

Interest rate forecast for companies

key4 mortgages in the current interest rate environment – November and December 2021

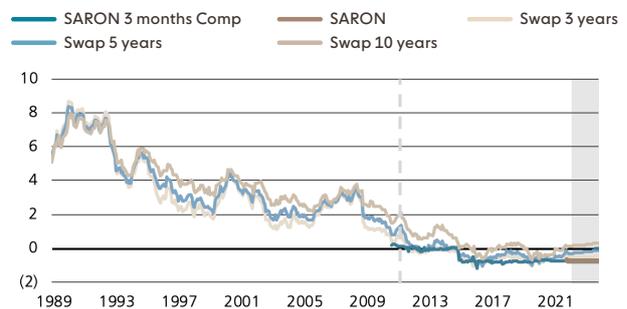


2022: a return to pre-coronavirus monetary policy

We expect the economy to recover from the pandemic next year. This will allow central banks to normalize their monetary policy, i.e. to return to pre-coronavirus conditions. The US Federal Reserve has already announced its intention to discontinue the bond-buying program introduced during the coronavirus pandemic and possibly to raise key interest rates in the second half of the year.

The Swiss National Bank set negative key interest rates even before the coronavirus pandemic and will continue to apply them. As long as the SNB maintains its negative interest rate policy, interest rates on government bonds and mortgage interest rates are also likely to remain at a low level. The risk of sharply rising interest rates should therefore be minimal.

Long-term interest rate trend in %



Sources: Bloomberg, UBS Switzerland AG

This is only an indicative interest rate. The effective interest rate is calculated using the margin + Compounded SARON of the accounting period. The Compounded SARON cannot be negative.

Interest rate forecast in figures

	12.11.21	31.12.21	30.06.22	31.12.22	30.06.23
SARON	-0.71	-0.73	-0.75	-0.75	-0.74
Swap 3 years	-0.39	-0.47	-0.51	-0.50	-0.48
Swap 5 years	-0.20	-0.26	-0.27	-0.21	-0.16
Swap 10 years	0.14	0.11	0.18	0.20	0.27

Sources: Bloomberg, UBS Switzerland AG

Please note that the stated interest rate is in part a forecast and the actual interest rate may be higher or lower.

The perfect real estate financing for every need

The type of financing has a significant effect on the profitability of your investment properties. We offer you tailor-made financing models and support you in optimizing your earnings through the whole life cycle of your properties.

- With a key4 fixed-rate Mortgage or a key4 fixed-rate Loan, we fix the capital, duration and interest rate in the long term. This makes calculating costs easy.
- If you are looking for highly flexible, short-term financing, we recommend key4 fixed advances, a key4 Floating Rate loan or a key4 SARON Flex Mortgage.

With an overall limit under key4 Real Estate financing, you have maximum flexibility for covering your financial needs thanks to a variety of loan usage options.

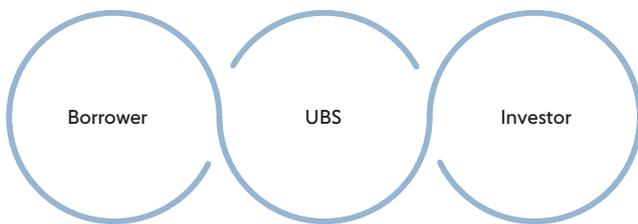
key4 mortgages offer attractive combinations for all mortgage profiles under any interest rate conditions

Interest rate level	key4 fixed-rate mortgage			key4 SARON mortgage
	short	medium	long	
high	●	●	●	●
decreasing	●	●	●	●
normal	●	●	●	●
rising	●	●	●	●
low	●	●	●	●

● suitable ● suitable under certain conditions ● not suitable

What you can expect from key4

key4 is a platform for financing investment property, where borrowers and Swiss institutional investors searching for reliable long-term financing opportunities in the Swiss real estate sector can meet. Place just one request and you will receive multiple offers at the best possible conditions from the range of available products. The offers are easy to compare and the choice of investor is completely up to you.



- ✓ **Always at your side**
We assess and broker requests and take care of the entire administration.
- ✓ **Several offers**
With one request you will receive several attractive offers.
- ✓ **Transparent costs**
There are no hidden costs. You only pay fees if you take out a mortgage.

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For all your questions

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