

ZKB Tracker Certificate Dynamic on Basket

05.08.2019 - Open End | Swiss Security Code 42 980 389

Summary

This Summary is to be understood as an introduction to the present Final Terms. Any investment decision in relation to the products must be based on the information contained in the Base Prospectus and in these Final Terms in their entirety and not on the Summary. In particular, each investor should consider the risk factors contained in these Final Terms and in the Base Prospectus.

The Issuer can only be held liable for the content of this Summary if the Summary is misleading, incorrect or contradictory when read together with the other parts of the Final Terms and the Base Prospectus.

Information on the securities
Type of product: ZKB Tracker Certificate Dynamic SSPA Category: Tracker Certificate (1300, acc. to the Swiss Derivative Map) ISIN: CH0429803890 Symbol: IBDBTZ Issuer: Zürcher Kantonalbank Underlying: Basket Initial Fixing Date: 26 July 2019 Settlement Date: 5 August 2019 Final Fixing Date: --- (Open End) Redemption Date: --- (Open End) Type of settlement: cash
Information concerning the offer and admission to trading
Place of the offer: Switzerland Notional Amount/Denomination/Trading Units: CHF 19'100'000.00/CHF 100.00/1 Structured Product or multiples thereof Issue price: CHF 100.00 Selling restrictions: EEA, U.S.A./U.S. persons, United Kingdom, Guernsey Information on listing: Application to list on the SIX Swiss Exchange will be filed, the first provisory trading day will be 5 August 2019

New Issue

1. Product Description

Product Category/Name

Participation Product/Tracker Certificate (1300, according to the "Swiss Derivative Map" provided by the Swiss Structured Products Association)

CISA Notification

This is a Structured Product. It does not constitute a collective investment scheme within the meaning of the Swiss Federal Act on Collective Investment Schemes (CISA) and it is not subject to authorisation or supervision by FINMA. The issuer risk is borne by investors.

Investment Profile

The composition of the Underlying of this Structured Product is managed **dynamically** and **discretionary** over the course of its term.

The product invests majorly in listed Swiss real estate funds with direct property. The aim is to map a geographically and sectorally broadly diversified Swiss real estate portfolio, which is broadly based on the composition and market capitalization of the SXI Real Estate® Funds Broad TR (SWIIT) Index.

Further information about the investment strategy – if available – can be obtained free of charge from Zürcher Kantonalbank, Bahnhofstrasse 9, 8001 Zürich, department VRIE or by way of e-Mail address documentation@zkb.ch.

Title Universe	The decisive title universe consists of listed Swiss real estate funds with direct property. The underlying constituents are listed at a recognized exchange (World Federation of Exchanges or FESE (Federation of European Securities Exchanges)). The current composition of the Underlying can be found under www.zkb.ch/strukturierteprodukte .
Rebalancing	The Investment Manager rebalances the portfolio composition based on its qualified evaluation of the market. The Investment Manager continually reviews the portfolio and generally manages it on a quarterly basis based on its qualified assessment of the market environment. The Investment Manager considers only stocks which provide sufficient liquidity and tradability. The Rebalancing is based on net prices of the Underlyings (average of the net prices of the underlyings converted into the basket currency by the Issuer). The current basket composition of the Underlying is listed in the Annex to this termsheet.
Issuer	Zürcher Kantonalbank, Zurich
Rating of the Issuer	Standard & Poor's AAA, Moody's Aaa, Fitch AAA
Lead Manager, Paying Agent, Exercise Agent and Calculation Agent	Zürcher Kantonalbank, Zurich
Investment Manager	Zürcher Kantonalbank, Asset Management
Symbol/ Swiss Security Code/ISIN	IBDBTZ/ 42 980 389/CH0429803890
Notional Amount/Denomination/ Trading Units	CHF 19'100'000.00/CHF 100.00/1 Structured Product or multiples thereof
Number of Structured Products	Up to 191'000, with the right to increase
Issue Price	CHF 100.00 / 100.00% of Basket Value on the Initial Fixing Date
Currency	CHF

Underlying per Initial Fixing Date	Component	ISIN / Bloomberg	Related Exchange	*Currency / Initial Fixing Value	Weight in %	No. of Shares/ Amount
	BONHOTE IMMOBILIER	CH0026725611 /BIM SW	SIX Swiss Exchange	142.0213	5.00	0.035206
	Credit Suisse Real Estate Fund Green Property	CH0100778445 /GREEN SW	SIX Swiss Exchange	147.8222	17.50	0.118385
	Credit Suisse Real Estate Fund Hospitality	CH0118768057 /HOSP SW	SIX Swiss Exchange	91.8138	5.00	0.054458
	Credit Suisse Real Estate Fund Living Plus	CH0031069328 /CSLP SW	SIX Swiss Exchange	145.0218	20.00	0.137910
	Dominice Swiss Property Fund	CH0124238004 /ERRES SW	SIX Swiss Exchange	145.0218	7.50	0.051716
	Patrimonium Real Estate Fund	CH0034995214 /PSREF SW	SIX Swiss Exchange	153.4230	5.00	0.032590
	Polymen Fonds Immobilier	CH0033624211 /PSCF SW	SIX Swiss Exchange	172.0258	5.00	0.029065
	SOLVALOR 61 Fonds de Placement Immobilier	CH0039415010 /RSPF SW	SIX Swiss Exchange	142.0213	7.50	0.052809
	SF Sustainable Property Fund	CH0120791253 /SFPP SW	SIX Swiss Exchange	140.9211	7.50	0.053221
	SOLVALOR 61 Fonds de Placement Immobilier	CH0002785456 /SOL61 SW	SIX Swiss Exchange	269.7905	10.00	0.037066
	SF Sustainable Property Fund	CH0192940390 /DUPF SW	SIX Swiss Exchange	11.5017	5.00	0.434717
	SOLVALOR 61 Fonds de Placement Immobilier	CH0026465366 /DRPF SW	SIX Swiss Exchange	15.7524	5.00	0.317413

* Local taxes, transactions fees and foreign commissions are, if applicable, included in the Initial Fixing Value of each component and are thus borne by the holders of the Structured Product. This applies particularly, though not exclusively, when exercising rights associated with the Structured Product and/or a Rebalancing.

Basket Value	CHF 100.00 on Initial Fixing Date
Ratio	1 ZKB Tracker Certificate Dynamic represents 1 Underlying
Dividend Payments	No dividends will be paid out. The dividend as a whole will be reinvested into the Structured Product in the form of a net dividend.
Initial Fixing Date	26 July 2019, the Issuer may, in its sole discretion, extend the Initial Fixing Period to several days if it finds this necessary due to current market conditions (e.g. liquidity).
Settlement Date	5 August 2019
Redemption right of the Issuer	The Issuer has the right to redeem the outstanding Structured Products quarterly on the 15th day of March, June, September and December (fixing date; modified following), for the first time on 16 December 2019. On the fixing date, the redemption amount is determined, which is governed by the information under the section Redemption Method. The Issuer may, in its sole discretion, extend the Fixing Date to a Fixing Period of several days if it finds this necessary due to current market conditions (e.g. liquidity). The announcement and thus the declaration of intent to exercise the Redemption right is made with a notice period of 20 banking days via the official publication channel of the SIX Swiss Exchange. No statement of reasons is required. The redemption will be executed with a value date of 5 bank working days after the fixing date (Redemption Date).

Taxes

The product is not subject to Swiss withholding tax. The Federal securities transfer stamp tax is not levied on secondary market transactions. This product may be subject to additional withholding taxes or duties, such as related to FATCA, Sect. 871(m) U.S. Tax Code or foreign financial transaction taxes. Any payments due under this product are net of such taxes or duties.

The information above is a summary only of the Issuer's understanding of current law and practice in Switzerland relating to the taxation of Structured Products. The relevant tax law and practice may change. The Issuer does not assume any liability in connection with the above information. The tax information only provides a general overview and can not substitute the personal tax advice to the investor.

Documentation

This document is a non-binding English translation of the Final Terms (Endgültige Bedingungen) published in German and constituting the Final Terms in accordance with article 45 of the Federal Act on Financial Services (FinSA). The English language translation is provided for convenience only.

The binding German version of these Final Terms supplements the Base Prospectus approved by the SIX Swiss Exchange and published in German by the Issuer on 16 November 2020.

These Final Terms constitute a Simplified prospectus pursuant to article 5 para. 2 CISA in the version dated 1 March 2013. Together with the Base Prospectus (and together with any supplements) these Final Terms form the product documentation for this issue.

If this Product was the first time issued under the Base Prospectus of 16 November 2020, these Final Terms must be read in conjunction with the General Terms of the Securities (Allgemeine Bedingungen der Derivate), the Additional Terms and the Information on the Underlyings in the Base Prospectus of 16 November 2020. If this Product has been issued prior to the date of the Base Prospectus of 16 November 2020, these Final Terms shall be read in conjunction with the Base Prospectus of 16 November 2020 and together with the Existing Terms of the Products from the version of the Issuance Programme or Base Prospectus in force at the time of issuance that has been incorporated by reference in this Base Prospectus. The Base Prospectus of the Issuer dated 16 November 2020 will cease to be valid on 16 November 2021. From and including this date, these Final Terms must be read together with the latest valid version of the Base Prospectus of the Issuer (including the information incorporated by reference into the latest valid version of the Base Prospectus from the Base Prospectus under which the Products the first time were issued), which follows the Base Prospectus of 16 November 2020.

Except as otherwise defined in these Final Terms, the terms used in these Final Terms have the meaning given to them in the Base Prospectus. In case of discrepancies between information or the provisions in these Final Terms and those in the Base Prospectus, the information and provisions in these Final Terms shall prevail. In the event of a listing of the products, the product documentation will be adapted, if and to the extent necessary, in accordance with the requirements of the relevant exchange. The present products will be issued in the form of uncertificated securities (Wertrechte) and registered as book-entry securities (Bucheffekten) with SIX SIS AG. Investors have no right to require the issuance of any certificates or any proof of evidence for the products.

These Final Terms and the Base Prospectus can be ordered free of charge at Zürcher Kantonalbank, Bahnhofstrasse 9, 8001 Zurich, dept. VRIE or by e-mail at documentation@zkb.ch. They are also available on <https://www.zkb.ch/finanzinformationen>.

Information on the Underlying

Information on the performance of the Underlying/a component of the Underlying is publicly available on www.bloomberg.com. Current annual reports are published on the website of the respective business entity. The transfer of the Underlying/a component of the Underlying is conducted in accordance with their respective statutes. The Underlyings/Components of the Underlyings may include a management fee.

Notices

Any notice by the Issuer in connection with these Structured Products, in particular any notice in connection with modifications of the terms and conditions will be validly published on the website <https://zkb-finance.mdgms.com/products/stp/index.html> under the relevant Structured Product. The Swiss security code search button will lead you directly to the relevant Structured Product. The notices will be published in accordance with the rules issued by SIX Swiss Exchange for IBL (Internet Based Listing) on the website <https://www.six-exchange-regulation.com/en/home/publications/official-notices.html>

Governing Law/Jurisdiction

Swiss Law/Zurich

2. Profit and Loss Expectations after Year 1

Profit and Loss Expectations after Year 1

ZKB Tracker Certificate Dynamic

Basket		Redemption	
Value	Percent	ZKB Tracker Certificate Dynamic	Performance %
CHF 40.00	-60.00%	CHF 39.86	-60.14%
CHF 60.00	-40.00%	CHF 59.79	-40.21%
CHF 80.00	-20.00%	CHF 79.72	-20.28%
CHF 100.00	+0.00%	CHF 99.65	-0.35%
CHF 120.00	+20.00%	CHF 119.58	19.58%
CHF 140.00	+40.00%	CHF 139.51	39.51%
CHF 160.00	+60.00%	CHF 159.44	59.44%

Source: Zürcher Kantonalbank

The performance of the ZKB Tracker Certificate Dynamic is analog to the performance of the Underlying less any Fees. Rebalancing Fees are not included in the table above.

The figures in the table above are valid after Year 1 only and cannot be considered as a price indication for the present Structured Product during its lifetime. The price quoted in the secondary market can differ substantially from the table above.

3. Material Risks for Investors

Credit Risk Relating to Issuer

Obligations under these Structured Products constitute direct, unconditional and unsecured obligations of the Issuer and rank pari passu with other direct, unconditional and unsecured obligations of the Issuer. The value of the Structured Product does not only depend on the performance of the Underlying and other developments in the financial markets, but also on the solvency of the Issuer, which may change during the term of this Structured Product.

Specific Product Risks

Structured Products are complex financial instruments, which entail considerable risks and, accordingly, are only suitable for investors who have the requisite knowledge and experience and understand thoroughly the risks connected with an investment in these structured products and are capable of bearing the economic risks. ZKB Tracker Certificate Dynamic is an investment product whose price fluctuates to the same degree as the Underlying less any Fees. Depending on price trends, the price of a ZKB Tracker Certificate Dynamic could fall below the Issue Price. The risk profile of the ZKB Tracker Certificate Dynamic corresponds to that of the Underlying. The ZKB Tracker Certificate Dynamic is denominated in CHF. If the investor's reference currency differs from the CHF, the investor bears the risk between the CHF and his reference currency.

4. Additional Terms

Modifications

If an extraordinary event as described in Section IV of the Issuance Programme occurs in relation to the Underlying/a component of the Underlying or if any other extraordinary event occurs, which makes it impossible or particularly cumbersome for the Issuer, to fulfill its obligations under the Structured Products or to calculate the value of the Structured Products, the Issuer shall at its own discretion take all the necessary actions and, if necessary may modify the terms and conditions of these Structured Products at its own discretion in such way, that the economic value of the Structured Products after occurrence of the extraordinary event corresponds, to the extent possible, to the economic value of the Structured Products prior to the occurrence of the extraordinary event. Specific modification rules for certain types of Underlyings stated in Section IV of the Issuance Programme shall prevail. If the Issuer determines, for whatever reason, that an adequate modification is not possible, the Issuer has the right to redeem the Structured Products early.

Market Disruptions

Compare specific provisions in the Issuance Programme.

Selling Restrictions

EEA, U.S.A./U.S. persons, GB, Guernsey

Prudential Supervision

As a bank within the meaning of the Swiss Federal Act on Banks and Savings Banks (BankG; SR 952.0) and a securities dealer within the meaning of the Swiss Federal Act on Securities Exchanges and Securities Trading (BEHG; SR 954.1), Zürcher Kantonalbank is subject to the prudential supervision of FINMA, Laupenstrasse 27, CH-3003 Bern, <http://www.finma.ch>.

Recording of Telephone Conversations

Investors are reminded that telephone conversations with trading or sales units of Zürcher Kantonalbank are recorded. Investors, engaging in telephone conversations with these units provide their tacit consent to the recording of their conversations.

Further Information

This document constitutes neither an offer nor a recommendation or invitation to purchase financial instruments and can't replace the individual investor's own judgement. The information contained in this document does not constitute investment advice but is intended solely as a product description. An investment decision should in any case be made on the basis of these Final Terms and the issuance programme. Particularly, before entering into a transaction, the investor should, if necessary with the assistance of an advisor, examine the conditions for investment in the Product in consideration of his personal situation with regard to legal, regulatory, tax and other consequences. Only an investor who is aware of the risks of the transaction and has the financial capacity to bear any losses should enter into such transactions.

Material Changes

Since the end of the last financial year or the date of the interim financial statements, there have been no material changes in the assets, financial or revenue position of the Issuer.

Responsibility for the Final Terms

Zürcher Kantonalbank, Zurich, assumes responsibility for the content of these Final Terms and hereby declares that, to its knowledge, the information contained in these Final Terms is correct and no material circumstances have been omitted.

Zurich, 8 July 2019, last update on 22 December 2020

Underlying on 07 12 2020

Component	ISIN / Bloomberg	Related Exchange	*Currency / Initial Fixing Value	Weight in %	No. of Shares/ Amount
BONHOTE IMMOBILIER	CH0026725611 /BIM SE	SIX Swiss Exchange	150.2000	5.13	0.037594
Credit Suisse Real Estate Fund Living Plus	CH0031069328 /CSLP SE	SIX Swiss Exchange	158.3330	20.00	0.136612
Credit Suisse Real Estate Fund Hospitality	CH0118768057 /HOSP SE	SIX Swiss Exchange	70.9000	3.92	0.059785
Credit Suisse Real Estate LogisticsPlus	CH0245633950 /CSLOG SE	SIX Swiss Exchange	149.6551	0.30	0.002168
Credit Suisse Real Estate Fund Green Property	CH0100778445 /GREEN SE	SIX Swiss Exchange	153.4250	17.00	0.119835
Patrimonium Real Estate Fund	CH0034995214 /PSREF SE	SIX Swiss Exchange	171.5842	5.98	0.037703
Procimmo Swiss Commercial Fund	CH0033624211 /PSCF SE	SIX Swiss Exchange	142.8000	4.24	0.032115
Realstone Swiss Property	CH0039415010 /RSPF SE	SIX Swiss Exchange	136.2324	7.23	0.057397
Edmond de Rothschild Real Estate SICAV - Swiss	CH0124238004 /ERRES SE	SIX Swiss Exchange	141.7030	7.50	0.057242
SF Sustainable Property Fund	CH0120791253 /SFPF SE	SIX Swiss Exchange	139.3905	7.50	0.058191
SOLVALOR 61 Fonds de Placement Immobilier	CH0002785456 /SOL61 SE	SIX Swiss Exchange	317.0243	10.50	0.035820
Swiss Life REF (CH) Swiss Properties	CH0293784861 /SLREFS SW	SIX Swiss Exchange	129.2485	0.30	0.002682
UBS (CH) Property Fund - Direct Urban	CH0192940390 /DUPF SE	SIX Swiss Exchange	12.3190	5.00	0.438959
UBS (CH) Property Fund - Direct Residential	CH0026465366 /DRPF SE	SIX Swiss Exchange	17.7008	5.40	0.329937

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Corporate Actions

Date	Underlying	Action		
02.09.2019	Edmond de Rothschild Real Estate SICAV - Swiss	Rights Issue on 02.09.2019	No. of Shares old 0.051716	No. of Shares new 0.053145
04.09.2019	Patrimonium Real Estate Fund	Rights Issue on 04.09.2019	No. of Shares old 0.032590	No. of Shares new 0.032905
28.10.2019	Credit Suisse Real Estate Fund Green Property	Rights Issue on 31.10.2019	No. of Shares old 0.118385	No. of Shares new 0.120207
		Rebalancing on 05.02.2020	Amount old	Amount new
05.02.2020	BONHOTE IMMOBILIER	Rebalancing	0.035206	0.036137
05.02.2020	Credit Suisse Real Estate Fund Green Property	Rebalancing	0.120207	0.118762
05.02.2020	Credit Suisse Real Estate Fund Hospitality	Rebalancing	0.054458	0.051454
05.02.2020	Credit Suisse Real Estate Fund Living Plus	Rebalancing	0.137910	0.140310
05.02.2020	Edmond de Rothschild Real Estate SICAV - Swiss	Rebalancing	0.053145	0.053095
05.02.2020	Patrimonium Real Estate Fund	Rebalancing	0.032905	0.031293
05.02.2020	Procimmo Swiss Commercial Fund	Rebalancing	0.029065	0.030970
05.02.2020	Realstone Swiss Property	Rebalancing	0.052809	0.056289
05.02.2020	SF Sustainable Property Fund	Rebalancing	0.053221	0.056510
05.02.2020	SOLVALOR 61 Fonds de Placement Immobilier	Rebalancing	0.037066	0.036428
05.02.2020	UBS (CH) Property Fund - Direct Residential	Rebalancing	0.317413	0.317746
05.02.2020	UBS (CH) Property Fund - Direct Urban	Rebalancing	0.434717	0.423078
25.05.2020	SF Sustainable Property Fund	Rights Issue on 25.05.2020	No. of Shares old 0.057957	No. of Shares new 0.058272
29.06.2020	Realstone Swiss Property	Rights Issue on 29.06.2020	No. of Shares old 0.057977	No. of Shares new 0.058009
31.08.2020	Edmond de Rothschild Real Estate SICAV - Swiss	Rights Issue on 31.08.2020	No. of Shares old 0.054446	No. of Shares new 0.056216
22.10.2020	UBS (CH) Property Fund - Direct Urban	Rights Issue on 22.10.2020	No. of Shares old 0.423078	No. of Shares new 0.440961
		Rebalancing on 06.11.2020	Amount old	Amount new
06.11.2020	Credit Suisse Real Estate Fund Green Property	Rebalancing	0.118762	0.119835
06.11.2020	Credit Suisse Real Estate Fund Living Plus	Rebalancing	0.140310	0.136612
06.11.2020	Credit Suisse Real Estate LogisticsPlus	Buy	-	0.002168
06.11.2020	Edmond de Rothschild Real Estate SICAV - Swiss	Rebalancing	0.056216	0.057242
06.11.2020	Patrimonium Real Estate Fund	Rebalancing	0.031293	0.037703
06.11.2020	Realstone Swiss Property	Rebalancing	0.058009	0.057397
06.11.2020	SF Sustainable Property Fund	Rebalancing	0.058272	0.058191
06.11.2020	SOLVALOR 61 Fonds de Placement Immobilier	Rebalancing	0.036428	0.035820
06.11.2020	Swiss Life REF (CH) Swiss Properties	Buy	-	0.002510
06.11.2020	UBS (CH) Property Fund - Direct Residential	Rebalancing	0.317746	0.329937
06.11.2020	UBS (CH) Property Fund - Direct Urban	Rebalancing	0.440959	0.438959
30.11.2020	Swiss Life REF (CH) Swiss Properties	Rights Issue on 30.11.2020	No. of Shares old 0.002562	No. of Shares new 0.002682
07.12.2020	BONHOTE IMMOBILIER	Rights Issue on 07.12.2020	No. of Shares old 0.036928	No. of Shares new 0.037594