

Simplified prospectus for sub-fund

UBS Index Solutions “UBS-IS” – SWX Immobilienfonds

Contractually based investment fund under Swiss law (Category “Other funds for traditional investments”)
Investment fund with sub-funds (umbrella fund)

Fund management company: UBS Fund Management (Switzerland) AG
Custodian bank: UBS AG

This simplified prospectus contains a summary of the key information about the sub-fund. The detailed prospectus including the fund contract governs the legal and economic aspects definitively. These include such aspects as the rights of investors, the duties and obligations of the fund management company and the custodian bank and the investment policy of the umbrella fund. Investors are advised to consult the detailed prospectus. The annual and semi-annual reports provide information about the capital account and income statement. These documents are available free of charge from the fund management company, the custodian bank and all distributors.

INVESTMENT INFORMATION

Investment objective

“– SWX Immobilienfonds” aims to replicate the price and return performance of the SWX Immobilienfonds Index® gross of fees.

Investment strategy (investment policy)

As a fund of funds, this sub-fund invests up to 100% either in units of other collective investments (target funds) governed by Swiss law under the “Real estate funds” category and contained in the SWX Immobilienfonds Index®, or in real estate funds that are not represented in the SWX Immobilienfonds Index® but for which notification of their inclusion in this index has been given, and in other investments permitted under the fund contract.

The sub-fund must invest in at least five different target funds; up to 30% of the sub-fund’s assets may be invested in units of the same target fund.

This sub-fund can engage in securities lending.

The fund management company does not use derivatives for this sub-fund.

Benchmark: SWX Immobilienfonds Index®

Listing of certain sub-fund unit classes on SIX Swiss Exchange

Units of unit classes ETF (CHF) A and ETF (CHF) I are listed on SIX Swiss Exchange (“SIX”). The SIX Swiss Exchange Admission Board approved the application for listing. Trading of units in unit classes ETF (CHF) A and ETF (CHF) I on SIX Swiss Exchange begins on 23 October 2009.

Units are listed on SIX Swiss Exchange in order to enable investors to buy and sell units on a liquid, regulated secondary market, i.e. on the stock exchange, in addition to being able to subscribe and redeem units directly from the fund management company and its distributors.

Currency of account: Swiss franc (CHF)

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Risk profile of the sub-fund

The main risks of the sub-fund are that the return and value of the units are subject to changes arising from fluctuations in the returns and value of the securities contained in the SWX Immobilienfonds Index®.

The detailed prospectus contains more specific information about the risks noted here.

Performance of the sub-fund

Performance (CHF-based): not yet available

The performance shown does not take account of any commissions and costs charged when subscribing to and redeeming units.

Chart: not yet available

Average annual return: not yet available

Past performance provides no indication of the future performance of the sub-fund. This depends on market developments and how successfully the asset manager implements the investment policy.

Profile of the typical investor

The sub-fund is appropriate for investors with a long-term horizon who are primarily seeking to achieve capital growth. Investors can accept larger fluctuations and a longer-lasting decline in the net asset value of the fund units. They are aware of the considerable risks equity and real estate investments entail.

Distributions

The net income of the sub-fund will be distributed free of charge to the investors annually within four months of the close of the financial year in the accounting currency Swiss franc (CHF) (see Tax aspects (sub-fund)).

Unit classes

The sub-fund is currently subdivided into the following unit classes:

Unit class of account	Currency quotient ¹	Initial index date	Launch tradable lot	Smallest p.a.	Flat fee of share	Type income	Use of
ETF (CHF) A	CHF	3	not yet available	1	0.45%	bearer	distributing
ETF (CHF) I	CHF	0.003	not yet available	1	0.25%	bearer	distributing

¹ of the value of the price index SWX Immobilienfonds Index®

Detailed information on the unit classes is contained in the fund contract (cf. Part II, § 6 prov. 4). The unit classes are not segmented assets. Accordingly, the possibility that a unit class may be liable for the liabilities of another unit class cannot be ruled out, even though costs as a rule may only be charged to the specific unit class benefiting from a specific service.

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ECONOMIC INFORMATION

Remuneration and incidental costs	Remuneration and incidental costs	2009
	Remuneration and incidental costs incurred directly by the investor when subscribing to and redeeming units	
	Subscription of units via custodian bank in Switzerland max.	5%
	Redemption of units via custodian bank in Switzerland max.	2%
	Remuneration and incidental costs charged to the sub-fund's assets on an ongoing basis	
	Flat fee charged by fund management company	as per table shown previously
	Total expense ratio (TER) (excluding securities transaction costs)	*)
	Portfolio turnover rate (PTR) according to Swiss Funds Association (SFA)	*)
	<p>*) Figures not yet available when the simplified prospectus was being produced.</p> <p>The flat fee can be used in full or in part for distribution remuneration and/or for reimbursements granted to specific types of investors.</p>	
Fee-sharing agreements and soft commissions	<p>There are no fee-sharing agreements.</p> <p>The fund management company has not concluded any agreements on retrocessions relating to so-called soft commissions.</p>	
Tax aspects (sub-fund)	<p>The sub-fund has no legal personality in Switzerland. It is subject to neither income tax nor capital gains tax.</p> <p>The fund management company shall apply for a refund of all Swiss federal withholding tax levied on the sub-fund's domestic income on behalf of the sub-fund.</p> <p>Any income and capital gains realised abroad may be subject to the relevant withholding tax deductions imposed by the country of investment. These taxes will, as far as possible, be reclaimed by the fund management company on behalf of investors resident in Switzerland under the terms of double taxation treaties or other such agreements.</p>	

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Tax aspects (investors with tax domicile in Switzerland)

Income distributions made by the sub-fund to investors domiciled in Switzerland are subject to Swiss federal withholding tax (tax at source) at a rate of 35%. Capital gains are not subject to withholding tax provided they are distributed with a separate coupon or listed separately in the statement sent to the investor. Investors domiciled in Switzerland may reclaim Swiss withholding tax by declaring it in their tax returns, or by submitting a separate application for a refund.

Tax aspects (investors with tax domicile abroad)

Income distributions made by the sub-fund to investors domiciled outside Switzerland are subject to Swiss federal withholding tax (tax at source) at a rate of 35%. Capital gains are not subject to withholding tax provided they are distributed with a separate coupon or listed separately in the statement sent to the investor. Investors domiciled abroad are able to reclaim withholding tax, if applicable, under the terms of double taxation agreements (DTA) with Switzerland.

Income distributions and/or interest income realised on sale or redemption are not subject to European savings tax in Switzerland.

Other tax implications for investors who hold, buy or sell units in the sub-fund are defined by the tax laws and regulations in the investor's country of domicile.

ISSUE AND REDEMPTION OF SUB-FUND UNITS

Publication of prices

Unit net asset values are published for all unit classes for each day units in the sub-fund are issued or redeemed (daily) by Swiss Fund Data AG, on the Internet at www.ubs.com/etf, in other electronic media and in Swiss and foreign newspapers.

Other information is published in the Swiss Official Gazette of Commerce (Schweizerisches Handelsamtsblatt or SHAB) and by Swiss Fund Data AG (www.swissfunddata.ch).

Type and manner of acquiring and Redeeming units

The investor may acquire sub-fund units on the primary or secondary market. The issue and redemption of sub-fund units by the fund management company or its distributors is known as the primary market. Buying on the secondary market refers to a purchase or sale via the stock exchange.

Units may be issued or redeemed on any bank business day.

Subscription and redemption orders received at the custodian bank by 3 p.m. on a bank business day (order date) will be settled on the following bank business day (valuation date) on the basis of the net asset value calculated on this date (forward pricing).

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Brief description of the sub-fund

Inception date of the sub-fund	2009 under Swiss law
Financial year	1 July to 30 June
Securities no.	Unit class “ETF (CHF) A” 10599440 Unit class “ETF (CHF) I” 10599441
ISIN	Unit class “ETF (CHF) A” CH0105994401 Unit class “ETF (CHF) I” CH0105994419
Ticker	Unit class “ETF (CHF) A” SRECHA Unit class “ETF (CHF) I” SRECHI
Life (of the sub-fund)	unlimited
Promoter	UBS AG, Zurich and Basel
Fund management company	UBS Fund Management (Switzerland) AG, Basel
Asset manager	UBS Global Asset Management, Zurich
Custodian bank	UBS AG, Zurich and Basel
External auditors	Ernst & Young Ltd., Basel
Supervisory authority	Swiss Financial Market Supervisory Authority FINMA, Berne

Contacts

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