

Open End Turbo Call Warrant

Linked to Dt. Wohnen

Issued by UBS AG, London Branch



Cash settled

EUSIPA Product Type: Knock-Out Warrants (2200)

WKN: UD6CSA / ISIN: DE000UD6CSA5

Final Termsheet

Information on Underlying

Underlying(s)	Reference Level	Initial Strike / Knock-Out Barrier	Conversion Ratio
Deutsche Wohnen SE Bloomberg: DWN1 GY / Reuters: DWNG.DE WKN: A0HN5C / ISIN: DE000A0HN5C6	EUR 33.60	EUR 33.00	10:1

Product Details

Security Numbers	WKN: UD6CSA / ISIN: DE000UD6CSA5 / Valor: 53839304
Issue Size	up to 10,000,000 Units (with reopening clause)
Issue Price	EUR 0.10
Redemption Currency	EUR
Initial Leverage	33.60

Dates

Launch Date	31 March 2020
Fixing Date ("Pricing")	30 March 2020
Initial Payment Date (Issue Date)	02 April 2020
First Listing Date	31 March 2020
Expiration Date ("Expiry")	Open End (Subject to the occurrence of a Knock-Out Event)
Valuation Date	means the day when either the Investor's Exercise Right or the Issuer's Call Right becomes effective or the day a Knock-Out Event occurs.
Maturity Date	means the 5th Banking Day following the Valuation Date. In case this date is not a Banking Day the next following Banking Day will apply.

Redemption

The Investor is entitled to receive from the Issuer on the Maturity Date an amount in the Redemption Currency according to the following scenarios:

Scenario 1 (in case of Issuer Call or Investor Exercise)	If a Knock-Out Event has NOT occurred , the Investor will receive on the Maturity Date the Redemption Amount.
Scenario 2	If a Knock-Out Event has occurred, the Warrant expires immediately and will be redeemed at a Knock-Out Redemption Amount of 0.001 Euro.
Redemption Amount	Settlement Price - Current Strike Level, considering the Conversion Ratio.
Settlement Price	Official closing level of the Underlying on the Relevant Exchange on the Valuation Date.

Current Strike Level	<p>The Current Strike Level (S) will be determined by the Calculation Agent on a daily basis commencing from the Initial Strike Level in accordance with below formula, and rounded to two decimal places; it will be readjusted before market opening on a daily basis.</p> $S_{\text{new}} = S_{\text{old}} + \frac{(R + FS) \cdot S_{\text{old}} \cdot n}{360} - \text{Dividend} \cdot \text{DivFactor}$
	<p>S_{new} Current Strike Level after the adjustment.</p> <p>S_{old} Strike Level before the adjustment.</p> <p>Financing Spread (FS) Will be set between 2% and 25%, as determined by the Calculation Agent. The Initial Financing Spread is 3%.</p> <p>Rate (R) Means the EUR-LIBOR-Overnight-Rate as determined by the Calculation Agent at its reasonable discretion on the relevant adjustment date.</p> <p>Dividend (if applicable) Dividend or similar payments, as determined by the Calculation Agent at its reasonable discretion, distributed to the holders of the Underlying, whereby the ex-date of such payment on the Relevant Exchange is between the current and the next following Exchange Business Day.</p> <p>DivFactor (if applicable) The DivFactor may reflect any taxation applied on Dividends. The DivFactor is between 0 and 1 and is determined at the Calculation Agent's reasonable discretion.</p> <p>n Number of days between the current adjustment date (exclusive) and the next adjustment date (inclusive). The first current adjustment date equals the Launch Date.</p> <p>Current Knock-Out Level EUR The Current Knock-Out Level equals the Current Strike Level EUR</p>
Strike Level / Knock-Out Level	
Currency	
Knock-Out Event	A Knock-Out Event shall be deemed to occur if at any time on any Exchange Business Day, starting on the Launch Date, the level of the Underlying quoted by the Relevant Exchange is at or below the Current Knock-Out Level, as reasonably determined by the Calculation Agent.
Relevant Underlying for the determination of a Knock-Out Event	Dt. Wohnen

General Information

Issuer	UBS AG, London Branch
Issuer Rating	Aa3 Moody's / A+ S&P's / AA- Fitch
Lead Manager	UBS Europe SE, Frankfurt
Calculation Agent	UBS AG, London Branch
Paying Agent	UBS AG, London Branch
Relevant Exchange	Dt. Wohnen: Frankfurter Wertpapierbörse (XETRA)
Listing	Boerse Frankfurt Zertifikate Premium, Stuttgart (Third Section): EUWAX
Trading Hours	09:00 CET - 20:00 CET
Public Offering until	18 June 2020
Secondary Market	Daily price indications will be available on Reuters/Bloomberg and www.ubs.com/keyinvest .
Issuer Call Right	The Issuer has the quarterly right, on each 01 March, 01 June, 01 September, 01 December ("Exercise Date"), to call the Open End Turbo Call Warrant for early redemption for a value equal to the Redemption Amount (as described herein), effective 3 months after the "Notice Date" has been published (Valuation Date) to that effect (in case that any of the dates is not an Exchange Business Day, the next following Exchange Business Day applies). The Issuer Call will become effective as of close of business on the relevant Exercise Date (Valuation Date) (in case that any of the dates is not an Exchange Business Day, the next following Exchange Business Day applies). The Open End Turbo Call Warrant will be redeemed on the Maturity Date.
Investor Exercise Right	In addition to the possibility to sell the Open End Turbo Call Warrant at any time, each Investor has a quarterly right, on each 01 March, 01 June, 01 September, 01 December ("Exercise Date") to exercise the Open End Turbo Call Warrant (notice to be received

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	no later than 10.00 am CET on the relevant Exercise Date) for the value equal to the Redemption Amount (as described herein) at the time of the exercise. The exercise will become effective as of close of business on the relevant Exercise Date (Valuation Date) (in case that any of the dates is not an Exchange Business Day, the next following Exchange Business Day applies). The Open End Turbo Call Warrant will be redeemed on the Maturity Date.
Minimum Trading Lot	1 Open End Turbo Warrant(s)
Minimum Exercise Size	1 Open End Turbo Warrant(s)
Clearing	Euroclear, Clearstream Banking AG, Clearstream Banking S.A. (Global Note at Clearstream Banking AG)
Custody	Clearstream Banking AG eligible (up-to Global Note filed with Clearstream AG, Frankfurt am Main)
Form of Deed	Global Note
Governing Law / Jurisdiction	German / Frankfurt
Adjustments	The terms of the Product may be subject to adjustments during its lifetime. Detailed information on such adjustments is to be found in the Product Documentation.
Public Offering	Germany, Luxembourg and Austria

Product Documentation

The complete information regarding the securities, in particular to the terms and conditions as well as information to the Issuer shall be obtained in the respective Final Terms. The respective Final Terms and the associated UBS Base Prospectus along with the Risk Factors (including any supplements thereto) can be ordered free of charge from UBS Europe SE at Bockenheimer Landstrasse 2-4, 60306 Frankfurt am Main, via +49-(0) 69-1369 8989, fax (+49-(0) 69- 72 22 73) or via e-mail (invest@ubs.com). In addition, the respective documents are available on the internet at <http://www.ubs.com/keyinvest>.

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Where this Product is subscribed or purchased under Section 275 of the SFA by a relevant person which is:

(a) a corporation (which is not an accredited investor (as defined in Section 4A of the SFA)) the sole business of which is to hold investments and the entire share capital of which is owned by one or more individuals, each of whom is an accredited investor; or

(b) a trust (where the trustee is not an accredited investor) whose sole purpose is to hold investments and each beneficiary of the trust is an individual who is an accredited investor,

securities (as defined in Section 239(1) of the SFA) of that corporation or the beneficiaries' rights and interest (howsoever described) in that trust shall not be transferred within six months after that corporation or that trust has acquired the securities pursuant of an offer made under Section 275 of the SFA except:

(1) to an institutional investor or to a relevant person defined in Section 275(2) of the SFA, or to any person arising from an offer referred to in Section 275(1A) or Section 276 (4)(i)(B) of the SFA;

(2) where no consideration is or will be given for the transfer;

(3) where the transfer is by operation of law; or

(4) as specified in Section 276 (7) of the SFA; or

(5) as specified in Regulation 32 of the Securities and Futures (Offers of Investments) (Shares and Debentures) Regulations 2005 of Singapore.

UK - For the purpose of non-discretionary accounts, this Product should not be sold with a consideration of less than EUR 100,000 or equivalent.

USA - This Product may not be sold or offered within the United States or to U.S. persons.

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