Contents	Page
Economic Growth and Inflation	2
Target Rates Overview	4
Interest Rates	5
Currencies	6
Commodities	8
Equity Markets	9
Real Estate Markets	10
Appendix: How to interpret the currency page	11
Appendix: How to interpret the commodity page	12
Appendix: Contact Persons	13
Appendix: Disclaimer	14

CIO Forecast Tables reflect UBS CIO's view on growth, inflation, interest rates, and currencies for key countries and markets, real estate, as well as commodities. The publication is updated every Tuesday, unless developments require an intra-week forecast change, resulting in a mid-week update.

This list is not a template for the construction of your personal portfolio and you should discuss investment decisions with your client advisor. Current prices are indicative.

Erratum

Please note that the GDP and inflation forecasts for Switzerland shown in the Global Forecasts publication on December 23, 2014 were outdated. Please discard these forecasts. The GDP and inflation forecasts for Switzerland have remained unchanged since publication date December 9, 2014 and are reflected in this publication. We apologize for any inconvenience.

This report has been prepared by UBS AG and UBS Financial Services Inc.

Please see important disclaimer and disclosures at the end of the document.

Economic Growth & Inflation

Economic Growth Forecasts (Real GDP; % change yoy)							
Europe	2012	2013	2014F	2015F	2016F		
Eurozone	-0.7	-0.4	0.8	1.2	1.6		
France	0.4	0.4	0.4	0.8	1.2		
Germany	0.6	0.2	1.3	1.5	1.9		
Italy	-2.3	-1.9	-0.2	0.5	1.0		
Spain	-1.6	-1.2	1.3	2.0	2.2		
Sweden	0.0	1.5	2.1	2.5	3.5		
Norway	3.3	2.0	2.3	2.4	2.7		
Switzerland	1.1	1.9	1.9	1.8	1.7		
UK	0.7	1.7	3.0	2.6	2.8		
Americas	2012	2013	2014F	2015F	2016F		
Brazil	1.0	2.5	0.3	0.6	1.8		
Canada	2.0	2.0	2.4	2.9	2.8		
Mexico	4.0	1.1	2.2	3.3	3.8		
US	2.3	2.2	2.4	3.1	2.8		
EMEA	2012	2013	2014F	2015F	2016F		
Czech Republic	-0.8	-0.7	2.5	2.3	2.4		
Hungary	-1.5	1.5	3.1	2.4	2.4		
Israel	3.4	3.3	2.5	3.0	3.2		
Poland	1.8	1.7	3.3	3.4	3.3		
Russia	3.4	1.3	0.5	-1.5	0.9		
South Africa	2.2	2.2	1.4	2.8	3.0		
Turkey	2.1	4.1	3.0	3.7	3.8		

Inflation Forecasts (CPI; % change yoy)							
Europe	2012	2013	2014F	2015F	2016F		
Eurozone	2.5	1.4	0.5	0.7	1.5		
France	2.2	1.0	0.7	1.1	1.5		
Germany	2.1	1.6	0.9	1.3	1.7		
Italy	3.3	1.3	0.2	0.8	1.4		
Spain	2.4	1.5	-0.1	0.7	1.4		
Sweden	0.9	0.0	-0.2	0.5	1.6		
Norway	0.7	2.1	2.1	2.6	2.6		
Switzerland	-0.7	-0.2	0.0	0.2	0.6		
UK	2.8	2.6	1.5	1.3	1.9		
Americas	2012	2013	2014F	2015F	2016F		
Brazil	5.8	5.9	6.4	6.8	5.8		
Canada	1.5	1.0	2.1	2.2	2.0		
Mexico	3.6	4.0	4.1	3.4	3.3		
US	2.1	1.5	1.7	0.8	2.5		
EMEA	2012	2013	2014F	2015F	2016F		
Czech Republic	3.3	1.4	0.4	1.2	2.0		
Hungary	5.6	1.7	-0.1	1.7	2.7		
Israel	1.7	1.5	0.6	0.5	1.5		
Poland	3.9	0.9	0.1	1.3	2.5		
Russia	5.1	6.8	7.7	9.4	5.3		
South Africa	5.7	5.8	6.1	4.8	5.6		
Turkey	8.9	7.5	8.9	5.9	6.5		

Sources: Thomson Reuters, UBS

F = Forecasts

For Asia and Multinational please see next page.

Indicates decrease in forecasts from previous week

Indicates increase in forecasts from previous week

Past performance is no indication of future performance. The market prices provided are closing prices on the respective principal exchange.

This applies to all performance charts and tables in this publication.

In developing the Chief Investment Office economic forecasts, CIO economists worked in collaboration with economists employed by UBS Investment Research. Forecasts and estimates are current only as of the date of this publication and may change without notice.

Sources: Thomson Reuters, UBS

Economic Growth & Inflation

Economic Growth Fo	orecasts (Real GDF	; % change	e yoy)		
Asia	2012	2013	2014F	2015F	2016F
Australia	3.6	2.1	2.7	2.8	3.2
New Zealand	2.5	2.8	3.6	3.0	2.3
China	7.7	7.7	7.3	6.8	6.5
Hong Kong	1.5	2.9	2.2	2.3	2.0
India	4.5	4.7	5.5	5.8	6.5
Indonesia	6.3	5.8	5.0	5.0	5.8
Japan	2.0	1.5	0.1	1.2	1.6
Malaysia	5.6	4.7	5.7	4.5	4.7
Philippines	6.8	7.2	5.9	6.0	5.8
Singapore	2.5	3.9	3.0	2.5	2.5
South Korea	2.3	3.0	3.4	3.1	2.9
Taiwan	2.1	2.2	3.8	3.3	2.7
Thailand	6.5	2.9	0.4	3.9	3.6
Asia*	6.1	6.0	5.9	5.8	5.8
	2012	2013	2014F	2015F	2016F
World	3.4	3.3	3.3	3.5	3.7

Inflation Forecasts (CPI; % change yoy)								
Asia	2012	2013	2014F	2015F	2016F			
Australia	1.8	2.4	2.6	2.5	2.6			
New Zealand	1.1	1.1	1.3	2.0	2.3			
China	2.6	2.6	2.0	1.5	1.8			
Hong Kong	4.1	4.3	3.8	2.3	2.1			
India	10.2	9.5	6.5	5.6	5.0			
Indonesia	4.3	7.0	6.3	6.3	4.6			
Japan	0.0	0.3	2.9	1.8	1.4			
Malaysia	1.7	2.1	3.1	3.9	2.8			
Philippines	3.2	2.9	4.3	3.7	4.3			
Singapore	4.6	2.4	1.0	0.3	1.0			
South Korea	2.2	1.3	1.3	1.0	1.0			
Taiwan	1.9	0.8	1.3	0.6	1.0			
Thailand	3.0	2.2	1.9	1.2	2.1			
Asia*	4.3	4.2	3.3	2.8	2.7			
	2012	2013	2014F	2015F	2016F			
World	3.5	3.4	3.4	3.2	3.3			

Sources: Thomson Reuters, UBS

F = Forecasts

Indicates decrease in forecasts from

Indicates increase in forecasts from

* Excluding Japan, including Australia & NZ

In developing the Chief Investment Office economic forecasts, CIO economists worked in collaboration with economists employed by UBS Investment Research. Forecasts and estimates are current only as of the date of this publication and may change without notice.

Sources: Thomson Reuters, UBS

UBS CIO WM 06 Jan 2015

Target Rates Overview

Central Banks: Target Rates Overview									
			20)15		2016			
end of:	tdy	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Fed	0.13	0.13	0.38	0.88	1.38	1.88	2.38	2.63	2.88
ECB	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
SNB	-0.05	-0.15	-0.20	-0.20	-0.20	-0.20	-0.20	-0.10	0.00
BoE	0.50	0.50	0.50	0.75	1.00	1.25	1.50	1.75	2.00
BoC	1.00	1.00	1.00	1.25	1.75	2.25	2.75	3.25	3.75
Norges Bank	1.25	1.25	1.25	1.25	1.25	1.50	2.00	2.25	2.75
Riksbank	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.50	0.75
RBA	2.50	2.50	2.50	2.50	2.50	2.75	3.00	3.00	3.00
RBNZ	3.50	3.50	3.75	4.00	4.25	4.25	4.25	4.25	4.25
ВоЈ	0.07	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
РВоС	2.75	2.75	2.75	2.75	2.50	2.50	2.50	2.50	2.50

Sources: Bloomberg, UBS



Indicates decrease in forecasts from previous week

Interest Rates

Major Markets				
Europe	6-Jan-15	3mths	6 mths	12 mths
EUR 3M Libor	0.1	0.1	0.1	0.1
EUR 2Y Bund	-0.1	0.0	0.0	0.1
EUR 5Y Bund	0.0	0.1	0.2	0.3
EUR 10Y Bund	0.5	0.8	0.9	1.0
CHF 3M Libor	-0.1	-0.2	-0.2	-0.2
CHF 2Y Eidg.	-0.3	-0.2	-0.3	-0.3
CHF 5Y Eidg.	-0.1	-0.1	0.0	0.0
CHF 10Y Eidg.	0.3	0.3	0.4	0.5
GBP 3M Libor	0.6	0.5	0.5	1.1
GBP 2Y Gilt	0.4	0.7	1.0	1.4
GBP 5Y Gilt	1.0	1.6	1.8	2.1
GBP 10Y Gilt	1.6	2.3	2.5	2.7
Americas	6-Jan-15	3mths	6 mths	12 mths
USD 3M Libor	0.3	0.5	0.7	1.7
USD 2Y Treas.	0.6	NA	NA	NA
USD 5Y Treas.	1.5	1.8	2.0	2.3
USD 10Y Treas.	2.0	2.5	2.6	2.8
USD 30Y Treas.	2.6	3.2	3.3	3.4
Asia	6-Jan-15	3mths	6 mths	12 mths
JPY 3M Libor	0.1	0.2	0.2	0.2
JPY 2Y JGB	0.0	0.1	0.1	0.2
JPY 5Y JGB	0.0	0.2	0.3	0.3
JPY 10Y JGB	0.3	0.5	0.6	0.7
Sources: Thomson Reuters, UBS				

3mths

0.3

1.2

1.6

1.7

0.3

2.5

3mths

3.0

6.1

11.8

12.1

6 mths

0.3

1.3

1.6

1.8

0.3

2.6

6 mths

3.0

6.3

12.0

12.4

12 mths

0.4

1.4

1.6

2.0

0.5

3.0

12 mths

3.5

6.5

12.0

12.7

Americas	6-Jan-15	6 mths	12 mths
CAD 3M Libor	1.3	1.1	1.9
CAD 10Y Gov	1.7	2.2	2.4
Asia	6-Jan-15	6 mths	12 mths
AUD 3M Libor	2.7	2.6	2.6
AUD 10Y Gov	2.7	3.3	3.5
NZD 3M Libor	3.7	4.0	4.3
NZD 10Y Gov	3.6	4.3	4.5
CNY 7-day Repo	4.1	3.0	3.0
CNY 1Y Deposit Rate	2.8	2.8	2.5
HKD 3M Hibor	0.4	0.7	1.7
HKD 10Y Gov	1.8	2.1	2.3
INR 3M T Bill	8.4	7.8	7.1
INR 10Y Gov	7.9	7.5	7.0
IDR o/n BI Policy Rate	7.8	7.5	7.3
IDR 10Y Gov	8.0	8.5	8.5
MYR 3M Klibor	3.9	3.1	3.1
MYR 10Y Gov	4.2	4.4	4.4
PHP 3M Phibor	2.0	2.5	3.0
PHP 10Y Gov	4.3	5.3	5.8
SGD 3M Sibor	0.6	0.7	1.7
SGD 10Y Gov	2.2	2.6	2.8
KRW 3M CD	2.1	2.1	1.9
KRW 5Y Gov	2.2	3.0	3.0
TWD 3M CP	0.8	0.8	0.9
TWD 10Y Gov	1.6	2.1	2.3
THB 3M Bibor	2.2	2.1	2.1
THB 10Y Gov	2.7	4.0	4.5
Sources: Thomson Reuters LIBS			

Sources: Thomson Reuters, UBS

Diversification Markets

Indicates decrease in forecasts from previous week

Indicates increase in forecasts from previous week

BRL 5Y Treasury note Sources: Thomson Reuters, UBS

Diversification Markets

6-Jan-15

0.3

0.9

1.5

1.5

0.3

2.2

6-Jan-15

2.9

5.8

12.2

12.4

EMEA

SEK 3M Stibor

SEK 10Y Gov

NOK 3M Nibor

NOK 10Y Gov

ILS 3M Telbor ILS 10Y Gov

Latin America

MXN 3M TIIE

MXN 10Y Bono

BRL 3M Swap rate

Major Currencies

USD					
	6-Jan-15	3 mths	6 mths	12 mths	equil.*
EURUSD	1.19	1.20	1.18	1.18	1.31
USDJPY	119	124	124	120	72
GBPUSD	1.52	1.60	1.60	1.60	1.70
USDCHF	1.01	1.01	1.03	1.04	0.98
USDCAD	1.18	1.12	1.10	1.10	1.14
AUDUSD	0.81	0.80	0.80	0.80	0.74
NZDUSD	0.77	0.74	0.76	0.78	0.60
USDSEK	7.91	7.67	7.71	7.37	6.69
USDNOK	7.63	7.50	7.37	7.03	7.25

CHF					
	6-Jan-15	3 mths	6 mths	12 mths	equil.*
USDCHF	1.01	1.01	1.03	1.04	0.98
EURCHF	1.20	1.21	1.21	1.23	1.28
JPYCHF	0.84	0.81	0.83	0.87	1.35
GPBCHF	1.53	1.61	1.64	1.67	1.66
CADCHF	0.85	0.90	0.93	0.95	0.86
AUDCHF	0.82	0.81	0.82	0.83	0.72
NZDCHF	0.78	0.75	0.78	0.81	0.59
CHFSEK	7.87	7.60	7.52	7.07	6.84
CHFNOK	7.59	7.44	7.19	6.75	7.42

EUR					
	6-Jan-15	3 mths	6 mths	12 mths	equil.*
EURUSD	1.19	1.20	1.18	1.18	1.31
EURJPY	142	149	146	142	95
EURGBP	0.78	0.75	0.74	0.74	0.77
EURCHF	1.20	1.21	1.21	1.23	1.28
EURCAD	1.41	1.34	1.30	1.30	1.49
EURAUD	1.47	1.50	1.48	1.48	1.77
EURNZD	1.55	1.62	1.55	1.51	2.17
EURSEK	9.45	9.20	9.10	8.70	8.77
EURNOK	9.11	9.00	8.70	8.30	9.51

GBP					
	6-Jan-15	3 mths	6 mths	12 mths	equil.*
GBPUSD	1.52	1.60	1.60	1.60	1.70
GBPEUR	1.28	1.33	1.36	1.36	1.30
GPBCHF	1.53	1.61	1.64	1.67	1.66
GBPJPY	181	198	198	192	123
GBPCAD	1.79	1.79	1.76	1.76	1.93
GBPAUD	1.87	2.00	2.00	2.00	2.30
GBPNZD	1.97	2.16	2.11	2.05	2.82
GBPSEK	12.05	12.27	12.34	11.80	11.39
GBPNOK	11.62	12.00	11.80	11.25	12.35

Sources: Thomson Reuters, UBS

* Estimates of equilibrium exchange rates based on Purchasing Power Parity (PPP) calculations



Indicates decrease in forecasts from previous week

Emerging Market Currencies

Asia				
	6-Jan-15	3 mths	6 mths	12 mths
USDCNY	6.21	6.25	6.25	6.25
USDHKD*	7.75	7.75	7.75	7.75
USDINR	63.33	62.50	63.00	64.00
USDIDR	12,655	12,500	12,700	13,000
USDKRW	1,100	1,140	1,140	1,100
USDMYR	3.56	3.50	3.55	3.55
USDPHP	44.93	45.00	44.50	44.00
USDSGD	1.33	1.30	1.31	1.32
USDTWD	31.98	30.80	30.80	30.20
USDTHB	32.91	33.00	33.00	32.00

EMEA				
	6-Jan-15	3 mths	6 mths	12 mths
EURPLN	4.29	4.20	4.15	4.10
EURHUF	317.6	310.0	310.0	315.0
EURCZK	27.68	27.40	27.40	27.00
USDILS	3.94	3.95	4.00	4.00
USDTRY	2.32	2.25	2.30	2.35
USDZAR	11.69	11.30	11.50	11.80
USDRUB	61.44	70.00	68.00	65.00

* HKD is pegged to the USD

Latin America				
	6-Jan-15	3 mths	6 mths	12 mths
USDMXN	14.94	13.80	13.70	13.50
USDBRL	2.71	2.48	2.52	2.56

Sources: Thomson Reuters, UBS



Indicates decrease in forecasts from previous week Indicates increase in forecasts from previous week

Commodities

Market Data						3 months	s view		12 month	s view			
Energy	Units	Imp. Vol.	YoY%	YTD%	Act. F.	View	Lower R.	Upper R.	View	Target	2013	2014E	2015E
Crude Oil (WTI)	US\$/bbl	42.6%	-46.2	-5.1	50.6	Bearish	50.0	70.0	Bullish	75.0	98.0	93.5	65.0
Crude Oil (Brent)	US\$/bbl	n.a.	-49.9	-6.6	53.6	Bearish	54.0	75.0	Bullish	80.0	108.8	100.0	70.0
US Natural Gas	US\$/mmbtu	n.a.	-29.2	5.4	3.05	Sideways	3.05	4.20	Sideways	3.75	3.72	4.43	3.80
CAPP Thermal Coal (US)	USD/T	n.a.	-15.2	0.0	51.1	Sideways	45.0	60.0	Sideways	57.0	56.1	58.0	60.0
NW Thermal Coal (AU)	USD/MT	n.a.	-29.7	-1.6	60.2	Sideways	60.0	70.0	Sideways	69.0	85.3	71.0	67.0
Precious Metals	Units	Imp. Vol.	YoY%	YTD%	Spot	View	Lower R.	Upper R.	View	Target	2013	2014E	2015E
Gold	US\$/oz	17.9%	-3.2	0.8	1,198	Bearish	1,100	1,300	Bearish	1,050	1,411	1,255	1,100
Silver	US\$/oz	30.9%	-20.4	2.5	16.1	Bearish	14.0	18.0	Bearish	14.5	23.8	18.9	14.8
Platinum	US\$/oz	16.5%	-14.4	-0.3	1,211	Sideways	1,090	1,350	Sideways	1,450	1,487	1,385	1,350
Palladium	US\$/oz	20.8%	8.8	-0.1	795	Bullish	750	875	Bullish	925	726	810	875
Base Metals	Units	Imp. Vol.	YoY%	YTD%	3M F.	View	Lower R.	Upper R.	View	Target	2013	2014E	2015E
Copper	US\$/mt	15.9%	-15.2	-2.4	6,135	Bearish	6,000	6,950	Bearish	6,050	7,321	6,850	6,500
Aluminum	US\$/mt	17.4%	3.8	-1.8	1,825	Sideways	1,800	2,100	Bullish	2,100	1,844	1,890	2,000
Nickel	US\$/mt	25.2%	5.8	-3.2	14,901	Bullish	15,000	21,000	Sideways	18,000	14,991	17,100	18,750
Zinc	US\$/mt	17.1%	5.9	-0.6	2,191	Sideways	2,050	2,300	Bullish	2,500	1,909	2,190	2,400
Lead	US\$/mt	17.0%	-14.6	-0.5	1,869	Bullish	1,850	2,150	Bullish	2,300	2,140	2,110	2,200
Tin	US\$/mt	16.8%	-8.6	1.1	19,500	Bearish	19,000	22,000	Sideways	21,500	22,290	21,800	22,000
Agriculture	Units	Imp. Vol.	YoY%	YTD%	Act. F.	View	Lower R.	Upper R.	View	Target	2013	2014E	2015E
Corn	US\$/bu	28.0%	-4.3	2.1	4.05	Sideways	3.50	4.50	Sideways	4.20	5.77	4.10	4.20
Soybeans	US\$/bu	24.6%	-20.6	0.4	10.29	Bearish	9.30	10.50	Sideways	8.75	14.10	12.40	9.50
Wheat	US\$/bu	28.8%	-2.8	-0.2	5.89	Sideways	4.70	6.50	Sideways	5.70	6.85	5.80	5.70
Crude Palm Oil	MYR/MT	n.a.	-11.8	0.3	2,264	Sideways	2,050	2,400	Sideways	2,350	2,418	2,425	2,300
Sugar	US\$/lb	n.a.	-11.2	-1.7	0.143	Sideways	0.140	0.170	Bullish	0.180	0.175	0.163	0.172
Cotton	US\$/lb	n.a.	-26.6	1.0	0.61	Sideways	0.55	0.70	Sideways	0.65	0.83	0.77	0.62
Coffee	US\$/lb	n.a.	43.1	-0.1	1.67	Sideways	1.60	2.10	Sideways	1.65	1.26	1.77	1.70
Сосоа	US\$/mt	n.a.	9.2	1.3	2,948	Bearish	2,600	3,100	Sideways	2,700	2,405	3,000	2,750

Sources: Bloomberg, UBS

CIO View: Bullish = we target the upper range, Sideways = we expect a sideways move, Bearish = we target the lower range Abbreviations: Imp. Vol. = Implied Volatility, YoY% = Year over year in %, YTD% = Year to date in %, Active F. = Active Future, Lower R. = Lower range, Upper R. = Upper range

Indicates decrease in forecasts from previous week

Equity Markets

Past Equity Market Performance (%) and 6 Month Return Forecasts for selective Markets (%)											
Americas	Index	6-month target	2011	2012	2013	2014	YTD	P/E 2015E	P/E 2016E	DY 2015E	DY 2016E
S&P 500	2,021	2,100	0.0	13.4	29.6	11.4	-1.9	16.3	14.6	2.0	2.2
Europe			2011	2012	2013	2014	YTD	P/E 2015E	P/E 2016E	DY 2015E	DY 2016E
Euro Stoxx	309	327	-17.7	15.5	20.5	1.7	-3.2	13.7	12.1	3.7	4.0
FTSE 100	6,417	6,625	-5.6	5.8	14.4	-2.7	-2.3	13.5	12.1	4.1	4.5
SMI	8,939	9,350	-7.8	14.9	20.2	9.5	-0.5	15.8	14.6	3.4	3.7
Asia			2011	2012	2013	2014	YTD	P/E 2015E	P/E 2016E	DY 2015E	DY 2016E
Topix (Japan)	1,401	1,440	-18.9	18.0	51.5	8.1	-0.5	14.5	13.1	1.9	2.1
Emerging Markets			2011	2012	2013	2014	YTD	P/E 2015E	P/E 2016E	DY 2015E	DY 2016E
MSCI Emerging Markets (\$)	941	975	-14.9	13.9	0.9	2.6	-0.8	11.0	9.9	3.0	3.3

Source: Bloomberg, FactSet, UBS



Indicates decrease in forecasts from previous week

Real Estate Markets

Benchmark income returns for	direct real esta	te investments portfo	olios, all pro	perties						
Americas	Volatility*	Expected return *	2007	2008	2009	2010	2011	2012	2013	2014 F
US	0.5	6.2	5.6	5.4	6.6	6.9	6.1	5.7	5.6	5.4
Canada	0.4	6.3	6.8	6.3	6.3	6.8	6.6	6.2	5.8	5.3
Europe & Africa	Volatility*	Expected return*	2007	2008	2009	2010	2011	2012	2013	2014 F
UK	0.7	6.2	4.6	5.6	7.4	6.4	5.8	5.8	5.8	5.3
Ireland	1.1	8.9	3.9	4.3	7.0	8.9	9.5	9.7	9.2	7.7
France	0.3	5.7	5.4	5.4	6.1	5.8	5.6	5.6	5.4	5.3
Germany	0.0	5.3	4.7	5.1	5.3	5.2	5.3	5.3	5.3	5.0
Switzerland	0.2	4.5	4.8	4.9	4.8	4.6	4.6	4.4	4.2	4.1
Netherlands	0.1	5.4	5.2	5.1	5.3	5.4	5.4	5.4	5.6	5.7
Spain	0.6	5.5	4.8	4.4	4.6	6.2	5.5	5.6	5.5	5.4
Denmark	0.2	4.9	4.8	5.2	5.3	5.0	4.9	4.8	4.8	4.8
South Africa	0.3	8.7	8.6	8.5	8.6	8.9	8.7	8.9	8.2	8.1
Asia	Volatility*	Expected return*	2007	2008	2009	2010	2011	2012	2013	2014 F
Australia	0.3	7.3	6.6	6.4	6.8	7.4	7.5	7.5	7.4	7.1
Japan	0.1	5.2	5.1	4.8	5.2	5.2	5.3	5.3	5.2	5.0
South Korea	0.3	6.0	6.5	4.5	5.8	5.9	6.5	6.0	5.8	5.7
Dividend yields for listed real estate**										
Global	Volatility*	Expected return*	2007	2008	2009	2010	2011	2012	2013	2014 F
Global real estate equities	0.3	3.7	3.2	6.4	3.7	3.5	4.2	3.5	3.4	3.6

Sources: Bloomberg, IPD, NAREIT, UBS IB, UBS

"*5y average 2009-2013, annualized; ** Excluding emerging markets.

Indicates decrease in forecasts from previous week

Appendix: How to interpret the currency pages

Two currency conventions are used in the foreign exchange markets.

• The European convention, also called the direct quotation or price quotation, expresses a foreign currency in units of the home currency, i.e., 0.80 Euro for one US-Dollar or 120 Japanese Yen for one US-Dollar. This is the most widely used currency convention in the world and also the one usually used in the US.

• The British convention, also called the indirect quotation or quantity quotation, expresses the home currency in units of a foreign currency, i.e., 1.25 US-Dollars for one Euro or 0.83 US-Dollar for 100 Japanese Yen. This convention is usually used in the UK and is also common in Australia, Canada and New Zealand.

In the foreign exchange markets, some currencies have become "pairs". When a trader or an analyst refers to these pairs, it is almost always in the same convention. From a US-centric perspective:

• The US-Dollar exchange rate with the Australian Dollar (the "Aussie"), the New Zealand Dollar (the "Kiwi"), the British Pound (the "Cable", when related to the US-Dollar, because the US-Dollar/British Pound exchange rate was the first traded through the transatlantic cable) and the Euro is expressed in the British convention, i.e., 1.20 US-Dollars for one Euro.

• All other exchange rates of the US-Dollar with a major currency—the Japanese Yen, Swiss Franc, Canadian Dollar (the "Loonie", named after the Canadian bird on the one dollar coin) and the Scandinavian currencies—are expressed in the European convention, i.e., 1.25 Swiss Francs for one US-Dollar.

Currencies are usually referred to by acronyms or special signs, i.e., \$ for US-Dollar, £ for British Pound (the "L" comes from the French translation of the British Pound or Pound Sterling, "Livre Sterling"), SFr. for Swiss Franc, etc. To avoid confusion about which dollar, franc or krona we are referring to in today's globalized economy, currencies are defined by an acronym of three capital letters, a system developed by the International Organization for Standardization and called ISO 4217. In general, the first two letters refer to the country and the third, to the name of the currency.

USD = US-Dollar, **AUD** = Australian Dollar, **BRL** = Brazilian Real, **CAD** = Canadian Dollar, **CHF** = Swiss Franc (the CH is based on the Latin translation of Swiss Confederation, "Confederatio Helveticae"), **CNY** = Chinese Yuan Renmimbi (this currency is sometimes abbreviated RMB, which is not an ISO standard), **COP** = Colombian Peso, **CZK** = Czech Koruna, **DKK** = Danish Krona, **EUR** = Euro, **GBP** = British Pound or Pound Sterling, **HKD** = Hong Kong Dollar, **HUF** = Hungarian Forint, **IDR** = Indonesian Rupiah, **INR** = Indian Rupee, **JPY** = Japanese Yen, **MXN** = Mexican Peso, **MYR** = Malaysian Ringgit, **NOK** = Norwegian Krona, **NZD** = New Zealand Dollar, **PHP** = Philippines Peso, **PLN** = Polish Zloty, **RUB** = Russian Ruble, **SEK** = Swedish Krona, **SGD** = Singapore Dollar, **SKK** = Slovak Koruna, **KRW** = South Korean Won, **THB** = Thai Bath, **TWD** = Taiwan Dollar, **TRY** = Turkish Lira, and **ZAR** = South African Rand (the ZA refers to Zuid-Afrika, i.e., South Africa in Dutch).

The format used to show currency pairs or exchange rates is either XXX/YYY or, the even simpler, XXXYYY, where XXX stands for the base currency and YYY for the counter currency. The format reads "units of YYY for one unit of XXX". For example, EUR/USD or EURUSD at 1.20 means that you have to pay 1.20 US-Dollars for one Euro, while USD/EUR or USDEUR at 1.20 means that you have to pay 1.20 Euros for one US-Dollar.

Appendix: How to interpret the commodity page

The commodity page is split into two major sections:

• Market Data: This section gives the reader an overview of key figures for individual commodities. We believe these figures are important when analyzing our forecasts.

In the market data section, we give an indication of the units that the commodity price refers to. Through the implied volatility figures we like investors to consider the volatility of the commodity. This can vary significantly across different commodities. Looking at the historical performance of the spot market provides a reference point and allows a comparison to be made. The last two columns highlight the spot and futures market. Since transactions involving the physical exchange of commodities are rare, the futures markets are the most relevant for most of our clients.

• UBS CIO View: This section is split into a short-term and a long-term view. The shorter term view is for active investors with a target horizon of 1-3 months. The long-term view is for strategic investments with a time horizon of 12 months and more.

Contact Persons

Andreas Höfert

andreas.hoefert@ubs.com Chief Economist

Gary Tsang gary.tsang@ubs.com Economist Asia

Daniel Kalt daniel.kalt@ubs.com Chief Economist Switzerland

Costa Vayenas costa.vayenas@ubs.com Economist Emerging Markets Global

Thomas Berner thomas.berner@ubs.com Economist US

Ricardo Garcia ricardo-za.garcia@ubs.com Economist Eurozone

Fixed Income

Daniela Steinbrink Mattei daniela.steinbrinkmattei@ubs.com Fixed Income Global

Forex

Thomas Flury thomas.flury@ubs.com Forex Global

Commodities

Dominic Schnider dominic.schnider@ubs.com Commodity Global

katherine.klingensmith@ubs.com Forex Global

Katherine Klingensmith

Giovanni Staunovo giovanni.staunovo@ubs.com Commodity Global

Constantin Bolz constantin.bolz@ubs.com Forex Global

Emerging Markets Michael Bolliger michael.bolliger@ubs.com Forex, Interest rates, Economics

Tan Teck Leng teck-leng.tan@ubs.com Forex Global

Jonas David jonas.david@ubs.com Forex, Interest rates, Economics

Global Real Estate

Thomas Veraguth thomas.veraguth@ubs.com Economist Real Estate

Disclaimer

UBS Chief Investment Office WM's investment views are prepared and published by Wealth Management and Retail & Corporate and Wealth Management Americas, Business Divisions of UBS AG (UBS, regulated by FINMA in Switzerland) or an affiliate thereof. In certain countries UBS AG is referred to as UBS SA. This material is for your information only and is not intended as an offer, or a solicitation of an offer, to buy or sell any investment or other specific product. The analysis contained herein is based on numerous assumptions. Different assumptions could result in material were obtained from sources believes to legal restrictions and cannot be offered worldwide on an unrestricted basis and/or may not be eligible for sale to all information and opinions expressed in this material were obtained from sources believes to geal restrictions and cannot be offered worldwide on an unrestricted basis and/or may not be eligible for sale to all information and opinions expressed in this material were obtained from sources believes to geal restrictions and cannot be expressed by other business areas or divisions of UBS as a result of using different assumptions. Could result in meteroal the early early realizable since the market in the securities or provide advisory other services to the issuer of nelevant securities or to a company connected with an or or more areas within UBS, into other areas, units, divisions or affiliates of UBS. Futures and options trading is considered fixe, Past performance of an investment. We are of necessity unable to take into account the price, value or incredical and/or tax divice as to the implications (including tax) of UBS vas any performant on and needs of our individual clients and we would recommend that you take financial and/or tax advice as to the implications (including tax) of investing in any of the product. The analysis contained herein is have a long or file of a set to all information and realization you may receive back less than you invested in the securities iilliquid and there

External Asset Managers / External Financial Consultants: In case this research or publication is provided to an External Asset Manager or an External Financial Consultant. UBS expressly prohibits that it is redistributed by the External Asset Manager or the External Financial Consultant and is made available to their clients and/or third parties. Australia: 1) Clients of UBS Wealth Management Australia Ltd: This notice is distributed to clients of UBS Wealth Management Australia Ltd ABN 50 005 311 937 (Holder of Australian Financial Services Licence No. 231127), Chifley Tower, 2 Chifley Square, Sydney, New South Wales, NSW 2000, by UBS Wealth Management Australia Ltd.: This Document contains general information and/or general advice only and does not constitute personal financial product advice. As such the content of the Document was prepared without taking into account the objectives, financial situation or needs of any specific recipient. Prior to making any investment decision, a recipient should obtain personal financial product advice from an independent adviser and consider any relevant offer documents (including any product disclosure statement) where the acquisition of financial products is being considered. 2) Clients of UBS AG: This notice is issued by UBS AG ABN 47 088 129 613 (Holder of Australian Financial Services Licence No 231087): This Document is issued and distributed by UBS AG. This is the case despite anything to the contrary in the Document. The Document is intended for use only by "Wholesale Clients" as defined in section 761G ("Wholesale Clients") of the Corporations Act 2001 (Cth) ("Corporations Act"). In no circumstances may the Document be made available by UBS AG to a "Retail Client" as defined in section 761G of the Corporations Act. UBS AG's research services are only available to Wholesale Clients. The Document is general information only and does not take into account any person's investment objectives, financial and taxation situation or particular needs. Austria: This publication is not intended to constitute a public offer or a comparable solicitation under Austrian law and will only be used under circumstances which will not be equivalent to a public offering of securities in Austria. The document may only be used by the direct recipient of this information and may under no circumstances be passed on to any other investor. Bahamas: This publication is distributed to private clients of UBS (Bahamas) Ltd and is not intended for distribution to persons designated as a Bahamian citizen or resident under the Bahamas Exchange Control Regulations. Bahrain: UBS AG is a Swiss bank not licensed, supervised or regulated in Bahrain by the Central Bank of Bahrain and does not undertake banking or investment business activities in Bahrain. Therefore, Clients have no protection under local banking and investment services laws and regulations. Belgium: This publication is not intended to constitute a public offering or a comparable solicitation under Belgian law, but might be made available for information purposes to clients of UBS Belgium, branch of UBS (Luxembourg) SA, registered with the National Bank of Belgian and authorized by the "Financial Services and Markets Authority", to which this publication has not been submitted for approval. Brazil: Prepared by UBS Brasil Administradora de Valores Mobiliários Ltda, entity regulated by Comissão de Valores Mobiliários ("CVM") Canada: this publication is distributed to clients of UBS Wealth Management Canada by UBS Investment Management Canada Inc., Dubai: Research is issued by UBS AG Dubai Branch within the DIFC, is intended for orofessional clients only and is not for onward distribution within the United Arab Emirates, France: This publication is distributed by UBS (France) S.A., French "société anonyme" with share capital of € 125.726.944,69, boulevard Haussmann F-75008 Paris, R.C.S. Paris B 421 255 670, to its clients and prospects. UBS (France) S.A. is a provider of investment services duly authorized according to the terms of the "Code Monétaire et Financier", regulated by French banking and financial authorities as the "Autorité de Contrôle Prudentiel et de Résolution." Germany: The issuer under German Law is UBS Deutschland AG, Bockenheimer Landstrasse 2-4, 60306 Frankfurt am Main. UBS Deutschland AG is authorized and regulated by the "Bundesanstalt fü Finanzdienstleistungsaufsicht". Hong Kong: This publication is distributed to clients of UBS AG Hong Kong Branch by UBS AG Hong Kong Branch, a licensed bank under the Hong Kong Banking Ordinance and a registered institution under the Securities and Futures Ordinance. India: Distributed by UBS Securities India Private Ltd. 2/F, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (East), Mumbai (India) 400051. Phone: +912261556000. SEBI Registration Numbers: NSE (Capital Market Segment): INB230951431, NSE (F&O Segment) INF230951431, BSE (Capital Market Segment) INB010951437. Indonesia: This research or publication is not intended and not prepared for purposes of public offering of securities under the Indonesian Capital Market Law and its implementing regulations. Securities mentioned in this material have not been, and will not be, registered under the Indonesian Capital Market Law and Regulations. Israel: UBS AG is registered as a Foreign Dealer in cooperation with UBS Wealth Management Israel Ltd, a wholly owned UBS subsidiary. UBS Wealth Management Israel Ltd is a licensed Portfolio Manager which engages also in Investment Marketing and is regulated by the Israel Securities Authority. This publication shall not replace any investment advice and/or investment marketing provided by a relevant licensee which is adjusted to your personal needs. Italy: This publication is distributed to the clients of UBS (Italia) S.p.A., via del vecchio politecnico 3, Milano, an Italian bank duly authorized by Bank of Italy to the provision of financial services and supervised by "Consob" and Bank of Italy. UBS Italia has not participated in the production of the publication and of the research on investments and financial analysis herein contained. Jersey: UBS AG, Jersey Branch, is regulated and authorized by the Jersey Financial Services Commission for the conduct of banking, funds and investment business. Luxembourg: This publication is not intended to constitute a public offer under Luxembourg law, but might be made available for information purposes to clients of UBS (Luxembourg) S.A., a regulated bank under the supervision of the "Commission de Surveillance du Secteur Financier" (CSSF), to which this publication has not been submitted for approval. Mexico: This document has been distributed by UBS Asesores México, S.A. de C.V., a company which is not subject to supervision by the National Banking and Securities Commission of Mexico and is not part of UBS Grupo Financiero, S.A. de C.V. or of any other Mexican financial group and whose obligations are not guaranteed by any third party. UBS Asesores México, S.A. de C.V. does not guarantee any yield whatsoever. Netherlands: This publication is not intended to constitute a public offering or a comparable solicitation under Dutch law, but might be made available for information purposes to clients of UBS Bank (Netherlands) B.V., a regulated bank under the supervision of "De Nederlansche Bank" (DNB) and "Autoriteit Financiële Markten" (AFM), to which this publication has not been submitted for approval. New Zealand: This notice is distributed to clients of UBS Wealth Management Australia Limited ABN 50 005 311 937 (Holder of Australian Financial Services Licence No. 231127), Chifley Tower, 2 Chifley Square, Sydney, New South Wales, NSW 2000, by UBS Wealth Management Australia Ltd. You are being provided with this UBS publication or material because you have indicated to UBS that you are a client certified as a wholesale investor and/or an eligible investor ("Certified Client") located in New Zealand. This publication or material is not intended for clients who are not Certified Clients ("Non-Certified Clients"), and if you are a Non-Certified Client you must not rely on this publication or material. If despite this warning you nevertheless rely on this publication or material, you hereby (i) acknowledge that you may not rely on the content of this publication or material and that any recommendations or opinions in this publication or material are not made or provided to you, and (ii) to the maximum extent permitted by law (a) indemnify UBS and its associates or related entities (and their respective directors, officers, agents and advisers (each a "Relevant Person") for any loss, damage, liability or claim any of them may incur or suffer as a result of, or in connection with, your unauthorised reliance on this publication or material and (b) waive any rights or remedies you may have against any Relevant Person for (or in respect of) any loss, damage, liability or claim you may incur or suffer as a result of, or in connection with, your unauthorised reliance on this publication or material. Saudi Arabia: This publication has been approved by UBS Saudi Arabia (a subsidiary of UBS AG), a Saudi Arabian closed joint stock company incorporated in the Kingdom of Saudi Arabia under commercial register number 1010257812 having its registered office at Tatweer Towers, P.O. Box 75724, Riyadh 11588, Kingdom of Saudi Arabia. UBS Saudi Arabia is authorized and regulated by the Capital Market Authority of Saudi Arabia. Singapore: Please contact UBS AG Singapore branch, an exempt financial adviser under the Singapore Financial Advisers Act (Cap. 110) and a wholesale bank licensed under the Singapore Banking Act (Cap. 19) regulated by the Monetary Authority of Singapore, in respect of any matters arising from, or in connection with, the analysis or report. Spain: This publication is distributed to clients of UBS Bank, S.A. by UBS Bank, S.A., a bank registered with the Bank of Spain. Taiwan: Taiwan: This material is provided in accordance with ROC laws, in agreement with or at the request of clients. UAE: This research report is not intended to constitute an offer, sale or delivery of shares or other securities under the laws of the United Arab Emirates (UAE). The contents of this report have not been and will not be approved by any authority in the United Arab Emirates including the UAE Central Bank or Dubai Financial Authorities, the Emirates Securities and Commodities Authority, the Dubai Financial Market, the Abu Dhabi Securities market or any other UAE exchange. UK: Approved by UBS AG, authorised and regulated by the Financial Market Supervisory Authority in Switzerland. In the United Kingdom, UBS AG is authorised by the Prudential Regulation Authority and subject to regulated by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request. A member of the London Stock Exchange. This publication is distributed to private clients of UBS London in the UK. Where products or services are provided from outside the UK, they will not be covered by the UK regulatory regime or the Financial Services Compensation Scheme. USA: This document is not intended for distribution into the US and / or to US persons, UBS Securities LLC is a subsidiary of UBS AG and an affiliate of UBS Financial Services Inc., UBS Financial Services Inc. is a subsidiary of UBS AG

Version 11/2014.

© UBS 2014. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.