments	Parking	Commercial objects	Financial year	Co-ownership share (%)	Production cost	Loss of rent (%)
Residential	Bedolina	TI	Via San Gotardo 41	Gemischte Bauten		CHF 6'069'000.00	CHF 332'405.00	1962	35	0		2	2023	100	CHF 6'074'540.00
Residential	Yvernoy	VS	Via Bagutti 26	Gemischte Bauten		CHF 12'480'000.00	CHF 530'965.00	1970	34	32		9	2023	100	CHF 11'941'154.00
Residential	Bedolina	TI	Via Giuseppe Fusini 5	Gemischte Bauten		CHF 8'900'000.00	CHF 414'701.00	1970	21	32		6	2023	100	CHF 7'263'857.00
Residential	Bedolina	TI	Via C. Ghiringhelli 16	Gemischte Bauten		CHF 5'353'000.00	CHF 256'862.00	1977	12	22		1	2023	100	CHF 5'943'959.00
Residential	Lugano	TI	Via Bellinzona 6, 8, 10	Wohnbauten		CHF 13'932'000.00	CHF 589'744.00	1960	48	21		3	2023	100	CHF 11'203'251.00
Residential	Bedolina	TI	Via San Gotardo 58 a	Wohnbauten		CHF 3'730'000.00	CHF 168'103.00	1960	16	0		0	2023	100	CHF 3'730'000.00
Residential	Parasio	TI	Via F. Zorzi 24	Wohnbauten		CHF 4'043'000.00	CHF 183'294.00	1960	15	8		0	2023	100	CHF 3'439'389.00
Residential	Bedolina	TI	Via San Gotardo 58 b,c	Wohnbauten		CHF 7'449'000.00	CHF 421'583.00	1962	36	48		0	2023	100	CHF 6'878'900.00
Residential	Lugano	TI	Via Adolfo e Oscar Tomicelli 7	Wohnbauten		CHF 1'745'000.00	CHF 77'195.00	1962	5	5		0	2023	100	CHF 1'775'115.00
Residential									30	1		2023	100	CHF 8'963'988.00	
Residential									0	0		2023	100	CHF 636'252.00	
Residential									31	0		2023	100	CHF 8'930'471.00	
Residential									57	0		2023	100	CHF 7'519'030.00	
Residential									35	0		2023	100	CHF 11'709'050.00	
Residential									49	0		2023	100	CHF 8'164'531.00	
USBS -Aufs									0	0	2021 / 2022	100	CHF 19'832'906.00		
USBS -Aufs									1	7	2021 / 2022	100	CHF 2'917'655.00		
USBS -Aufs									0	6	2021 / 2022	100	CHF 9'132'344.00		
USBS -Aufs									1	8	2021 / 2022	100	CHF 7'731'940.00		
USBS -Aufs									6	6	2021 / 2022	100	CHF 7'094'943.00		
USBS -Aufs									4	3	2021 / 2022	100	CHF 3'573'463.00		
USBS -Aufs									29	8	2021 / 2022	100	CHF 12'788'980.00		
USBS -Aufs									92	2	2021 / 2022	100	CHF 18'599'057.00		
USBS -Aufs									15	0	2021 / 2022	100	CHF 2'235'860.00		
USBS -Aufs									14	0	2021 / 2022	100	CHF 13'784'360.00		
USBS -Aufs									0	0	2021 / 2022	100	CHF 1'307'465.00		
USBS -Aufs									1	2	2021 / 2022	100	CHF 3'597'453.00		
USBS -Aufs									10	1	2021 / 2022	100	CHF 2'480'764.00		
USBS -Aufs									10	0	2021 / 2022	100	CHF 3'540'776.00		
USBS -Aufs									4	1	2021 / 2022	100	CHF 2'041'563.00		
USBS -Aufs									25	8	2021 / 2022	100	CHF 7'016'819.00		
USBS -Aufs									9	5	2021 / 2022	100	CHF 5'164'076.00		
USBS -Aufs									12	0	2021 / 2022	100	CHF 3'161'366.00		
USBS -Aufs									10	0	2021 / 2022	100	CHF 3'595'013.00		
USBS -Aufs									12	0	2021 / 2022	100	CHF 2'302'613.00		
USBS -Aufs									21	0	2021 / 2022	100	CHF 3'068'325.00		
USBS -Aufs									106	3	2021 / 2022	100	CHF 25'349'651.00		
USBS -Aufs									15	1	2021 / 2022	100	CHF 2'296'328.00		
USBS -Aufs									12	2	2021 / 2022	100	CHF 4'821'623.00		
USBS -Aufs									21	0	2021 / 2022	100	CHF 3'396'364.00		
USBS -Aufs									22	0	2021 / 2022	100	CHF 3'039'027.00		
USBS -Aufs									8	1	2021 / 2022	100	CHF 2'152'944.00		
USBS -Aufs									34	1	2021 / 2022	100	CHF 4'214'126.00		
USBS -Aufs	Birr	AG	Wyle 3 - 20	Wohnbauten		CHF 54'591'000.00	CHF 3'100'060.00	1963	529	591	82	2021 / 2022	50	CHF 62'076'960.00	
USBS -Aufs	Basel	BS	Sempacherstr. 14, 16	Wohnbauten		CHF 6'163'000.00	CHF 226'717.00	1964	17	1	1	2021 / 2022	100	CHF 2'761'355.00	
USBS -Aufs	Basel	BS	Bachtelstr. 47	Wohnbauten		CHF 9'252'000.00	CHF 332'256.00	1964	16	0	1	2021 / 2022	100	CHF 9'019'775.00	
USBS -Aufs	Arbon	TG	Berglist. 10	Wohnbauten		CHF 7'653'000.00	CHF 364'279.00	1964	21	12	0	2021 / 2022	100	CHF 6'548'965.00	
USBS -Aufs	Basel	BS	Neuenstrasse 27, 29	Wohnbauten		CHF 844'000.00	CHF 38'458.00	1964	28	5	0	2021 / 2022	100	CHF 820'542.00	
USBS -Aufs	Brinnon	LU	Mittelstr. 7-11 (Gemeinderücke)	Wohnbauten		CHF 13'470'000.00	CHF 686'604.00	1964	80	39	1	2021 / 2022	100	CHF 14'661'110.00	
USBS -Aufs	Basel	BS	Wattstr. 16	Wohnbauten		CHF 6'500'000.00	CHF 231'674.00	1964	24	0	0	2021 / 2022	100	CHF 4'120'026.00	
USBS -Aufs	Dettingen	ZH	Max-Müller-Str. 10, 12, 14	Wohnbauten		CHF 10'373'000.00	CHF 388'906.00							100	CHF 9'000.00
USBS -Aufs	Gersdörfli	ZH	Breitlandstr. 1, 3, 5, 7; Dorfstr. 94, 96, 98, 100	Wohnbauten		CHF 19'863'000.00	CHF 913'014.00							100	CHF 20'776'014.00
USBS -Aufs	Riehen	BS	Im Gebräcker 2, 4, 6, 8, 10, 12	Wohnbauten		CHF 15'538'000.00	CHF 663'770.00							100	CHF 16'201'770.00
USBS -Aufs	Sissach	BL	Hauptstr. 34, 34a, 36	Wohnbauten		CHF 6'883'000.00	CHF 364'560.00							100	CHF 6'518'560.00
USBS -Aufs	Rappold-Jona	SG	Zürcherstr. 77	Wohnbauten		CHF 4'944'000.00	CHF 189'712.00							100	CHF 4'754'282.00
USBS -Aufs	Flühung	FR	Champagné 6, 8, route de	Wohnbauten		CHF 44'200'000.00	CHF 2'362'909.00							100	CHF 44'200'000.00
USBS -Aufs	Lucern	LU	Sewelstr. 17-23; Sewelstr. 1, 3	Wohnbauten		CHF 26'960'000.00	CHF 1'122'079.00							100	CHF 27'082'079.00
USBS -Aufs	Schlotturm	SO	Schlösschenmattstr. 11-21	Wohnbauten		CHF 13'553'000.00	CHF 612'408.00							100	CHF 14'165'408.00
USBS -Aufs	Thun	BE	Meisenweg; Egenweg; Balmweg; Feldstr.	Wohnbauten		CHF 51'900'000.00	CHF 2'396'888.00							100	CHF 54'296'888.00
USBS -Aufs	Wenigkofen	TG	Amriswilerstr. 60-64	Wohnbauten		CHF 12'631'000.00	CHF 652'591.00							100	CHF 13'283'591.00
USBS -Aufs	Balglen	BE	Hühnerbühlstr. 11-51	Wohnbauten		CHF 26'086'000.00	CHF 1'377'788.00							100	CHF 27'463'788.00
USBS -Aufs	Basel	BS	Altährchenstr. 34	Wohnbauten		CHF 6'949'000.00	CHF 216'481.00							100	CHF 7'165'481.00
USBS -Aufs	Basel	BS	Loewenstrasse 91, 93, 95, 97, 99, 41, 45-47	Wohnbauten		CHF 19'710'000.00	CHF 822'670.00							100	CHF 20'532'670.00
USBS -Aufs	Unterengstringen	ZH	Langschneitli 10, 12, 14	Wohnbauten		CHF 6'321'000.00	CHF 300'679.00							100	CHF 6'621'679.00
USBS -Aufs	Bern	BE	Waltstr. 30, 34	Wohnbauten		CHF 4'049'000.00	CHF 254'326.00							100	CHF 4'303'326.00
USBS -Aufs	Basel	BS	Friedensgasse 2	Wohnbauten		CHF 6'782'000.00	CHF 248'114.00							100	CHF 7'030'114.00
USBS -Aufs	Zürich	ZH	Südstr. 11	Wohnbauten		CHF 12'546'000.00	CHF 455'363.00							100	CHF 13'001'363.00
USBS -Aufs	Therwil	BL	Im Wäcker 11-17	Wohnbauten		CHF 8'276'000.00	CHF 449'715.00							100	CHF 8'725'715.00
USBS -Aufs	St. Gallen	SG	Oberriste 2, 2a, 2b, 4, 6; Züggstr. 8, 10, 12, 14	Wohnbauten		CHF 24'960'000.00	CHF 1'134'167.00							100	CHF 26'094'167.00
USBS -Aufs	Vöhlswil	ZH	Lindenhof 2-10	Wohnbauten		CHF 30'970'000.00	CHF 1'296'169.00							100	CHF 32'266'169.00
USBS -Aufs	Feldbach	CH		Wohnbauten		CHF 30'963'000.00	CHF 306'913.00							100	CHF 31'269'913.00
USBS -Aufs	Blaus-Effret	CH		Wohnbauten		CHF 30'000.00	CHF 542'972.00							100	CHF 30'542'972.00
USBS -Aufs	Lesttal	CH		Wohnbauten		CHF 548'904.00	CHF 548'904.00							100	CHF 548'904.00
USBS -Aufs	Wettingen	CH		Wohnbauten		CHF 867'508.00	CHF 867'508.00							100	CHF 867'508.00
USBS -Aufs	Rickenbach	CH		Wohnbauten		CHF 271'480.00	CHF 271'480.00							100	CHF 271'480.00
USBS -Aufs	Zumikon	CH		Wohnbauten		CHF 519'412.00	CHF 519'412.00							100	CHF 519'412.00
USBS -Aufs	Oberniedlen	CH		Wohnbauten		CHF 612'959.00	CHF 612'959.00							100	CHF 612'959.00
USBS -Aufs	Basel	BS		Wohnbauten		CHF 114'076.00	CHF 114'076.00							100	CHF 114'076.00
USBS -Aufs	Basel	BS		Wohnbauten		CHF 620'434.00	CHF 620'434.00	1971	40	63	4	2021 / 2022	100	CHF 10'634'361.00	
USBS -Aufs	Renssch (BL)	CH		Wohnbauten		CHF 232'406.00	CHF 232'406.00	1972	10	13	0	2021 / 2022	100	CHF 4'105'257.00	
USBS -Aufs	Gland	CH		Wohnbauten		CHF 820'457.00	CHF 820'457.00	1972	55	55	0	2021 / 2022	100	CHF 12'851'115.00	
USBS -Aufs	Schönenwerd	CH		Wohnbauten		CHF 347'626.00	CHF 347'626.00	1972	24	32	0	2021 / 2022	100	CHF 3'355'496.00	
USBS -Aufs	Mossesdorf	CH		Wohnbauten		CHF 338'289.00	CHF 338'289.00	1972	32	31	2	2021 / 2022	100	CHF 5'409'699.00	
USBS -Aufs	Mossesdorf	CH		Wohnbauten		CHF 999'519.00	CHF 999'519.00	1972	70	73	0	2021 / 2022	100	CHF 16'699'519.00	
USBS -Aufs	Basel	BS		Wohnbauten		CHF 455'029.00	CHF 455'029.00	1973	21	36	2	2021 / 2022	100	CHF 7'762'029.00	
USBS -Aufs	Basel	BS		Wohnbauten		CHF 272'552.00	CHF 272'552.00	1973	23	0	0	2021 / 2022	100	CHF 4'790'182.00	
USBS -Aufs	Oberruggiti	CH		Wohnbauten		CHF 340'692.00	CHF 340'692.00	1973	16	26	0	2021 / 2022	100	CHF 4'730'033.00	
USBS -Aufs	Basel	BS		Wohnbauten		CHF 342'747.00	CHF 342'747.00	1974	21	24	2	2021 / 2022	100	CHF 5'768'130.00	
USBS -Aufs	Langnau (A)	CH		Wohnbauten		CHF 371'552.00	CHF 371'552.00	1975	26	39	0	2021 / 2022	100	CHF 6'994'135.00	
USBS -Aufs	Frauenfeld	CH		Wohnbauten		CHF 464'420.00	CHF 464'420.00	1975	39	12	0	2021 / 2022	100	CHF 5'732'304.00	
USBS -Aufs	Wädswil	CH		Wohnbauten		CHF 692'481.00	CHF 692'481.00	1975	24	32	0	2021 / 2022	100	CHF 11'113'965.00	
USBS -Aufs	Wädswil	CH		Wohnbauten		CHF 1'709'019.00	CHF 1'709'019.00	1975	19	32	0	2021 / 2022	100	CHF 7'791'019.00	
USBS -Aufs	Wädswil	CH		Wohnbauten		CHF 206'326.00	CHF 206'326.00								