

7.15% p.a. ZKB Callable Barrier Reverse Convertible on worst of PSP Swiss Property AG/Mobimo Holding AG/Allreal Holding AG/Mobilezone Holding AG/Nestlé SA

29/04/2022 - 29/04/2025 | Swiss Security Code 113,290,719

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 Callable Barrier Reverse Convertible on worst of
SSPA category:	Barrier Reverse Convertible (1230, acc. Swiss Structured Products Association)
ISIN:	CH1132907192
Symbol:	Z04QQZ
Issuer:	Zürcher Kantonalbank Finance (Guernsey) Ltd
Underlyings:	PSP Swiss Property AG/Mobimo Holding AG/Allreal Holding AG/Mobilezone Holding AG/Nestlé SA
Initial Fixing Date:	22/04/2022
Payment Date:	29/04/2022
Final Fixing Date:	22/04/2025
Redemption Date:	29/04/2025
Cap Level:	100.00% of Initial Fixing Value
Knock-in Level:	65.00% of Initial Fixing Value
Mode of settlement:	cash or physical
Coupon:	7.15% p.a. of Denomination
Information on the offer and admission to trading	
Place of the offer:	Switzerland
Issue amount/ Denomination/Trading units:	Up to CHF 5,000,000, with the right to increase/CHF 1,000 Denomination per structured product/CHF 1,000 or multiples thereof
Issue price:	100.00% of Denomination (CHF 1,000)
Information on listing:	Application to list on the SIX Swiss Exchange will be filed, the planned first trading day will be 29/04/2022

Final Terms

1. Product specific conditions and product description

Derivative Category/Designation	Yield Enhancement / Barrier Reverse Convertible (1230, acc. Swiss Structured Products Association)
Regulatory Notification	This product 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.
Issuer	Zürcher Kantonalbank Finance (Guernsey) Limited, Saint Peter Port, Guernsey Zürcher Kantonalbank Finance (Guernsey) Limited is a wholly owned and fully consolidated subsidiary of Zürcher Kantonalbank. It is not subject to any direct prudential supervision neither in Guernsey nor in Switzerland and does not have a rating.
Keep-Well Agreement	Zürcher Kantonalbank Finance (Guernsey) Limited is a fully owned subsidiary of Zürcher Kantonalbank. Zürcher Kantonalbank obtains the following three ratings: Standard & Poor's: AAA, Moody's: Aaa, Fitch: AAA. Zürcher Kantonalbank is committed to Zürcher Kantonalbank Finance (Guernsey) Limited with sufficient financial means, allowing to satisfy any claims of its creditors in due time. The full text of the Keep-Well Agreement, which is subject to Swiss law, can be found in the publicly available Base prospectus.
Lead Manager, Paying Agent, Exercise Agent and Calculation Agent	Zürcher Kantonalbank, Zurich
Symbol/Swiss Security Code/ISIN	Z04QQZ/113,290,719/CH1132907192
Issue amount/Denomination/Trading units	Up to CHF 5,000,000, with the right to increase/CHF 1,000 Denomination per structured product/CHF 1,000 or multiples thereof
Issue price	100.00% of Denomination (CHF 1,000)
Currency	CHF
Currency Hedge	No
Mode of settlement	cash or physical

Underlying(s)

Underlying	Type of Underlying Domicile	ISIN Bloomberg	Reference exchange/ Price source
PSP Swiss Property AG	registered share Switzerland	CH0018294154 PSPN SE Equity	SIX Swiss Exchange
Mobimo Holding AG	registered share Switzerland	CH0011108872 MOBN SE Equity	SIX Swiss Exchange
Allreal Holding AG	registered share Switzerland	CH0008837566 ALLN SE Equity	SIX Swiss Exchange
Mobilezone Holding AG	registered share Switzerland	CH0276837694 MOZN SE Equity	SIX Swiss Exchange
Nestlé SA	registered share Switzerland	CH0038863350 NESN SE Equity	SIX Swiss Exchange

Information on Levels

Underlying	Initial Fixing Value	Cap Level	Knock-in Level	Ratio
PSP Swiss Property AG	CHF 121.7000 (100.00% of Initial Fixing Value)	CHF 121.7000 (100.00% of Initial Fixing Value)	CHF 79.1050 (65.00% of Initial Fixing Value)	8.216927
Mobimo Holding AG	CHF 282.5000 (100.00% of Initial Fixing Value)	CHF 282.5000 (100.00% of Initial Fixing Value)	CHF 183.6250 (65.00% of Initial Fixing Value)	3.539823
Allreal Holding AG	CHF 184.6000 (100.00% of Initial Fixing Value)	CHF 184.6000 (100.00% of Initial Fixing Value)	CHF 119.9900 (65.00% of Initial Fixing Value)	5.417118

	of Initial Fixing Value)	of Initial Fixing Value)	Initial Fixing Value)
Mobilezone Holding AG	CHF 15.7000 (100.00% of Initial Fixing Value)	CHF 15.7000 (100.00% of Initial Fixing Value)	CHF 10.2050 (65.00% of Initial Fixing Value)
Nestlé SA	CHF 124.9600 (100.00% of Initial Fixing Value)	CHF 124.9600 (100.00% of Initial Fixing Value)	CHF 81.2240 (65.00% of Initial Fixing Value)

Knock-in Event	A Knock-in Event occurs when the value of at least one Underlying touches or falls below the Knock-in Level during the Knock-in Level Observation Period.																																									
Knock-in Level Observation Period	From Initial Fixing Date until Final Fixing Date (continuous observation)																																									
Coupon	7.15% p.a. per Denomination CHF 1,000 Interest part: 0.5917% p.a.; Premium part: 6.5583% p.a.																																									
Coupon Date(s)/ Coupon Payment(s)	<table><tr><th></th><th>Coupon Date_t*</th><th>Coupon Payment_t</th></tr><tr><td>t = 1</td><td>29/07/2022</td><td>1.7875%</td></tr><tr><td>t = 2</td><td>29/10/2022</td><td>1.7875%</td></tr><tr><td>t = 3</td><td>29/01/2023</td><td>1.7875%</td></tr><tr><td>t = 4</td><td>29/04/2023</td><td>1.7875%</td></tr><tr><td>t = 5</td><td>29/07/2023</td><td>1.7875%</td></tr><tr><td>t = 6</td><td>29/10/2023</td><td>1.7875%</td></tr><tr><td>t = 7</td><td>29/01/2024</td><td>1.7875%</td></tr><tr><td>t = 8</td><td>29/04/2024</td><td>1.7875%</td></tr><tr><td>t = 9</td><td>29/07/2024</td><td>1.7875%</td></tr><tr><td>t = 10</td><td>29/10/2024</td><td>1.7875%</td></tr><tr><td>t = 11</td><td>29/01/2025</td><td>1.7875%</td></tr><tr><td>t = 12</td><td>29/04/2025</td><td>1.7875%</td></tr></table>				Coupon Date _t *	Coupon Payment _t	t = 1	29/07/2022	1.7875%	t = 2	29/10/2022	1.7875%	t = 3	29/01/2023	1.7875%	t = 4	29/04/2023	1.7875%	t = 5	29/07/2023	1.7875%	t = 6	29/10/2023	1.7875%	t = 7	29/01/2024	1.7875%	t = 8	29/04/2024	1.7875%	t = 9	29/07/2024	1.7875%	t = 10	29/10/2024	1.7875%	t = 11	29/01/2025	1.7875%	t = 12	29/04/2025	1.7875%
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Coupon Calculation Method	30/360																																									
Initial Fixing Date/ Initial Fixing Value	PSP Swiss Property AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2022 Mobimo Holding AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2022 Allreal Holding AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2022 Mobilezone Holding AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2022 Nestlé SA: closing price of the underlying on SIX Swiss Exchange on 22/04/2022																																									
Payment Date	29/04/2022																																									
Last Trading Date	22/04/2025																																									
Final Fixing Date/ Final Fixing Value	PSP Swiss Property AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2025 Mobimo Holding AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2025 Allreal Holding AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2025 Mobilezone Holding AG: closing price of the underlying on SIX Swiss Exchange on 22/04/2025																																									

Nestlé SA: closing price of the underlying on SIX Swiss Exchange on 22/04/2025

**Observation Dates/
Early Redemption Dates**

	Observation Date_t*	Early Redemption Date_t*
t = 1	21/04/2023	28/04/2023
t = 2	24/07/2023	31/07/2023
t = 3	23/10/2023	30/10/2023
t = 4	22/01/2024	29/01/2024
t = 5	22/04/2024	29/04/2024
t = 6	22/07/2024	29/07/2024
t = 7	22/10/2024	29/10/2024
t = 8	22/01/2025	29/01/2025

* modified following business day convention

The Observation Dates apply, if it is a day on which commercial banks are open for general business in the city of the Exercise Agent

Redemption Date

29/04/2025

Redemption method

Early Redemption

On each Observation Date, the Issuer has the right, but not the obligation, to call the product and to redeem it on the respective Early Redemption Date. Information flow about redemption is stated in section "Notices" and will immediately take effect on the Observation Date, but no later than on the following bank business day.

- If the Issuer exercises its one-sided early redemption right on an Observation Date, the investor receives a cash payment on the corresponding Early Redemption Date in the amount of the Denomination plus Coupon Payment for the respective period.
- If the Issuer does not exercise its one-sided early redemption right on an Observation Date, the product continues to run until the next Observation Date.

If no Early Redemption event has occurred, the following redemption scenarios are possible.

Redemption at maturity

If no Knock-in Event occurs, the product is redeemed at Denomination.

If a Knock-in Event occurs and if the Final Fixing Value of all Underlyings is at or above the Cap Level, the investor receives a cash redemption in the amount of the Denomination.

If a Knock-in Event occurs and if the Final Fixing Value of at least one Underlying is below its Cap Level, a physical delivery of the worst performing Underlying (between Initial Fixing Date and Final Fixing Date). The number of Underlyings per Denomination is defined in Ratio (fractions will be paid in cash, no cumulation).

The Coupons are paid out on the respective Coupon Date not depending on the performance of the Underlyings.

Listing

Application to list on the SIX Swiss Exchange will be filed, the planned first trading day will be 29/04/2022

Quotation Type

During the lifetime, this product is traded flat accrued interest, i.e. accrued interest is included in the trading price ('dirty price').

Clearing Agent

SIX SIS AG/Euroclear/Clearstream

Distribution Fees

Distribution fees in the form of a discount on the Issue price, reimbursement of a part of the Issue price or other one-off and/or periodic charges may have been paid to one or several distribution partners of this product.

Distribution fees inside the group

The Distribution Fee paid by the Issuer to the Lead Manager amounts to 0.17% p.a..

Distribution fees outside the group

The Distribution Fees paid out to distribution partners outside the group may amount up to 0.33% p.a..

Sales: 044 293 66 65

SIX Telekurs: .zkb

Internet: www.zkb.ch/finanzinformationen

Reuters: ZKBSTRUCT

Bloomberg: ZKBY <go>

Key elements of the product	<p>A ZKB Barrier Reverse Convertible on worst of is an investment product, which can be redeemed early on different dates at the discretion of the Issuer. The product pays out coupons on defined dates during the term. This product is a combined investment instrument that essentially consists of a fixed income security and the sale of a down-and-in put option. This allows the investor to benefit from the current volatility of the Underlyings. An above-average return is achieved when prices fall slightly, stagnate or rise slightly. If no Knock-in Event occurs, the investor receives a cash redemption in the amount of the Denomination. If a Knock-in Event occurs, the investor will receive a physical delivery of a number of Underlyings of the Underlying with the worst performance between Initial Fixing Date and Final Fixing Date.</p>
Tax aspects	<p>The product is considered as transparent and has no predominant one-off interest (Non-IUP). The Coupon of 7.15% p.a. is divided into a premium payment of 6.5583% p.a. and an interest payment of 0.5917% p.a.. The option premium part qualifies as capital gain and is not subject to Swiss income tax for private investors with Swiss tax domicile. The interest payment is subject to income tax at the time of payment. The Swiss withholding tax is not levied. In the case of physical delivery of the Underlying at maturity, the federal securities transfer stamp is levied on the basis of the Cap Level. The Federal securities transfer stamp tax is levied on secondary market transactions.</p> <p>The product may be subject to further withholding taxes or duties, in particular under the rules of FATCA or Sect. 871(m) U.S. Tax Code or foreign financial transaction taxes. All payments from this product are made after deduction of any withholding taxes and levies. The information above is a summary only of the Issuer's understanding of current law and practice in Switzerland relating to the taxation of these 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.</p>
Documentation	<p>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) and a simplified prospectus pursuant to article 5 para. 2 CISA in the version dated 1 March 2013. The English language translation is provided for convenience only.</p> <p>The binding German version of these Final Terms together with the applicable Base prospectus of the Issuer for the issuance of structured products approved by SIX Exchange Regulation Ltd (together with any supplements thereto, the "Base prospectus") constitute the product documentation for the present issue.</p> <p>If this structured product was offered for the first time prior to the date of the respective applicable Base prospectus, the further legally binding product terms and conditions (the "Relevant Conditions") are derived from the Base prospectus or issuance program which was in force at the time of the first offer. The information on the Relevant Conditions is incorporated by reference of the respective Base prospectus or issuance program into the applicable Base prospectus in force at the time of issuance.</p> <p>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 or the Relevant Conditions. In case of discrepancies between information or the provisions in these Final Terms and those in the Base prospectus or the Relevant Conditions, the information and provisions in these Final Terms shall prevail.</p> <p>Structured 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 www.zkb.ch/finanzinformationen.</p>
Information on the Underlyings	<p>Information on the performance of the Underlying is publicly available on www.bloomberg.com.</p>
Notifications	<p>Any notice by the Issuer in connection with this product, in particular any notice in connection with modifications of the terms and conditions will be validly published on the website www.zkb.ch/finanzinformationen. The Swiss security code search button will lead you directly to the relevant 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/de/home/publications/official-notices.html.</p>
Governing Law/	<p>Swiss Law/Zurich</p>

2. Profit and Loss Expectations at Maturity

Profit and Loss Expectations at Maturity

ZKB Barrier Reverse Convertible on worst of

Value worst Underlying	Percent	Knock-in Level touched	Performance	Knock-in Level not touched	Performance
CHF 48.7	-60%	CHF 614.5	-38.55%	Knock-in Level touched	
CHF 73	-40%	CHF 814.5	-18.55%	Knock-in Level touched	
CHF 97.4	-20%	CHF 1014.5	1.45%	CHF 1214.5	21.45%
CHF 121.7	0%	CHF 1214.5	21.45%	CHF 1214.5	21.45%
CHF 146	20%	CHF 1214.5	21.45%	CHF 1214.5	21.45%
CHF 170.4	40%	CHF 1214.5	21.45%	CHF 1214.5	21.45%
CHF 194.7	60%	CHF 1214.5	21.45%	CHF 1214.5	21.45%

The redemption scenario above neglects Early redemption.

If a Knock-in Event occurs, the performance of the product is always given by the Coupons paid out during the term. If a Knock-in Event occurs and if the Final Fixing Value of at least one Underlying is below the Cap Level, the investor will receive a physical delivery of a number of Underlyings as defined in Ratio of the Underlying having the largest negative performance. The acquisition price of the delivered Underlyings is 100.00% of the Initial Fixing Value. This negative performance is reduced by the guaranteed Coupons paid out during the term. The table above is valid at maturity only and is by no means meant as a price indication for the present product throughout its lifetime. Additional risk factors may have a significant impact on the value of the product during the term. The price quoted on the secondary market can therefore deviate substantially from the above table. For this table it was assumed, that PSP Swiss Property AG was the worst performing Underlying. This selection is just a representative example of the possible alternatives. If the Final Fixing Value of all Underlyings is at or above the Cap Level, the performance of the product is always given by the Coupons paid out during the term.

3. Material Risks for Investors

Issuer Risk

Obligations under these 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 product not only depends 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 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. The loss potential of an investment in ZKB Barrier Reverse Convertible on worst of in the case of a title delivery is limited to the difference between the purchase price of the product and the cumulative value of the number of Underlyings as defined in 'Redemption Method'. The Coupon, which is paid out in any case, reduces the loss of the product compared to a direct investment in the worst performing Underlying. The product 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 the Base prospectus occurs in relation to an

	Underlying/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 products or to calculate the value of the products, the Issuer shall at its own discretion take all the necessary actions and, if necessary may modify the terms and conditions of these products at its own discretion in such way, that the economic value of the products after occurrence of the extraordinary event corresponds, to the extent possible, to the economic value of the products prior to the occurrence of the extraordinary event.
Change of Obligor	The Issuer is entitled at all times and without the consent of the investors to assign in whole (but not in part) the rights and claims under individual products or all of them to a Swiss or foreign subsidiary, branch or holding company of the Zürcher Kantonalbank (the "New issuer") to the extent that (i) the New issuer assumes all of the obligations arising out of the assigned products which the previous Issuer owed in respect of these products, (ii) the Zürcher Kantonalbank enters into a Keep-Well Agreement with the New issuer with terms equivalent to the one between the Zürcher Kantonalbank and Zürcher Kantonalbank Finance (Guernsey) Limited, (iii) the New issuer has received from the supervisory authorities of the country in which it is domiciled all necessary approvals for the issue of products and the assumption of the obligations under the assigned products.
Market Disruptions	Compare specific provisions in the Base prospectus.
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 firm within the meaning of the Swiss Federal Act on Financial Institutions (FinIAG; SR 954.1), Zürcher Kantonalbank is subject to the prudential supervision of FINMA, Laupenstrasse 27, CH-3003 Bern, https://www.finma.ch .
Recording of Telephone Conversations	Investors are reminded, that telephone conversations with trading or sales units of the Zürcher Kantonalbank are recorded. Investors, who have telephone conversations with these units consent tacitly to the recording.
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 Base prospectus. 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 and Zürcher Kantonalbank.
Responsibility for the Final Terms	Zürcher Kantonalbank, Zurich, and Zürcher Kantonalbank Finance (Guernsey) Limited, Guernsey, assume responsibility for the content of these Final Terms and hereby declare that, to their knowledge, the information contained in these Final Terms is correct and no material circumstances have been omitted.

Zurich, 22/04/2022