Key Information Document for Investors in Switzerland

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

Xtrackers FTSE Developed Europe Real Estate UCITS ETF

Share class: 1C, ISIN: LU0489337690, German Security Code: DBX0F1, Currency: EUR

a sub-fund of Xtrackers. The fund is a Luxembourg based UCITS (Undertakings for Collective Investment in Transferable Securities). **The management company is DWS Investment S.A. (the manufacturer), a member of DWS Group.** Please refer to www.etf.dws.com or call +352 42101 - 860 for more information. The Competent Authority Commission de Surveillance du Secteur Financier is responsible for supervising Xtrackers in relation to this Key Information Document. This PRIIP is authorised in Luxembourg. The management company DWS Investment S.A. is authorised in Luxembourg and is regulated by the Commission de Surveillance du Secteur Financier. This key information is accurate as at 16.02.2026.

What is this product?

Type

The product is a UCITS - Part 1 sub-fund of a SICAV under Luxembourg law. The fund is a UCITS ETF.

Term

This product is an open-ended fund without predefined maturity. You may request the redemption of shares generally on each valuation date. The company may, however, suspend the redemption if extraordinary circumstances appear to make this necessary, taking into account the interests of the investors. Further, the company may restrict the redemption. The product may be redeemed early in certain circumstances as set out in the sales prospectus. The 1C share class of Xtrackers FTSE Developed Europe Real Estate UCITS ETF was launched in 2010.

Objectives

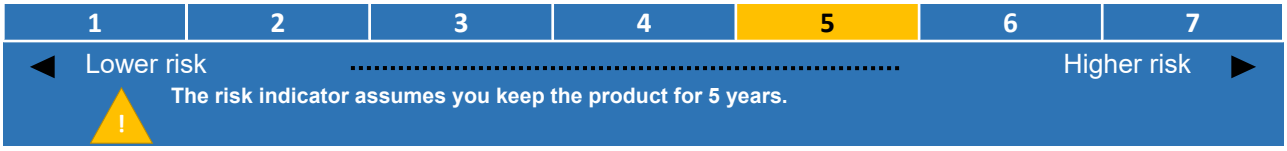
The fund is passively managed. INVESTMENT OBJECTIVE: The aim is for your investment to reflect the performance of the FTSE EPRA/NAREIT DEVELOPED EUROPE NET TOTAL RETURN index (index) which is designed to reflect the performance of the shares of certain property companies (including real estate investment trusts) listed in European developed countries. DESCRIPTION OF INDEX: The weighting of a company on the index depends on its size, based on the combined value of a company's shares compared to other companies. INDEX REBALANCING, CALCULATION AND ADMINISTRATION: The index is administered by FTSE International Limited. The index is calculated on a total return net basis which means that all dividends and distributions are reinvested in the index after tax. The composition of the index is reviewed at least quarterly. INVESTMENT POLICY: To achieve the aim, the fund will attempt to replicate the index, before fees and expenses, by buying all or a substantial number of securities in the index. The fund may employ techniques and instruments in order to manage risk, reduce costs and improve results. These techniques and instruments may include the use of financial contracts (derivatives). The fund may also engage in secured lending of its investments to certain eligible third parties to generate additional income to offset the costs of the fund. FURTHER INFORMATION: Certain information (including the latest share prices of the fund, indicative net asset values, full disclosure on the composition of the fund's portfolio and information on the index constituents) are available on your local DWS website or at www.Xtrackers.com. Transaction costs and taxes, unexpected fund costs and market conditions such as volatility or liquidity issues may affect the ability of the fund to track the index. The anticipated level of tracking error in normal market conditions is 1 per cent. The return of the product is reflected by the daily calculated net asset value per unit and the distribution amount if applicable. The currency of the fund is EUR. Returns and gains are not distributed but are reinvested in the fund. This fund is a sub-fund of Xtrackers for which the sales prospectus and the periodic reports are prepared as a whole. The assets and liabilities of each sub-fund are segregated by law. As a result, assets of one sub-fund are not available in the event of claims against or insolvency of another. More share classes may be available for this fund - please refer to the relevant section of the sales prospectus for further details. You are not permitted to exchange your shares in this fund for other funds of Xtrackers. The depositary is State Street Bank International GmbH, Luxembourg Branch. More detailed information of this fund, such as the sales prospectus as well as the latest annual and semi-annual report, can be obtained free of charge online at www.etf.dws.com. These documents are available in English or German. The documents as well as other information (including the latest share prices) are available free of charge.

Intended retail investor

The fund is designed for: (i) retail clients with (ii) basic knowledge and experience and (iii) are prepared to accept the level of risk indicated below (including losses up to the total invested amount). A typical investor will have (iv) a medium-term investment horizon (five years). The fund is suitable for (v) general capital accumulation (growth).

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 5 out of 7, which is a medium-high risk class. This rates the potential losses from future performance at a medium-high level, and poor market conditions will likely impact the capacity to pay you.

The following is applicable if you subscribe for or settle shares in a different currency than the fund or share-class currency: Be aware of currency risk. You will receive payments in a different currency, so the final return you will get depend on the exchange rate between the two currencies. This risk is not considered in the indicator shown above.

The following risks could be of particular significance for the fund: Derivatives risk, Conflicts of interest risk, Shares risk, Exceptional circumstances risk, Rules based index risk, Real Estate risk, Region Concentration risk. A more detailed description of risks and other general information can be found in the risk section(s) of the sales prospectus. You may lose some or all of your investment. Your risk is limited to the amount invested. This product does not include any protection from future market performance so you could lose some or all of your investment.

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 unfavourable, moderate and favourable scenarios shown are illustrations using the worst, average and best performance of the product over the last 10 years. Markets could develop very differently in the future.

Recommended holding period: Example Investment:		5 years 10.000 EUR	
		If you exit after 1 year	**If you exit after 5 years**
Scenarios			
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.		
Stress	**What you might get back after costs** Average return each year	3,310 EUR -66.9 %	2,210 EUR -26.1 %
Unfavourable	**What you might get back after costs** Average return each year	6,310 EUR -36.9 %	7,070 EUR -6.7 %
Moderate	**What you might get back after costs** Average return each year	10,220 EUR 2.2 %	9,180 EUR -1.7 %
Favourable	**What you might get back after costs** Average return each year	13,470 EUR 34.7 %	14,410 EUR 7.6 %

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. The stress scenario shows what you might get back in extreme market circumstances. For the 1 year holding period the following applies: This type of scenario (Favourable, Moderate, Unfavourable) occured for an investment between (Favourable: 30.10.2020-29.10.2021, Moderate: 31.01.2018-31.01.2019, Unfavourable: 31.12.2021-30.12.2022). For the recommended holding period the following applies: This type of scenario (Favourable, Moderate, Unfavourable) occured for an investment between (Favourable: 30.11.2016-30.11.2021, Moderate: 30.11.2020-28.11.2025, Unfavourable: 29.06.2018-30.06.2023).

What happens if DWS Investment S.A. is unable to pay out?

The assets of the fund are kept separately from those of the management company, DWS Investment S.A.. An insolvency or default of the management company should not result in the fund suffering any financial loss in relation to its assets. On the insolvency or default of the depositary State Street Bank International GmbH, Luxembourg Branch securities held by the depositary on behalf of the fund should be protected but the fund may suffer loss in relation to cash and certain other assets which are not protected. Cash deposits of the fund deposited with other credit institutions may cause investors to suffer a financial loss if such deposits are not covered by any existing deposit guarantee schemes. Investment in the fund is not covered by any investor compensation or guarantee scheme.

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 possible investment periods. We have assumed: In the first year you would get back the amount that you invested (0 % annual return). For the other holding periods we have assumed the product performs as shown in the moderate scenario. 10.000 EUR is invested.

	If you exit after 1 year	**If you exit after 5 years**
Total costs	35 EUR	170 EUR
Annual cost impact (*)	0.4 %	0.4 % each year

*This illustrates how costs reduce your return each year over the holding period. For example it shows that if you exit at the recommended holding period your average return per year is projected to be -1.3% before costs and -1.7% 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	We do not charge an entry fee.	0 EUR
Exit costs	We do not charge an exit fee.	0 EUR
Ongoing costs taken each year		
Management fees and other administrative or operating costs	0.33 % of the value of your investment per year. This is an estimate based on actual costs for the fiscal year ending 31.12.2025.	33 EUR
Transaction costs	0.02 % of the value of your investment per year. This is an estimate of the costs incurred when we buy and sell the underlying investments for the product. The actual amount will vary depending on how much we buy and sell.	2 EUR
Incidental costs taken under specific conditions		
Performance fees	We do not charge a performance fee.	0 EUR

Secondary market investors (those who buy or sell shares on a stock exchange) may be charged certain fees by their stock broker. These charges, if any, can be obtained from such stock broker. Authorised participants dealing directly with the fund will pay the transaction costs related to their subscriptions and redemptions.

To the extent the fund undertakes securities lending to generate revenue, the fund will ultimately be allocated 82% of the associated revenue, the securities lending agent, which will be a Deutsche Bank entity, will be allocated 9% and the remaining 9% will be allocated to the DWS entity which monitors such activities, as set out in the sales prospectus and/or supplement, for its own coordination and oversight tasks. As securities lending revenue sharing does not increase the costs of running the fund, this has been excluded from the composition of costs.

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

Recommended holding period: 5 years. The product has no minimum holding period.

This product has no required minimum holding period. The recommended holding period has been selected due to its investment strategy and because it is designed for a medium term investment horizon. It is expected that it will be possible to achieve the investment objective of the fund within this time frame. You may request the redemption of shares generally on each valuation date. No fees or penalties will be charged by the company for any such transaction.

There is no change on the risk return profile when you redeem your shares early.

How can I complain?

Complaints about the behaviour of the person who advised you on the product or sold it to you, should be addressed directly to that person. Complaints about the product or the behaviour of the manufacturer of this product should be directed to the following address:

Postal Address: DWS Investment S.A., B.P. 766, L-2017 Luxembourg; Email: dws.lu@db.com; www.dws.lu

We will then handle your request and provide you with feedback as soon as possible. We have a summary of our complaints handling procedure available free of charge online at www.etf.dws.com.

Other relevant information

Taxation regimes applicable to the fund in your jurisdiction may affect your personal tax situation. Prospective investors should inform themselves of, and where appropriate take advice on such taxation regimes. Information on the current remuneration policy of the management company, including a description of how remuneration and benefits are calculated is published on the Internet at https://www.dws.com/footer/Legal-Resources/dws-remuneration-policy?setLanguage=en. The information will be sent to you in paper form free of charge upon request.

Information about the performance of this fund over the last 10 calendar years is available from https://etf.dws.com/Download/Past%20Performance/LU0489337690/CH/EN and information about previous performance scenarios is available from https://etf.dws.com/Download/Previous%20Performance/LU0489337690/CH/EN.

The fund is not in any way connected to or sponsored, endorsed, sold or promoted by the London Stock Exchange Group plc and its group undertakings (collectively, the "LSE Group"). The LSE Group does not accept any liability whatsoever to any person arising out of the use of the fund or the underlying data.
The Swiss representative of the fund is DWS CH AG, Hardstrasse 201, CH-8005 Zurich. The paying agent in Switzerland is Deutsche Bank (Suisse) SA, Place des Bergues 3, CH-1201 Geneva. The prospectus, this document, the articles of incorporation and by-laws as well as the annual and semi-annual reports can be obtained free of charge from the representative.