

Key Information Document

CH0107166461 (the Product)

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 | ZKB Tracker Certificate Open End in CHF on ZKB MeinIndex EU |
| ISIN | CH0107166461 (the Product) |
| Product Manufacturer | Zürcher Kantonalbank, our website: zkb.ch/strukturierteprodukte , call +41 (0)44 293 66 65 for more information. |
| Issuer | Zürcher Kantonalbank |
| Competent regulatory authority | n/a (not regulated in the EEA) |

This document was created on 5 July 2021, 15:25 CET. **You are about to purchase a product that is not simple and may be difficult to understand.**

Type: This Product is a bond in uncertificated and dematerialised book-entry form issued under Swiss law.

It 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.

Objectives: The Product is a complex financial instrument linked to one Underlying (the Underlying, see table below). The Product allows you to potentially benefit from an unlimited participation in the positive performance of the Underlying after deduction of certain fees and costs as set out below.

The potential return on the Product is not capped.

By investing in the Product, you may participate in an increase in the value of the Underlying as compared to its Initial Fixing Level.

Other than by a sale of the Product on the secondary market, you may only benefit from such increase in the value of the Underlying in case you terminate the Product on a Put Date or where the Issuer terminates the Product on a Call Date. In such case, you will receive a cash amount equal to the Redemption Amount on the applicable Redemption Date. The Redemption Amount will generally increase and will be higher than the amount you invested in case of an increase in the value of the Underlying.

If, however, the Underlying has decreased in value, the Redemption Amount will generally be lower than the amount you invested and may be equal to zero.

Product data

| | | | |
|-----------------------------------|---|----------------------------|--|
| Issue Price | CHF 100.75 | Denomination | CHF 100.75 |
| Currency | Swiss Franc (CHF) | Trading Units | 1 bond |
| Settlement Date | 27/07/2012 | Initial Fixing Date | 20/07/2012 |
| Redemption Date (maturity) | the date on which the Redemption Amount will be paid per Product, as defined in the applicable terms and conditions of the Product. | Call Dates | for the first time on 27/07/2013 and annually thereafter, as specified in the terms and conditions of the Product. |
| Put Dates | for the first time on 27/07/2013 and annually thereafter, as specified in the terms and conditions of the Product. | | |

Underlying data

| | |
|---------------------------------|-----------------------------|
| Underlying | Initial Fixing Level |
| ZKB MeinIndex EU (Equity-index) | CHF 100.00 |

Intended retail investor: This Product is intended for retail investors, with sufficient knowledge and experience in Structured Products: Participation / Yield Enhancement and similar products, an average ability to bear investment loss and a mid-term investment horizon.

Description of the Underlying: ZKB MeinIndex Sustainable Europa / CH0189841031

Term: The Product does not have a fixed term. You may terminate the Product on any Put Date and the Issuer may terminate the Product on any Call Date. The Product also provides that if certain extraordinary events occur, the Issuer may terminate the Product early. These events principally relate to the Product, the Issuer and the Underlying. The amount you receive on such extraordinary early termination will be different and may be less than the amount you invested.

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

Summary Risk Indicator

Lower Risk < 1 2 3 4 5 6 7 > Higher Risk



The risk indicator assumes you keep the product until the end of the recommended holding period. The actual risk can vary significantly if you cash in at an early stage and you may get back less. You may not be able to sell your Product easily or you may have to sell at a price that significantly impacts on how much you get back.

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 4 out of 7, which is a medium risk class. This rates the potential losses from future performance at a medium level, and poor market conditions are very unlikely to impact our capacity to pay you. **Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depends on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.** 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.

Performance Scenarios

Market developments in the future cannot be accurately predicted. The scenarios shown are only an indication of some of the possible outcomes based on recent returns. Actual returns could be lower.

Investment CHF 10'000

| Scenarios | | 1 year | 3 years | 5 years (recommended holding period) |
|-----------------------|-------------------------------------|---------------|---------------|---|
| Stress scenario | What you might get back after costs | CHF 5'552.63 | CHF 4'635.25 | CHF 3'581.70 |
| | Average return each year | -44.47% p.a. | -22.61% p.a. | -18.58% p.a. |
| Unfavourable scenario | What you might get back after costs | CHF 8'460.64 | CHF 8'160.25 | CHF 8'306.67 |
| | Average return each year | -15.39% p.a. | -6.55% p.a. | -3.65% p.a. |
| Moderate scenario | What you might get back after costs | CHF 10'656.81 | CHF 12'149.44 | CHF 13'861.88 |
| | Average return each year | 6.57% p.a. | 6.71% p.a. | 6.76% p.a. |
| Favourable scenario | What you might get back after costs | CHF 13'323.85 | CHF 17'953.02 | CHF 22'963.08 |
| | Average return each year | 33.24% p.a. | 21.54% p.a. | 18.11% p.a. |

This table shows the money you could get back over the next 5 years, under different scenarios, assuming that you invest CHF 10'000. The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other Products. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies, and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the Product. The stress scenario shows what you might get back in extreme market circumstances, and it does not take into account the situation where we are not able to pay you. The figures shown include all 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.

What happens if Zürcher Kantonalbank is unable to pay out?

If Zürcher Kantonalbank becomes insolvent, investors should in the worst case be prepared to suffer a total loss of their investment. The Product is not covered by any statutory or other deposit protection scheme. If the issuer is subject to any resolution measures (e.g. bail-in), your claim rights may be reduced to zero, converted into equity or its maturity date may be altered.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs take into account one-off, ongoing and incidental costs. The amounts shown here are the cumulative costs of the Product itself, for three different holding periods. They include potential early exit penalties. The figures assume you invest CHF 10'000. The figures shown are estimates and may change in the future.

Costs over time

The person selling you or advising you about this Product may charge you other costs. If so, this person will provide you with information about these costs, and show you the impact that all costs will have on your investment over time.

Investment CHF 10'000

| Scenarios | If you cash in after 1 year | If you cash in after 3 years | If you cash in at the end of the recommended holding period |
|---------------------------------|-----------------------------|------------------------------|---|
| Total costs | CHF 149.44 | CHF 413.98 | CHF 740.96 |
| Impact on return (RIY) per year | 1.52% p.a. | 1.22% p.a. | 1.14% p.a. |

Composition of costs

The table below shows:

- the impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period;
- the meaning of the different cost categories.

This table shows the impact on return per year

| | | | |
|------------------|-------------------------------------|------------|---|
| One-off costs | Entry costs | 0.06% p.a. | The impact of the costs already included in the price. This is the most you will pay, and you could pay less. This includes the costs for distribution of your Product. |
| | Exit costs | n/a | The impact of the costs of exiting your investment when it matures. |
| Ongoing costs | Portfolio transaction costs | n/a | The impact of the costs of us buying and selling underlying instruments for the product. |
| | Other ongoing costs | 1.08% p.a. | The impact of the costs that we take each year for managing your investments. |
| Incidental costs | Performance fees, carried interests | n/a | Incidental costs do not apply for this Product. |

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

Recommended Holding Period: 5 years

The average investor holds this kind of product for about 5 years on average. Furthermore, this period enhances the comparability with other

investment products without a fixed lifetime.

The term of the Product is indefinite. The Product provides an Early Redemption Right of the investor as defined in the final terms of the Product. In addition the investor has the possibility to cash in the Product earlier by selling the Product through the exchange where the Product is listed or to the Product Manufacturer/Issuer outside of such exchange. The Product Manufacturer will endeavour to provide bid and offer prices for the Product on each business day under normal market conditions, but is under no legal obligation to do so. A sale of the Product may in particular not be possible under exceptional market circumstances or in case of technical disruptions.

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 (terms), this document or the conduct of the Product Manufacturer can be submitted in writing to Zürcher Kantonalbank, P.O. Box, 8010 Zurich, or via e-mail to documentation@zkb.ch, or visit our website zkb.ch/strukturierteprodukte.

Other relevant information

This key information document does not contain all information relating to this Product. Please refer to the underlying prospectus for the legally binding final terms of the Product as well as a detailed description of the risks and rewards associated with this Product. The prospectus is drafted pursuant to Swiss prospectus requirements and is available on zkb.ch/strukturierteprodukte, and a paper copy of this document may be obtained free of charge from Zürcher Kantonalbank, P.O. Box, 8010 Zurich, Switzerland, to the attention of Legal Emissionsgeschäft, VRIE. The information contained in this key information document does not constitute a recommendation to buy or sell the Product and is no substitute for individual consultation with the investor's bank or advisor. Any updated version of this key information document will be published on: zkb.ch/strukturierteprodukte.