

UBS AG
(Incorporated with limited liability in Switzerland)
acting through its London Branch

30,000,000 European Style Cash Settled Long Certificates expiring on 31 August 2027 relating to the Hang Seng Index Net Total Return Index with a Daily Leverage of 5x (the “Certificates”)

- The terms set out in this Term Sheet are a summary of, and are subject to the terms and conditions (the “**Conditions**”) set out in UBS AG (the “**Issuer**”) acting through its London Branch’s base listing document dated 28 June 2025 (the “**Base Listing Document**”) and the supplemental listing document to be dated on or about 21 October 2025 (the “**Supplemental Listing Document**”, together with the Base Listing Document, the “**Listing Documents**”).
- The Supplemental Listing Document may specify terms which shall, to the extent so specified or to the extent inconsistent with the relevant terms of this Term Sheet, replace or modify the relevant terms for the purpose of this series of Certificates.
- If you are in any doubt on whether Certificates are suitable for you, you should consult your financial advisers or such other professional advisers to the extent that you consider necessary.**
- Please read the Listing Documents and the risk factors stated in such Listing Documents and in this Term Sheet carefully. **You should not invest in Certificates if you do not understand the risks or are not willing to assume the risks. For the purpose of section 309B(1) of the Securities and Futures Act 2001 of Singapore (the “SFA”), the Issuer has determined, and hereby notifies all relevant persons (as defined in section 309A of the SFA) that the Certificates are classified as capital markets products other than prescribed capital markets products¹ and Specified Investment Products (SIPs)², and may only be sold to retail investors with enhanced safeguards, including an assessment of such investors’ investment knowledge or experience.**
- This Term Sheet does not constitute or form part of any offer, or invitation, to subscribe for or to sell, or solicitation of any offer to subscribe for or to purchase, Certificates or other securities of the Issuer, nor is it calculated to invite, nor does it permit the making of, offers by the public to subscribe for or purchase for cash or other consideration Certificates or other securities of the Issuer. This Term Sheet may not be distributed or circulated by you to any person other than in a manner which complies with the restrictions set out in the section entitled “Sales Restrictions” in the Base Listing Document.

A. TERMS OF THE ISSUE			
SGX Counter Full Name (SGX Stock Code) and ISIN	SGX Counter Full Name: HSI 5xLongUB270831 SGX Stock Code: to be determined ISIN: CH1465033988	Issue Size	30.00 million Certificates
Type	European Style Cash Settled Long Certificates	Launch Date	13 October 2025
Index/Underlying	Hang Seng Index Net Total Return Index (RIC: .HSIDVN)	Issue/Initial Settlement Date	21 October 2025
Index Sponsor	Hang Seng Indexes Company Limited	Expected Listing Date	22 October 2025
Calculation Agent	UBS AG acting through its London Branch	Expiry Date	31 August 2027 (if the Expiry Date is not a Business Day, then the Expiry Date shall fall on the preceding Business Day and subject to adjustment of the Valuation Date upon the occurrence of Market Disruption Events as set out in the Conditions of the Certificates)
Reference Level³	The closing level of the Index on 21 October 2025, which will be specified in the Supplemental Listing Document		
PR Index	Hang Seng Index as published on Thomson Reuters page .HSI or any successor page.		
Issue Price	SGD 3.65		

¹ As defined in the Securities and Futures (Capital Markets Products) Regulations 2018.

² As defined in the MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products.

³ These figures are calculated as at, and based on information available to the Issuer on or about the Issue Date. The Issuer is not obliged, and undertakes no responsibility to any person, to update or inform any person of any changes to the figures after the Issue Date.

Strike Level	Zero	Valuation Date	30 August 2027 or if such day is not an Index Business Day, the immediately preceding Index Business Day. The “ Index Business Day ” means a day on which the value of the Index is published by the Index Sponsor or, as the case may be, the successor Index Sponsor
Daily Leverage	5x (within the Leverage Strategy as described in Appendix I)		
Notional Amount per Certificate	SGD 3.65		
Management Fee (p.a.)⁴	0.40%	Last Trading Date	The date falling 5 Business Days immediately preceding the Expiry Date, currently being 24 August 2027
Gap Premium (p.a.)	6.00%, is a hedging cost against extreme market movements overnight.		
Funding Cost⁵	The annualised costs of funding, referencing a publically published interbank offered rate plus spread.	Rebalancing Cost⁵	The transaction costs (if applicable), computed as a function of leverage and daily performance of the Index
Board Lot	100 Certificates	Settlement Date	No later than five Settlement Business Days following the Expiry Date, currently being 7 September 2027
Relevant Stock Exchange for the Certificates	The Singapore Exchange Securities Trading Limited (“ SGX-ST ”)	Listing	Application will be made for the listing of, and permission to deal in, the Certificates on the SGX-ST and the issue of the Certificates is conditional upon listing being granted
Relevant Stock Exchange for the Index	The Stock Exchange of Hong Kong Limited (“ HKEX ”)		
Related Exchange	Each exchange or quotation system where trading has a material effect (as predetermined by the Calculation Agent) on the overall market for options or futures relating to the Index or the PR Index		
Clearing System	The Central Depository (Pte) Limited (“ CDP ”)	Warrant Agent	CDP
Exercise	Automatic Exercise	Settlement Method	Cash Settlement
Settlement Currency	Singapore Dollar (“ SGD ”)	Reference Currency	Hong Kong Dollar (“ HKD ”)
Business Day, Settlement Business Day and Exchange Business Day	A “ Business Day ” or a “ Settlement Business Day ” is a day (excluding Saturdays, Sundays and public holidays) on which the SGX-ST is open for dealings in Singapore during its normal trading hours and banks are open for business in Singapore. An “ Exchange Business Day ” is a day on which the SGX-ST and the HKEX are open for dealings in Singapore and Hong Kong respectively during its normal trading hours and banks are open for business in Singapore and Hong Kong.	Governing Law	Singapore law
Cash Settlement Amount	In respect of each Certificate, shall be an amount (if positive) payable in the Settlement Currency equal to: Notional Amount per Certificate x Closing Level		

⁴ Please note that the Management Fee may be increased up to a maximum of 3% p.a. on giving one month’s notice to investors. Any increase in the Management Fee will be announced on the SGXNET. Please refer to the section of the Supplemental Listing Document entitled “Fees and Charges” for further details of the fees and charges payable and the maximum of such fees as well as other ongoing expenses that may be borne by the Certificates.

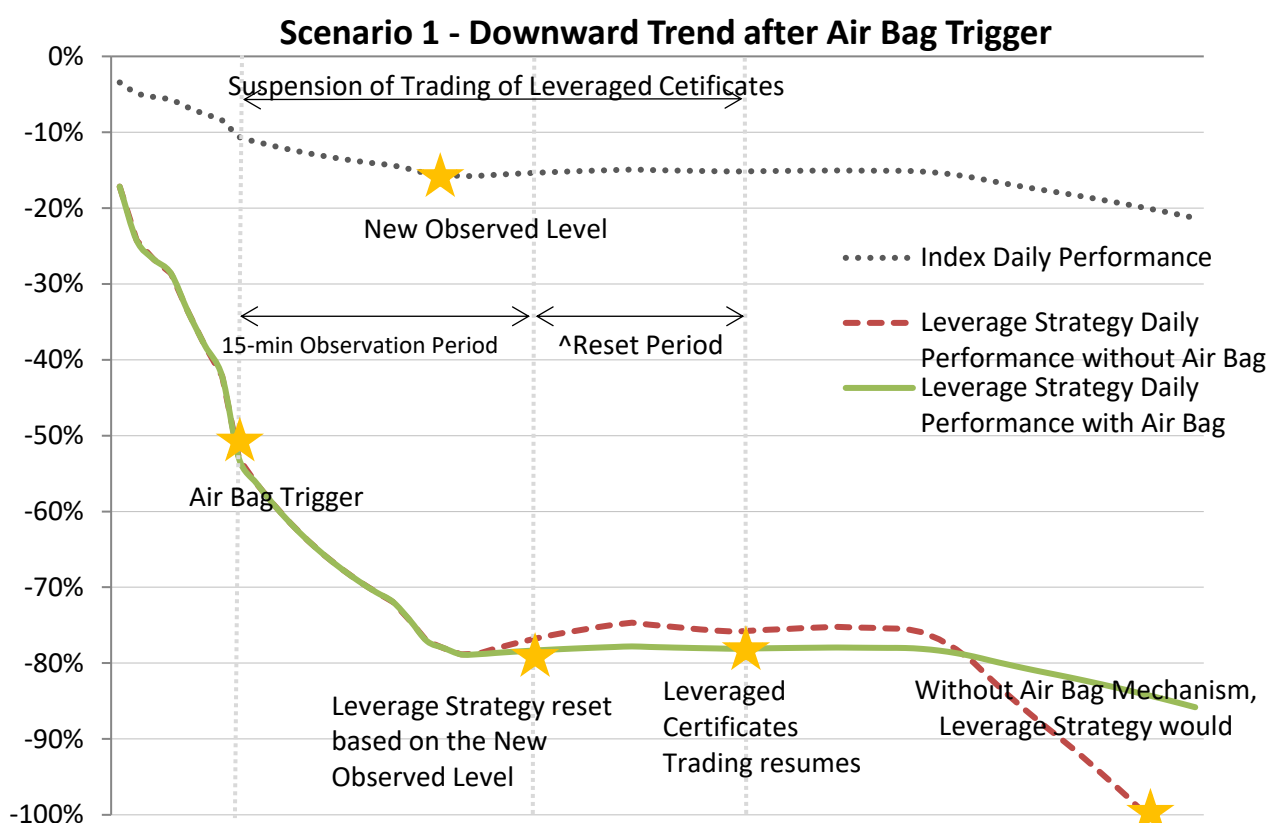
⁵ These costs are embedded within the Leverage Strategy.

	Please refer to the “Information relating to the European Style Cash Settled Long Certificates” section of the Supplemental Listing Document for examples and illustrations of the calculation of the Cash Settlement Amount.
Closing Level	In respect of each Certificate, shall be an amount payable in the Settlement Currency equal to: $\left(\frac{\text{Final Reference Level} \times \text{Final Exchange Rate}}{\text{Initial Reference Level} \times \text{Initial Exchange Rate}} - \text{Strike Level} \right) \times \text{Hedging Fee Factor}$
Hedging Fee Factor	In respect of each Certificate, shall be an amount calculated as: Product (for t from Expected Listing Date to Valuation Date) of $(1 - \text{Management Fee} \times (\text{ACT}(t-1;t) \div 360)) \times (1 - \text{Gap Premium}(t-1) \times (\text{ACT}(t-1;t) \div 360))$, where: “t” refers to “ Observation Date ” which means each Index Business Day (subject to Market Disruption Event) from (and including) the Index Business Day immediately preceding the Expected Listing Date to the Valuation Date; and ACT (t-1;t) means the number of calendar days between the Index Business Day immediately preceding the Observation Date (which is “t-1”) (included) and the Observation Date (which is “t”) (excluded). Please refer to the “Information relating to the European Style Cash Settled Long Certificates” section of the Supplemental Listing Document for examples and illustrations of the calculation of the Hedging Fee Factor.
Initial Reference Level	1,000
Final Reference Level	The closing level of the Leverage Strategy on the Valuation Date. Please refer to Appendix I “Specific Definitions relating to the Leverage Strategy” for an illustration of the calculation of the closing level of the Leverage Strategy.
Initial Exchange Rate³	The rate for the conversion of HKD to SGD as at 5:00pm (Singapore Time) on 21 October 2025 as shown on Reuters, provided that if the Reuters service ceases to display such information, as determined by the Issuer by reference to such source(s) as the Issuer may reasonably determine to be appropriate at such a time, which will be specified in the Supplemental Listing Document.
Final Exchange Rate	The rate for the conversion of HKD to SGD as at 5:00pm (Singapore Time) on the Valuation Date as shown on Reuters, provided that if the Reuters service ceases to display such information, as determined by the Issuer by reference to such source(s) as the Issuer may reasonably determine to be appropriate at such a time.
Air Bag Mechanism	The “ Air Bag Mechanism ” refers to the mechanism built in the Leverage Strategy and which is designed to reduce the Leverage Strategy exposure to the Index during extreme market conditions. If the PR Index falls by 10% or more during the trading day (which represents a 50% loss after a 5 times leverage), the Air Bag Mechanism is triggered and the Leverage Strategy is adjusted intra-day. The Air Bag Mechanism reduces the impact on the Leverage Strategy if the Index falls further, but will also maintain a reduced exposure to the Index in the event the Index starts to rise after the Air Bag Mechanism is triggered, thereby reducing its ability to recoup losses. Trading of Certificates is suspended for at least 30 minutes of continuous trading after the Air Bag is triggered. The resumption of trading is subject to the SGX-ST’s requirements of at least 15 minutes after the SGX-ST approves the request from the Issuer to resume trading on the Certificates, rounded to the next quarter of an hour. Please refer to “Product Specific Risks” relating to the Air Bag Mechanism, the “Air Bag Mechanism” section of Appendix I below, and the “Description of Air Bag Mechanism” section of the Supplemental Listing Document for further information of the Air Bag Mechanism.
Form	The Certificates will be represented by a global warrant, which will be deposited with the CDP. No definitive Warrants will be issued.
Adjustments and Extraordinary Events	The Issuer has the right to make adjustments to the terms of the Certificates if certain events including the following take place: if the Index or the PR Index, as the case may be, is calculated and published by a successor to the Index Sponsor, if the Index or the PR Index, as the case may be, is replaced or modified or if the Index Sponsor fails to calculate and publish the Index on or prior to the Valuation Date (other than as a result of a Market Disruption Event) (as more specifically set out in the terms and conditions of the Certificates in the Listing Documents). For the avoidance of doubt, no notice will be given if the Issuer determines that adjustments will not be made.
Further Issuance	The Issuer may issue further certificates which will form a single series with the existing issue of Certificates.
Documents	The Listing Documents are and will be available for inspection during usual business hours on any weekday (public holidays excepted) at the following address: Allen & Gledhill LLP at One Marina Boulevard #28-00, Singapore 018989
Selling Restrictions	No action has been or will be taken by the Issuer that would permit a public offering of the Certificates or possession or distribution of any offering material in relation to the Certificates in any jurisdiction where action for that purpose is required. No offers, sales or deliveries of any Certificate or distribution of any offering material relating to the Certificates may be made in or from any jurisdiction except in circumstances which will result in compliance with any applicable laws or regulations.
B. INFORMATION ON THE ISSUER	
Name of Issuer	UBS AG, acting through its London Branch
Issuer’s Credit Rating	As of the Launch Date: Moody’s Investors Service Ltd.: Aa2 S&P Global Ratings Europe Limited: A+ Fitch Ratings Ireland Limited: A+

Issuer Regulated By	The Swiss Federal Banking Commission and the Financial Conduct Authority and the Prudential Regulatory Authority of the United Kingdom
Issuer's Website and Contact Information	For more information, including financial information, on the Issuer, please see: http://www.ubs.com/ E-mail: OL-HKWarrants@ubs.com Contact No: +852 2971 6668
C. INFORMATION ON MARKET MAKING	
Name of Designated Market Maker ("DMM")	UBS AG, acting through its London Branch
Maximum Bid and Offer Spread	(i) when the best bid price of the Certificate is S\$10 and below: 10 ticks or S\$0.20 whichever is greater; and (ii) when the best bid price of the Certificate is above S\$10: 5% of the best bid price of the Certificate.
Minimum Quantity subject to Bid and Offer Spread	10,000 Certificates
Last Trading Day for Market Making	The date falling 5 Exchange Business Days immediately preceding the Expiry Date.
Circumstances where a Quote will/may not be provided	The DMM may not provide quotations in the following circumstances: (i) during the pre-market opening and five minutes following the opening of the SGX-ST on any trading day; (ii) if the Certificates are valueless (where the Issuer's bid price is below the minimum bid size for such securities as prescribed by the SGX-ST); (iii) before the Relevant Stock Exchange for the Index has opened and after the Relevant Stock Exchange for the Index has closed on any trading day and trading in the securities constituting the Index has ceased for such trading day; (iv) when trading in the Index is suspended or limited in a material way for any reason, for the avoidance of doubt, the DMM is not obliged to provide quotations for the Certificates at any time when the Index is not negotiated/traded for any reason; (v) where the Certificates are suspended from trading for any reason including, but without limitation, as a result of trading in the securities or derivatives relating to or constituting the Index being suspended, trading of options or futures relating to the Index on any options or futures exchanges being suspended, or options or futures generally on any options and/or futures exchanges on which options relating to the Index are traded being suspended, or if the Index for whatever reason is not calculated; (vi) market disruption events, including, without limitation, (i) any suspension of or limitation imposed on trading (including but not limited to unforeseen circumstances such as by reason of movements in price exceeding limits permitted by the SGX-ST or any act of God, war, riot, public disorder, explosion, terrorism or otherwise due to any unforeseen circumstances) in securities or derivatives relating to or constituting the Index, options or futures relating to the Index on any options or futures exchanges or options or futures generally on any options and/or futures exchanges on which options or futures relating to the Index are traded; (ii) any failure from the Index Sponsor to compute, publish and disseminate the level of the Index or the PR Index or material limitation to access the level of the PR Index or Index and (iii) a limitation or closure of the SGX-ST or the Relevant Stock Exchange for the Index due to any unforeseen circumstances; (vii) where the Issuer or the DMM faces technical problems affecting the ability of the DMM to provide bids and offer quotations; (viii) where the ability of the Issuer to source a hedge or unwind an existing hedge, as determined by the Issuer in good faith, is materially affected by the prevailing market conditions, and the Issuer informs the SGX-ST of its inability to do so as soon as practicable; (ix) in cases where the Issuer has no Certificates to sell, then the DMM will only provide bid quotations. The DMM may provide intermittent offer quotations when it has inventory of the Certificates; (x) if the stock market experiences exceptional price movement and volatility; (xi) when all Related Exchanges on options or futures relating to the Index or PR Index and the Relevant Stock Exchange for the Index are not open for dealings concurrently; (xii) when it is a public holiday in Singapore and the SGX-ST is not open for dealings; and (xiii) during the suspension of trading of Certificates after an Air Bag Mechanism has been triggered.
D. PRODUCT SUITABILITY	
WHO IS THIS PRODUCT SUITABLE FOR?	
- This product is <u>only</u> suitable for investors who believe that the level of the Index will increase and are seeking short-term leveraged exposure to the Index. The Certificates are classified as Specified Investment Products (SIPs), and may only be sold to retail investors with enhanced safeguards, including an assessment of such investors' investment knowledge or experience. - This product should be only considered for intraday trading and short term investment periods due to its leveraged exposure and the daily compounding, which may lead to a performance different from 5 times the performance of the Index over a period longer than one day. You should consider carefully whether the Certificates are suitable for you in light of your experience, objectives, financial position and other relevant circumstances. The Certificates are not suitable for inexperienced investors.	

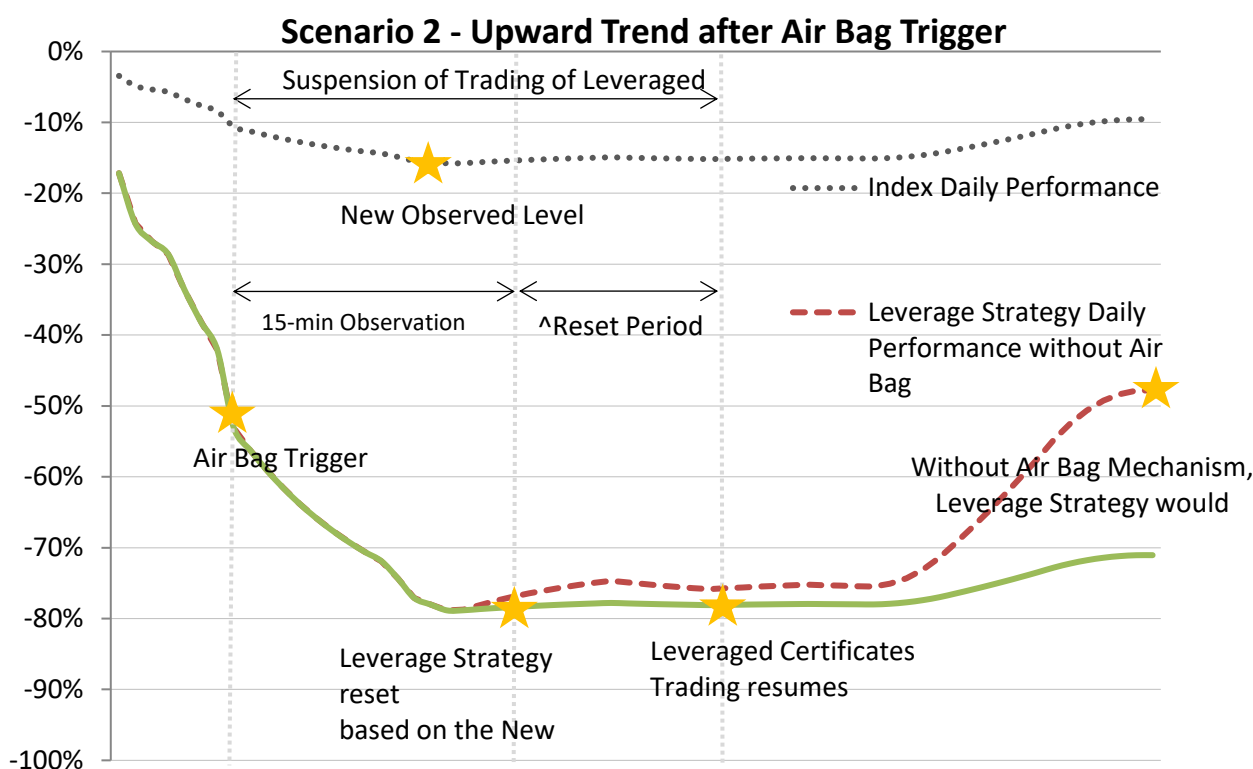
Key Product Features	
WHAT ARE YOU INVESTING IN? - You are investing in the daily leveraged certificates, which are in the form of a zero-strike warrant, that provides you with a fixed leveraged return on the daily performance of the Index, plus any costs or fees that may apply. - The Certificates track the performance of the Leverage Strategy. This Leverage Strategy provides a return based on a fixed daily leveraged return of the Index. - As an example, the Certificates' daily performance will correspond to 5 times the daily performance of the Index (excluding costs). If the Index rises by 1% compared to the previous closing level, the value of the Certificate will rise by 5% (excluding costs). If the Index falls by 1% compared to the previous closing level, the value of the Certificate will fall by 5% (excluding costs). <u>Floor level of the Leverage Strategy</u> - The Leverage Strategy is floored at 0 and the Certificates cannot be valued below zero. <u>Leverage Mechanism</u> - The leverage mechanism is designed to provide 5 times the daily performance of the Index (excluding costs). As the initial investment is only the price of the Certificates, the leverage is derived by a process equivalent to financing an additional 4 times the daily performance of the Index at a funding rate determined according to the formula of the Leverage Strategy.	Further Information Please refer to the "Information relating to the Index" section in the Supplemental Listing Document, and the Issuer's website at http://dlc.ubs.com.
Calculation of the Cash Settlement Amount	
In respect of each Certificate, shall be an amount (if positive) payable in the Settlement Currency equal to: the Notional Amount per Certificate times the Closing Level.	
WHAT WOULD YOU GAIN OR LOSE IN DIFFERENT SITUATIONS? Best case scenario: The level of the Index increases substantially resulting in a significant increase in the price of the Certificates. You would then sell the Certificates and realise a profit. The DMM is required to provide liquidity in the Certificates to ensure that there will generally be a market price available for the purchase and sale of the Certificates. Worst case scenario: If you buy the Certificates and the level of the Index decreases sharply, the value of the Certificates will decrease by a multiple of the aforementioned decrease in the level of the Index, and you may lose your entire investment. Please refer to Appendix II below for an illustration on how returns and losses can occur under different scenarios.	
E. KEY RISKS	
WHAT ARE THE KEY RISKS OF THIS INVESTMENT? - Investment in the Certificates involves substantial risks including market risk, liquidity risk and the risk that the Issuer will be unable to satisfy its obligations under the Certificates. Investors should ensure that they understand the nature of all these risks before making a decision to invest in the Certificates. PLEASE REFER TO THE LISTING DOCUMENTS FOR A COMPLETE LIST OF RISKS - The Risk Factors below are a summary of the Risk Factors set out in the Base Listing Document and the Supplemental Listing Document.	Further Information Please refer to the "Risk Factors" section set out in the Base Listing Document and in the Supplemental Listing Document for a complete list of risks and details of the risks.
Market Risks	
Market price of the Certificates may be affected by many factors Due to their nature, Certificates can be volatile instruments and may be subject to considerable fluctuations in value due to, including but not limited to, variations in the frequency and magnitude of the changes in the level of the Index, the time remaining to expiry, the currency exchange rates and the creditworthiness of the Issuer. You may lose your entire investment Certain events relating to the Index or Index components may cause adverse movements in the value and the level of the Index or Index components, as a result of which, you may, in extreme circumstances, sustain a significant loss of your investment if the level of the Index has fallen sharply.	
Liquidity Risks	
The secondary market may be illiquid The Issuer acting through its DMM may be the only market participant buying and selling the Certificates. Therefore, the secondary market for the Certificates may be limited and you may not be able to realise the value of the Certificates. Do note that the bid-ask spread increases with illiquidity.	
Product Specific Risks	
Certificates only exercisable on the Expiry Date The Certificates are only exercisable on the Expiry Date and you may not exercise the Certificates prior to such date. Accordingly, if on the Expiry Date the Cash Settlement Amount is zero or close to zero, you will lose your entire investment in the Certificates. - The total return on an investment in any Certificate will be affected by the Hedging Fee Factor, Management Fee and Gap Premium. Trading in the Certificates may be suspended You should note that if trading in the securities or derivatives relating to or constituting the Index is suspended, trading of options or futures relating to the Index on any options or futures exchanges is suspended, or options or futures generally on any options and/or futures exchanges on which options or futures relating to the Index are traded is suspended, or if the Index for whatever reason is not calculated, trading in the relevant Certificates may be suspended for a similar period.	

- **The value of certain index constituents may not be included in the closing level of the Index**
The closing level of the Index may be the settlement price for settling the relevant index futures and options contracts as determined by the Relevant Stock Exchange for the Index. Thus, if it occurs at a time when one or more securities or derivatives comprised in the Index are not trading and there is no Market Disruption Event under the terms of the Certificates then the value of such securities or derivatives will not be included in the closing level of the Index.
- **Issuer may make adjustments to the terms and conditions of the Certificates**
Certain events relating to the PR Index or the Index or PR Index components or Index components permit the Issuer to make certain determinations in respect of the PR Index or the Index or PR Index components or Index components, such as an adjustment to the Cash Settlement Amount necessary to take account of any material change in the method of calculation of the Index.
- **You may be exposed to an exchange rate risk**
There may be an exchange rate risk where the Cash Settlement Amount is converted from a foreign currency into Singapore Dollars.
- **You will be exposed to leveraged risks**
If the investment results in a loss, any such loss will be increased by the leverage factor of the Certificates. Consequently you could lose more than you would if you invested directly in the Index, or securities or derivatives comprised in the Index.
- **Product performance may differ from 5 times the performance of the Index over a period longer than one day**
When held for longer than a day, product performance could be more or less than the leverage factor that is embedded within the Certificates. The performance each day is locked in, and any subsequent returns are based on what was achieved the previous trading day. This process, referred to as compounding, may lead to a performance difference from 5 times the performance of the securities or derivatives comprised in the Index over a period longer than one day. This difference may be amplified in a volatile market with a sideways trend, where market movements are not clear in direction, whereby investors may sustain substantial losses.
- **The Air Bag Mechanism is triggered only when the Index or the PR Index is calculated or traded, which may not be during the trading hours of the Relevant Stock Exchange for the Certificates.**
- **When triggered, the Air Bag Mechanism may reduce the ability for the product to recoup losses**
Investors should note that the Air Bag Mechanism reduces the impact on the Leverage Strategy if the Index falls further, but will also maintain a reduced exposure to the Index in the event the Index starts to rise after the Air Bag Mechanism is triggered, thereby reducing its ability to recoup losses. Illustrative examples of the Air Bag Mechanism are set out below.⁶



[^] The resumption of trading is subject to the SGX-ST's requirements of at least 15 minutes after the SGX-ST approves the request from the Issuer to resume trading on the Certificates, rounded to the next quarter of an hour.

⁶ The illustrative examples are not exhaustive.



^ The resumption of trading is subject to the SGX-ST's requirements of at least 15 minutes after the SGX-ST approves the request from the Issuer to resume trading on the Certificates, rounded to the next quarter of an hour.

- There is no assurance that the Air Bag Mechanism will prevent investors from losing the entire value of their investment**
 There is no assurance that the Air Bag Mechanism will prevent investors from losing the entire value of their investment, in the event of (i) an overnight fall in the Index, where there is an approximately 20% or greater gap between the previous trading day closing level and the opening level of the Index the following trading day, as the Air Bag Mechanism will only be triggered when the market (in respect of which the Index is listed) opens the following trading day (including pre-opening session or opening auction, as the case may be) or (ii) a sharp intraday fall in the Index of approximately 20% or greater within the 15 minutes Observation Period compared to the reference level, being: (a) if air bag event has not been previously triggered on the same day, the previous closing level of the Index, or (b) if one or more air bag events have been previously triggered on the same day, the latest New Observed Level.
- The Certificates may be cancelled by the Issuer**
 The Certificates may be cancelled at the discretion of the Issuer under certain circumstances, on giving notice to investors in accordance with the terms and conditions of the Certificates. Any money received by an investor on cancellation of the Certificates, which will be at the mark to market price, may be less than the capital initially invested by the investor, resulting in a loss to the investor.

Issuer Related Risks

- You are exposed to the credit risk of the Issuer**
 The Certificates constitute direct, general and unsecured contractual obligations of the Issuer and if you purchase the Certificates, you are relying upon the creditworthiness of the Issuer and have no rights under the Certificates against any other person. You should note that the Issuer issues a large number of financial instruments, including Certificates, on a global basis and at any given time, the financial instruments outstanding may be substantial. A reduction in the rating, if any, accorded to outstanding debt securities of the Issuer by any one of its rating agencies could result in a reduction in the trading value of the Certificates. The Issuer does not in any respect underwrite or guarantee the performance of any Certificate.
- Conflicts of interest may arise from the overall activities of the Issuer, its subsidiaries or affiliates**
 The Issuer and any of its subsidiaries and affiliates are diversified financial institutions that engage in a wide range of commercial and investment banking, brokerage, funds management, hedging transactions and investment and other activities for their own account or the account of others. In addition, the Issuer and any of its subsidiaries and affiliates, in connection with their other business activities, may possess or acquire material information about the securities or derivatives related to the Index and/or the Index. Such activities and information may involve or otherwise affect issuers of the securities or derivatives related to the Index and/or the Index in a manner that may cause consequences adverse to investors in the Certificates or otherwise create conflicts of interests in connection with the issue of Certificates by the Issuer.
- Hedging or market-making activities by the Issuer, its subsidiaries or affiliates may affect the Certificates**
 In connection with hedging or market-making activities or with respect to proprietary or other trading activities by the Issuer and any of its respective subsidiaries and its affiliates, the Issuer and any of its respective subsidiaries and affiliates may enter into transactions in the components of the Index or related securities or derivatives which may affect the market price, liquidity or value of the Certificates and which may affect the interests of investors in the Certificates.

F. FEES AND CHARGES

WHAT ARE THE FEES AND CHARGES OF THIS INVESTMENT?

- Normal transaction and brokerage fees apply, similar to fees that you would pay for other transactions on SGX-ST.
- Investors holding their position overnight will also incur the annualised cost (which consists of the Management Fee and Gap Premium, which are calculated daily and applied to the value of the product, as well as certain costs embedded within the Leverage Strategy including the Funding Cost and Rebalancing Cost). The Management Fee and Gap Premium will be published on the website at <http://dlc.ubs.com> and updated daily.

SPECIFIC DEFINITIONS RELATING TO THE LEVERAGE STRATEGY

Description of the Leverage Strategy

The Leverage Strategy is designed to track a 5 times daily leveraged exposure to the Index.

At the end of each trading day of the Index, the exposure of the Leverage Strategy to the Index is reset within the Leverage Strategy in order to retain a daily leverage of 5 times the performance of the Index (excluding costs) regardless of the performance of the Index on the preceding day. This mechanism is referred to as the Daily Reset.

The Leverage Strategy incorporates an air bag mechanism which is designed to reduce exposure to the Index during extreme market conditions, as further described below.

Leverage Strategy Formula

LSL_t

means, the Leverage Strategy Level as at the Leverage Reset Time (t), calculated in accordance with the following formulae:

On Leverage Reset Time (1):

$$LSL_1 = 1000$$

On each subsequent Leverage Reset Time (t):

$$LSL_t = \text{Max}\left[LSL_{r(t)} \times \left(1 + LR_{r(t),t} - FC_{r(t),t} - RC_{r(t),t}\right), 0\right]$$

Leverage Reset Time (t)

means

1) the scheduled closing time for the Relevant Stock Exchange for the Index (or any successor thereto) on any Observation Date; and

2) end of any Intraday Restrike Event Observation Period.

Leverage Reset Time (1) is the scheduled close for the Relevant Stock Exchange for the Index on Issue Date.

Leverage Reset Time r(t)

means the Leverage Reset Time immediately preceding the Leverage Reset Time (t).

LR_{r(t),t}

means the Leveraged Return of the Index between Leverage Reset Time r(t) and Leverage Reset Time (t), calculated as follows :

$$LR_{r(t),t} = \text{Leverage} \times \left(\frac{NTR_t}{NTR_{r(t)}} - 1\right)$$

FC_{r(t),t}

means, the Funding Cost between the Leverage Reset Time r(t) (included) and the Leverage Reset Time (t) (excluded), calculated as follows:

If the Leverage Reset Time r(t) is at the scheduled closing time for the Relevant Stock Exchange for the Index (or any successor thereto) on any Observation Date,

$$FC_{r(t),t} = (\text{Leverage} - 1) \times \frac{\text{Rate}_{r(t)} \times \text{ACT}(r(t),t)}{\text{DayCountBasisRate}}$$

Otherwise, $FC_{r(t),t} = 0$

RC_{r(t),t}

means the Rebalancing Cost of the Leverage Strategy as at Leverage Reset Time (t), calculated as follows:

$$RC_{r(t),t} = \text{Leverage} \times (\text{Leverage} - 1) \times \left(\left|\frac{NTR_t}{NTR_{r(t)}} - 1\right|\right) \times TC$$

TC

means the Transaction Costs applicable as determined by the Calculation Agent (including Stamp Duty and any other applicable taxes, levies and costs which may be levied on the stock transactions on the Relevant Stock Exchange for the Index by the applicable regulatory authorities from time to time) that are currently equal to :

0.11%

“Stamp Duty” refers to the applicable rate of stamp duty on the stock transactions in the jurisdiction of the Relevant Stock Exchange for the Index, which may be changed by the applicable regulatory authorities from time to time.

Leverage

5

NTR_t

means the level of the Index as of Leverage Reset Time (t) computed as follows, subject to the adjustments and provisions of the Conditions:

If the Leverage Reset Time (t) is at the scheduled closing time for the Relevant Stock Exchange for the Index (or any successor thereto) on any Observation Date,

NTR_t is the Closing Level of the Index as of such Observation Date.

Otherwise,

$$NTR_t = NTR_{D(t)} \times \frac{PR_t}{PR_{D(t)} - Div_{C(t)}}$$

Where:

D(t) means the immediately preceding scheduled closing time prior to the Leverage Reset Time (t);

NTR_{D(t)} is the Closing Level of the Index as of the Observation Date of D(t);

PR_{D(t)} is the Closing Level of the PR Index as of the Observation Date of D(t);

Div_{C(t)} represents the dividend to be paid out on the Observation Date of the Leverage Rest Time (t) and is computed as follows:

$$Div_{C(t)} = PR_{D(t)} - \frac{NTR_{D(t)} \times PR_{C(t)}}{NTR_{C(t)}}$$

C(t) means the scheduled closing time of the Observation Date as of the Leverage Rest Time (t)

PR_t

means the level of the PR Index as of Leverage Reset Time (t) computed as follows:

If the Leverage Reset Time (t) is at the scheduled closing time for the Relevant Stock Exchange for the PR Index (or any successor thereto) on any Observation Date,

PR_t is the Closing Level of the PR Index as of such Observation Date.

Otherwise,

PR_t is the lowest level of the PR Index during the respective Intraday Restrike Observation Period, subject to the adjustments and provisions of the Conditions.

Rate_t

means, in respect of the Observation Date of Leverage Reset Time (t), a rate calculated as of such day in accordance with the following formula:

$$Rate_t = CashRate_t + \%SpreadLevel_t$$

CashRate_t

means, in respect of the Observation Date of the Leverage Reset Time (t), the Overnight HKD Hong Kong Interbank Offered Rate (HIBOR) Fixing, as published on Reuters RIC H1HKDOND= or any successor page, being the rate as of day (t), provided that if any of such rate is not available, then that rate shall be determined by reference to the latest available rate that was published on the relevant Reuters page. Upon the occurrence or likely occurrence, as determined by the Calculation Agent, of a Benchmark Event, the Calculation Agent may make adjustments as it may determine appropriate to account for the relevant event or circumstance, including but not limited to using any alternative rates from such date, with or without retroactive effect as the Calculation Agent may in its sole and absolute discretion determine.

%SpreadLevel_t

means, in respect of the Observation Date of the Leverage Reset Time (t), a rate which shall be determined with respect to such Valuation Date(t) by the Calculation Agent as the difference between (1) the 12-month HKD Hong Kong Interbank Offered Rate (HIBOR) Fixing, as published on Reuters RIC H1HKD1YD= and (2) Overnight HKD Hong Kong Interbank Offered Rate (HIBOR) Fixing, as published on Reuters RIC H1HKDOND= or any successor page, each being the rate as of day (t), provided that if any of such rates

is not available, then that rate shall be determined by reference to the latest available rate that was published on the relevant Reuters page. Upon the occurrence or likely occurrence, as determined by the Calculation Agent, of a Benchmark Event, the Calculation Agent may make adjustments as it may determine appropriate to account for the relevant event or circumstance, including but not limited to using any alternative rates from such date, with or without retroactive effect as the Calculation Agent may in its sole and absolute discretion determine.

Provided that if such difference is negative, %SpreadLevel_t should be 0%.

Benchmark Event

means:

the relevant reference rate has ceased to be published on the relevant screen page as a result of such benchmark ceasing to be calculated or administered; or

a public statement by the administrator of the relevant reference rate that (in circumstances where no successor administrator has been or will be appointed that will continue publication of such reference rate) it has ceased publishing such reference rate permanently or indefinitely or that it will cease to do so by a specified future date (the "**Specified Future Date**"); or

a public statement by the supervisor of the administrator of the relevant reference rate that such reference rate has been or will, by a specified future date (the "**Specified Future Date**"), be permanently or indefinitely discontinued; or

a public statement by the supervisor of the administrator of the relevant reference rate as a consequence of which Reference Rate will, by a specified future date (the "**Specified Future Date**"), be prohibited from being used, or that its use will be subject to restrictions or adverse consequences, either generally or in respect of the Certificates; or

a public statement by the supervisor of the administrator of the relevant reference rate that, in the view of such supervisor, such reference rate is or will, by a specified future date (the "**Specified Future Date**"), be no longer representative of an underlying market or the methodology to calculate such reference rate has materially changed; or

it has or will, by a specified date within the following six months, become unlawful for the Calculation Agent or the Issuer to calculate any payments due to be made to any holder of the Certificates using the relevant reference rate (including, without limitation, under the Benchmarks Regulation (EU) 2016/1011, if applicable).

Notwithstanding the subparagraphs above, where the relevant Benchmark Event is a public statement within subparagraphs (b), (c), (d) or (e) above and the Specified Future Date in the public statement is more than six months after the date of that public statement, the Benchmark Event shall not be deemed occur until the date falling six months prior to such Specified Future Date.

ACT(r(t),t)

ACT (r(t),t) means the number of calendar days between the Observation Date of the Leverage Reset Time r(t) (included) and the Observation Date of the Leverage Reset Time (t) (excluded).

DayCountBasisRate

365

Air Bag Mechanism

Intraday Restrike Event

means in respect of an Observation Date, the decrease at any Calculation Time of the PR Index level by 10% or more compared with the level of PR_{r(t)}, where r(t) means the immediately preceding Leverage Reset Time prior to such Calculation Time.

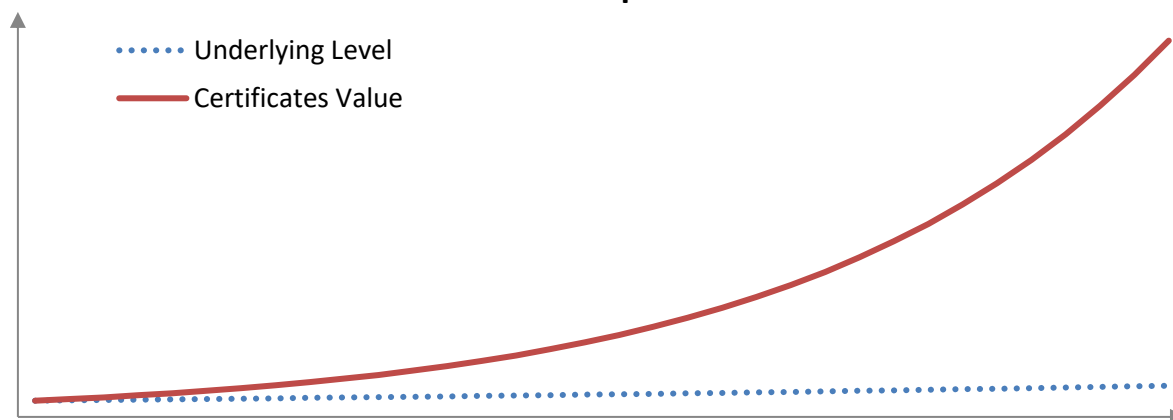
Calculation Time	means any time between the TimeReferenceOpening and the TimeReferenceClosing, provided that the relevant data is available to enable the Calculation Agent to determine the Leverage Strategy Level.
TimeReferenceOpening	means the scheduled opening time (including pre-opening session or opening auction, as the case may be) for the Relevant Stock Exchange for the Index (or any successor thereto).
TimeReferenceClosing	means the scheduled closing time (including closing auction session) for the Relevant Stock Exchange for the Index (or any successor thereto).
Intraday Restrike Event Observation Period	means in respect of an Intraday Restrike Event, the period starting on and excluding the Intraday Restrike Event Time and finishing on and including the sooner between (1) the time falling 15 minutes of continuous trading after the Intraday Restrike Event Time and (2) the TimeReferenceClosing. Where, during such period, the Calculation Agent determines that (1) the level of the PR Index is not disseminated by the Index Sponsor or, the Index Calculation Agent, as the case may be or (2) the Relevant Stock Exchange for the Index is not open for continuous trading, the Intraday Restrike Event Observation Period will be extended to the extent necessary until (1) the level of the PR Index is calculated and disseminated by the Index Sponsor or, the Index Calculation Agent, as the case may be and (2) the Relevant Stock Exchange for the Index is open for continuous trading.
Intraday Restrike Event Time	means in respect of an Intraday Restrike Event, the Calculation Time on which such event occurs.

ILLUSTRATION ON HOW RETURNS AND LOSSES CAN OCCUR UNDER DIFFERENT SCENARIOS

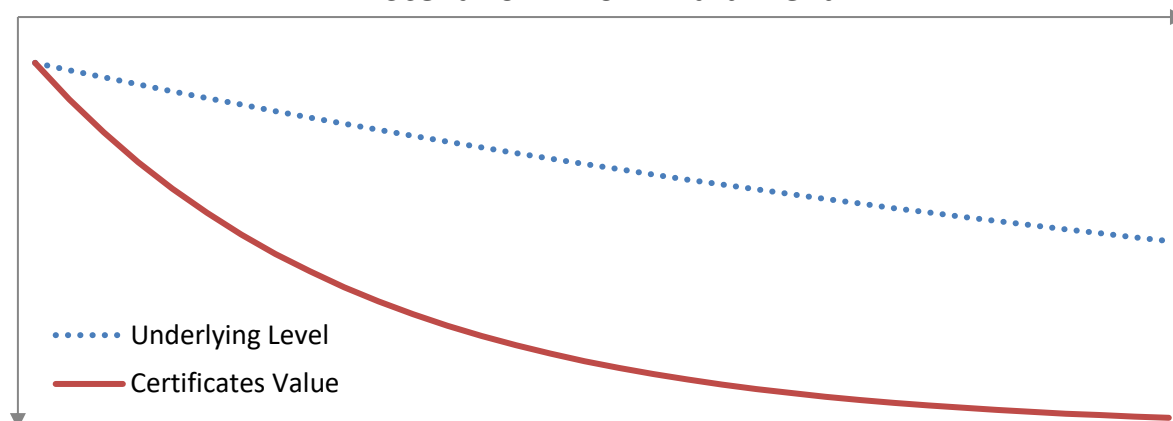
The examples are purely hypothetical and do not take fees and charges payable by investors into consideration. The examples highlight the effect of the Index performance on the value of the Certificates and do not take into account the possible influence of fees or any other market parameters.

1. Illustrative examples

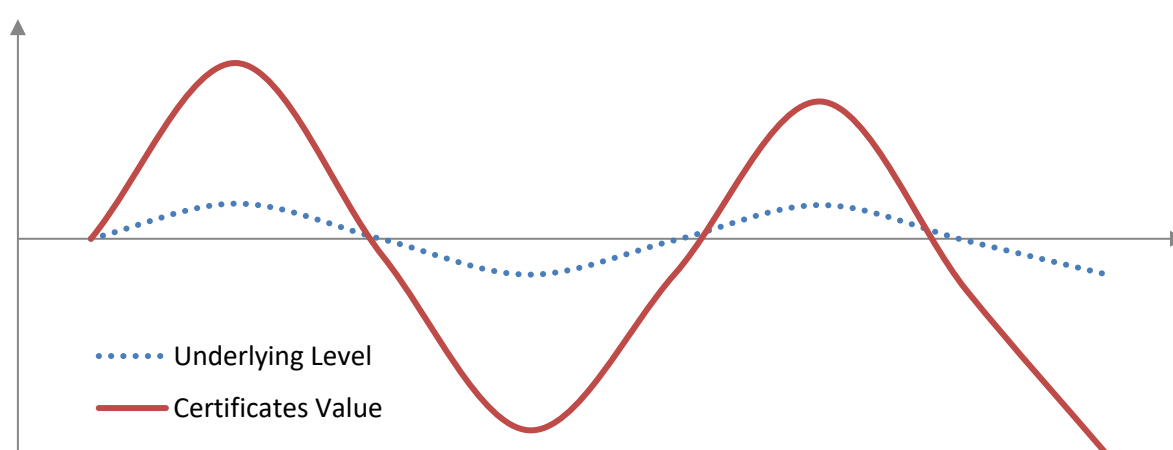
Scenario 1 - Upward Trend



Scenario 2 - Downward Trend



Scenario 3 - Volatile Market



2. Numerical Examples

Scenario 1 – Upward Trend

Underlying						
	Day 0	Day 1	Day 2	Day 3	Day 4	Day 5
Daily Return		2.00%	2.00%	2.00%	2.00%	2.00%
Value at end of day	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81
Accumulated Return		2.00%	4.04%	6.12%	8.24%	10.41%

Value of the Certificates						
	Day 0	Day 1	Day 2	Day 3	Day 4	Day 5
Daily Return		10.00%	10.00%	10.00%	10.00%	10.00%
Price at end of day	3.65	4.02	4.42	4.86	5.34	5.88
Accumulated Return		10.00%	21.00%	33.10%	46.41%	61.05%

Scenario 2 – Downward Trend

Underlying						
	Day 0	Day 1	Day 2	Day 3	Day 4	Day 5
Daily Return		-2.00%	-2.00%	-2.00%	-2.00%	-2.00%
Value at end of day	10,000.00	9,800.00	9,604.00	9,411.92	9,223.68	9,039.21
Accumulated Return		-2.00%	-3.96%	-5.88%	-7.76%	-9.61%

Value of the Certificates						
	Day 0	Day 1	Day 2	Day 3	Day 4	Day 5
Daily Return		-10.00%	-10.00%	-10.00%	-10.00%	-10.00%
Price at end of day	3.65	3.29	2.96	2.66	2.39	2.16
Accumulated Return		-10.00%	-19.00%	-27.10%	-34.39%	-40.95%

Scenario 3 – Volatile Market

Underlying						
	Day 0	Day 1	Day 2	Day 3	Day 4	Day 5
Daily Return		2.00%	-2.00%	-2.00%	2.00%	2.00%
Value at end of day	10,000.00	10,200.00	9,996.00	9,796.08	9,992.00	10,191.84
Accumulated Return		2.00%	-0.04%	-2.04%	-0.08%	1.92%

Value of the Certificates						
	Day 0	Day 1	Day 2	Day 3	Day 4	Day 5
Daily Return		10.00%	-10.00%	-10.00%	10.00%	10.00%
Price at end of day	3.65	4.02	3.61	3.25	3.58	3.94
Accumulated Return		10.00%	-1.00%	-10.90%	-1.99%	7.81%

APPENDIX III

DISCLAIMER OF THE INDEX SPONSOR

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