

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

Product	
Product name	UBS Express Note Erste HUF 25-28
Product identifiers	ISIN: DE000UBS0K75 WKN: UBS0K7
PRIP manufacturer	UBS AG, London Branch (www.ubs.com), part of UBS Group AG. The product issuer is UBS AG, London Branch. Call +49 69 1369 89 89 for more information.
Competent authority of the PRIP manufacturer	Federal Financial Supervisory Authority (BaFin), Germany is responsible for supervising UBS AG, London Branch in relation to this Key Information Document
Date and time of production	5 December 2025 17:29 Zurich local time

You are about to purchase a product that is not simple and may be difficult to understand.

1. What is this product?

Type	English law governed equity-linked certificates / Return depends on the performance of the underlying / No capital protection against market risk
Term	The product has a fixed term and will be due on 15 December 2028, subject to an early redemption.
Objectives (Terms that appear in bold in this section are described in more detail in the table(s) below.)	<p>The product is designed to provide a return in the form of either a cash payment or the delivery of the underlying on termination of the product. What you may receive, and when, will depend on the performance of the underlying. The payment at maturity will not exceed HUF 408,000. If, at maturity, the final reference price of the underlying has fallen below 67.00% of the initial reference price, the product may return shares of a value that is less than the product notional amount or even zero.</p> <p><u>Early termination following an autocal:</u> The product will terminate prior to the maturity date if, on any autocall observation date, the reference price is at or above the relevant autocall barrier price. On any such early termination, you will on the immediately following autocall payment date receive a cash payment equal to the applicable autocall payment. The relevant dates, autocall barrier prices and autocall payments are shown in the table(s) below.</p>

Autocall observation dates	Autocall barrier prices	Autocall payment dates	Autocall payments
8 December 2026	100.00%*	15 December 2026	HUF 336,000
8 June 2027	95.00%*	15 June 2027	HUF 354,000
8 December 2027	90.00%*	15 December 2027	HUF 372,000
8 June 2028	85.00%*	15 June 2028	HUF 390,000

* of the **initial reference price**.

Termination on the maturity date: If the product has not terminated early, on the **maturity date** you will receive:

- if the **final reference price** is at or above 67.00% of the **initial reference price**, a cash payment equal to HUF 408,000; or
- if the **final reference price** is below 67.00% of the **initial reference price**, physical delivery of the **underlying**. The number of shares of the **underlying** that will be delivered will be calculated as (i) the EUR equivalent of the **product notional amount** (calculated as of the **final valuation date**) divided by (ii) the **initial reference price**. If this calculation would require delivery of part of a share of the **underlying**, instead of receiving that part, you will be paid the cash equivalent in HUF of the value of that part (the residual cash). The value of such shares plus the residual cash will generally be less than the amount you invested.

Under the product terms, certain dates specified above and below will be adjusted if the respective date is either not a business day or not a trading day (as applicable). Any adjustments may affect the return, if any, you receive.

The product terms also provide that if certain exceptional events occur (1) adjustments may be made to the product and/or (2) the issuer may terminate the product early. These events are specified in the product terms and principally relate to the **underlying**, the product and the issuer. The return (if any) you receive on such early termination is likely to be different from the scenarios described above and may be less than the amount you invested.

You do not have any entitlement to a dividend from the **underlying** and you have no right to any further entitlement resulting from the **underlying** (e.g., voting rights).

Underlying	Ordinary shares of Erste Group Bank AG (ISIN: AT0000652011)	Initial reference price	The reference price on the initial valuation date
Underlying market	Equity	Reference price	The closing price of the underlying as per the reference source
Product notional amount	HUF 300,000	Reference source	Wiener Börse AG
Issue price	100.00% of the product notional amount	Final reference price	The reference price on the final valuation date
Product currency	Hungarian Forint (HUF)	Initial valuation date	8 December 2025
Underlying currency	Euro (EUR)	Final valuation date	8 December 2028
Issue date	15 December 2025	Maturity date / term	15 December 2028

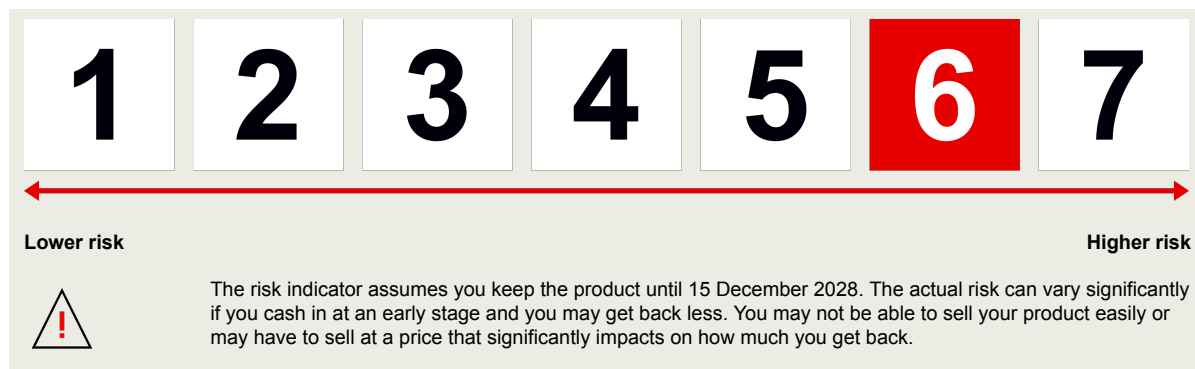
Intended retail investor

The product is intended to be offered to retail investors who fulfil all of the criteria below:

1. they have advanced knowledge and a comprehensive understanding of the product, its market and its specific risks and rewards, with relevant financial industry experience including either frequent trading or large holdings in products of a similar nature, risk and complexity, either independently or through professional advice;
2. they seek capital growth, expect the movement in the underlying to perform in a way that generates a positive return. They have a short investment horizon and understand that the product may terminate early;
3. they are able to bear a total loss of their initial investment, consistent with the redemption profile of the product at maturity (market risk);
4. they accept the risk that the issuer could fail to pay or perform its obligations under the product irrespective of the redemption profile of the product (credit risk);
5. they are willing to accept a level of risk of 6 out of 7 to achieve potential returns, which reflects the second highest risk (as shown in the summary risk indicator below which takes into account both market risk and credit risk).

2. What are the risks and what could I get in return?

Risk indicator



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you.

We have classified this product as 6 out of 7, which is the second-highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions are very unlikely to impact our capacity to pay you.

Be aware of currency risk: If the currency of your account is different to the currency of this product, you will be exposed to the risk of suffering a loss as a result of the conversion of the currency of the product into the account currency. This risk is not considered in the indicator shown above.

Inflation erodes the purchasing value of cash over time and this may result in the decline in real terms of any capital reimbursed.

In the event of physical delivery of the **underlying** on termination of the product, you may incur a loss if the value of the **underlying** decreases between termination of the product and the date on which the **underlying** is credited to your securities account.

This product does not include any protection from future market performance so you could lose some or all of your investment.

If we are not able to pay you what is owed, you could lose your entire investment.

For detailed information about all risks relating to the product please refer to the risk sections of the prospectus and any supplements thereto as specified in the section "7. Other relevant information" below.

Performance scenarios

What you will get from this product depends on future market performance. Market developments in the future are uncertain and cannot be accurately predicted.

The scenarios shown are illustrations based on results from the past and on certain assumptions. Markets could develop very differently in the future.

Recommended holding period:		Until the product is called or matures	
		This may be different in each scenario and is indicated in the table	
Example investment:		HUF 1,000,000	
Scenarios		If you exit after 1 year	If you exit at call or maturity
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress (product ends after 3 years)	What you might get back after costs Average return each year	HUF 177,681 -82.23%	HUF 101,258 -53.39%
Unfavourable (product ends after 3 years)	What you might get back after costs Average return each year	HUF 683,780 -31.62%	HUF 422,096 -24.99%
Moderate (product ends after 1 year)	What you might get back after costs Percentage return (not annualised)		HUF 1,120,000 12.00%
Favourable (product ends after 2 years and 6 months)	What you might get back after costs Average return each year	HUF 1,087,212 8.72%	HUF 1,300,000 11.06%

The favourable, moderate, unfavourable and stress scenarios represent possible outcomes that have been calculated based on simulations using the past performance of the **underlying** over a period of up to 5 years. In the case of an early redemption, it has been assumed that no reinvestment has occurred. The stress scenario shows what you might get back in extreme market circumstances. This product cannot be easily cashed in. If you exit the investment earlier than the recommended holding period, you may have to pay extra costs.

The figures shown include all the costs of the product itself, but may not include all the costs that you pay to your advisor or distributor. The figures do not take into account your personal tax situation, which may also affect how much you get back.

3. What happens if UBS AG, London Branch is unable to pay out?

You are exposed to the risk that the issuer might be unable to fulfil its obligations in respect of the product – e.g. in the event of insolvency (inability to pay / over-indebtedness) or an administrative order of resolution measures. In case of a crisis of the issuer such an order can also be issued by a resolution authority in the run-up to an insolvency proceeding. Thereby the resolution authority has extensive intervention powers. Among other things, it can reduce rights of the investors

to zero, terminate the product or convert it into shares of the issuer and suspend rights of the investors. A total loss of your capital invested is possible. The product is a debt instrument and as such is not covered by any deposit protection scheme.

4. What are the costs?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product and how well the product does. The amounts shown here are illustrations based on an example investment amount and different investment periods.

The duration of this product is uncertain as it may terminate at different times depending on how the market evolves. The amounts shown here consider two different scenarios (early call and maturity). In case you decide to exit before the product ends, exit costs may apply in addition to the amounts shown here.

We have assumed:

- HUF 1,000,000 is invested
- a performance of the product that is consistent with each holding period shown.

	If the product is called at the first possible date, on 15 December 2026	If the product reaches maturity
Total costs	HUF 38,000	HUF 38,000
Annual cost impact*	4.42% each year	1.44% each year

*This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at maturity your average return per year is projected to be 12.23% before costs and 10.79% after costs.

We may share part of the costs with the person selling you the product to cover the services they provide to you. They will inform you of the amount.

Composition of costs

	One-off costs upon entry or exit	If you exit after 1 year
Entry costs	3.80% of the amount you pay when entering this investment. These costs are already included in the price you pay.	HUF 38,000
Exit costs	We do not charge an exit fee for this product, but the person selling you the product may do so.	HUF 0

5. How long should I hold it and can I take money out early?

Recommended holding period: 3 years

The product aims to provide you with the return described under "1. What is this product?" above. However, this only applies if the product is held to maturity. It is therefore recommended that the product is held until 15 December 2028 (maturity), although the product may terminate early.

The product does not guarantee the possibility to disinvest other than by selling the product either (1) through the exchange (if the product is exchange traded) or (2) off-exchange, where an offer for such product exists. Save as otherwise disclosed in exit costs (see section "4. What are the costs?" above), no fees or penalties will be charged by the issuer for any such transaction, however an execution fee might be chargeable by your broker if applicable. By selling the product before its maturity, you may receive back less than you would have received if you had kept the product until maturity.

Exchange listing	Boerse Frankfurt Zertifikate Premium (Third Section)	Last exchange trading day	6 December 2028
Smallest tradable unit	HUF 300,000	Price quotation	Percentage

In volatile or unusual market conditions, or in the event of technical faults/disruptions, the purchase and/or sale of the product can be temporarily hindered and/or suspended and may not be possible at all.

6. How can I complain?

Any complaint regarding the person advising on, or selling, the product can be submitted directly to that person via the relevant website. Any complaint regarding the product or the conduct of the issuer of this product can be submitted in text form (e.g. by letter or email) under the following address: UBS Europe SE, Derivatives Sales, Bockenheimer Landstraße 2-4, 60306 Frankfurt, Germany or email: invest@ubs.com.

7. Other relevant information

Any additional documentation in relation to the product and in particular the sales prospectus, any supplements thereto and the final terms are published on the issuer's website (<http://ubs.com/keyinvest>); the prospectus and the supplements under "Legal Documents"; the final terms after entering the relevant ISIN under "Product Search", all in accordance with legal requirements. In order to obtain more detailed information - and in particular details of the structure of and risks associated with an investment in the product - you should read these documents.