

UBS (CH) Institutional Fund – Swiss Real Estate Selection II I-B

Portrait

- The fund invests in real estate funds under Swiss law that are denominated in CHF and invest at least 75% of their fund assets in Switzerland.
- The price of the underlying fund units is not determined on the basis of estimates of market value but is based on supply and demand on the part of investors on the stock exchange.
- The fund aims to achieve a better performance compared to the benchmark while maintaining a tracking error of no more than 5% over a rolling period of 36 months.
- All investments are subject to market fluctuations. Every fund has specific risks, which can significantly increase under unusual market conditions. Please consult your client advisor for more information on the investment risks of this product.

| | |
|----------------------------|-----------------------------------|
| Securities no. | 3,543,348 |
| ISIN | CH0035433488 |
| Reuters symbol | – |
| Bloomberg Ticker | USREIIB.SW |
| Currency of account | CHF |
| Issue/redemption | daily |
| Admin/Custody fees, max. | 0.0550% |
| PM fees charged to the NAV | none |
| Swing pricing | yes |
| TER (as of 31.10.2023) | 0.79% |
| Benchmark | SXI Real Estate® Funds Broad (TR) |

Current data

| | | |
|-------------------------------|-----|------------|
| Net asset value 31.12.2024 | CHF | 2,274.08 |
| – high last 12 months | CHF | 2,320.74 |
| – low last 12 months | CHF | 1,936.63 |
| Assets of the unit class in m | CHF | 35.80 |
| Fund assets in m | CHF | 2,258.35 |
| Last distribution | | reinvested |

Key risk figures (annualised)

| | 2 years | 3 years |
|----------------------------|---------|---------|
| Tracking error | 0.46% | 0.64% |
| Beta | 0.96 | 0.95 |
| Correlation | 1.00 | 1.00 |
| Total risk | 7.86% | 8.92% |
| Sharpe ratio | 1.23 | 0.12 |
| Risk-free rate (2 years) = | 1.37% | |

The statistical ratios were calculated on the basis of logarithmic returns.

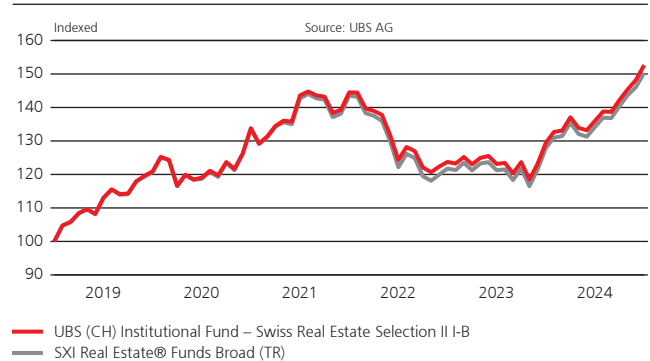
10 largest positions (in %)

| | Fund | Benchmark |
|---------------------|--------------|--------------|
| UBS Swiss Sima | 16.90 | 16.43 |
| Rothschild RE Swiss | 4.94 | 3.83 |
| CS REF SIAT | 4.82 | 5.81 |
| CS REF GREEN PROP | 4.31 | 3.88 |
| UBS SWISS ANFOS | 3.79 | 4.90 |
| Top 5 | 34.76 | 34.85 |
| Schroder Immoplus | 3.74 | 2.68 |
| Swiss Life REF (CH) | 3.72 | 3.83 |
| CS REF LIVING PLUS | 3.50 | 4.56 |
| UBS Swissreal | 3.48 | 2.54 |
| REALSTONE | 3.42 | 2.74 |
| Top 10 | 52.62 | 51.20 |

Performance (in %)

| | Fund | Benchmark |
|--------------------------------|--------|-----------|
| 01.2024 | 2.53 | 2.46 |
| 02.2024 | 0.29 | 0.33 |
| 03.2024 | 2.98 | 3.04 |
| 04.2024 | -2.29 | -2.47 |
| 05.2024 | -0.53 | -0.61 |
| 06.2024 | 2.09 | 2.20 |
| 07.2024 | 2.07 | 2.09 |
| 08.2024 | -0.07 | -0.08 |
| 09.2024 | 2.58 | 2.62 |
| 10.2024 | 2.21 | 2.33 |
| 11.2024 | 1.92 | 1.63 |
| 12.2024 | 2.98 | 2.95 |
| 2024 | 17.92 | 17.59 |
| 2023 | 4.60 | 5.03 |
| 2022 | -14.37 | -15.17 |
| 2021 | 8.02 | 7.32 |
| 2020 | 10.66 | 10.81 |
| 2019 | 20.89 | 20.67 |
| Ø p.a. 2 years | 11.06 | 11.13 |
| Ø p.a. 3 years | 1.84 | 1.56 |
| since end of fund launch month | | |
| 07.2008 | 146.85 | 126.64 |

Indexed performance



Past performance is no guarantee of future trends. The performance shown does not take account of any commissions and costs charged when subscribing to and redeeming units.

Sectors (in %)

| | Fund |
|------------------------|---------------|
| Residential properties | 53.33 |
| Commercial buildings | 31.27 |
| Mixed buildings | 8.38 |
| Others | 7.02 |
| Total | 100.00 |

UBS (CH) Institutional Fund – Swiss Real Estate Selection II I-B

For marketing and information purposes by UBS. For professional clients / qualified investors only. UBS funds under Swiss law. Arrangements for marketing fund units mentioned in this document may be terminated at the initiative of the management company of the fund(s). Before investing in a product please read the latest prospectus and key information document or similar legal documentation carefully and thoroughly. Any decision to invest should take into account all the characteristics or objectives of the product as described in its prospectus, or similar legal documentation. Investors are acquiring units or shares in a fund, and not in a given underlying asset such as building or shares of a company. The information and opinions contained in this document have been compiled or arrived at based upon information obtained from sources believed to be reliable and in good faith, but is not guaranteed as being accurate, nor is it a complete statement or summary of the securities, markets or developments referred to in the document. Members of the UBS Group may have a position in and may make a purchase and / or sale of any of the securities or other financial instruments mentioned in this document. Units of UBS funds mentioned herein may not be eligible for sale in all jurisdictions or to certain categories of investors and may not be offered, sold or delivered in the United States. The information mentioned herein is not intended to be construed as a solicitation or an offer to buy or sell any securities or related financial instruments. Past performance is not a reliable indicator of future results. The calculated performance takes all costs on the product level into consideration (ongoing costs). The entry and exit costs, which would have a negative impact on the performance, are not taken into consideration. If whole or part of the total costs to be paid is different from your reference currency, the costs may increase or decrease as a result of currency and exchange rate fluctuations. Commissions and costs have a negative impact on the investment and on the expected returns. If the currency of a financial product or financial service is different from your reference currency, the return can increase or decrease as a result of currency and exchange rate fluctuations. This information pays no regard to the specific or future investment objectives, financial or tax situation or particular needs of any specific recipient. Future performance is subject to taxation which depends on the personal situation of each investor and which may change in the future. The details and opinions contained in this document are provided by UBS without any guarantee or warranty and are for the recipient's personal use and information purposes only. This document may not be reproduced, redistributed or republished for any purpose without the written permission of UBS Asset Management Switzerland AG or a local affiliated company. Source for all data and charts (if not indicated otherwise): UBS Asset Management. The benchmark is the intellectual property of the respective index provider. The fund or the share class is neither sponsored nor endorsed by the index provider. The fund prospectus or supplemental prospectus contains the full disclaimer. This document contains statements that constitute "forward-looking statements", including, but not limited to, statements relating to our future business development. While these forward-looking statements represent our judgments and future expectations concerning the development of our business, a number of risks, uncertainties and other important factors could cause actual developments and results to differ materially from our expectations.

Additional information to investors in specific countries: Switzerland: Only occupational pension schemes domiciled in Switzerland, their asset managers (for the assets of these institutions) and other investment foundations are eligible investors in investment foundations, in accordance with the Ordinance on Investment Foundations (ASV). Prospectuses, key information document, the articles of association or the management regulations as well as annual and semi-annual reports of UBS funds are available in a language required by the local applicable law free of charge from UBS Asset Management Switzerland AG, c/o UBS AG, Bahnhofstrasse 45, 8001 Zürich or from UBS Fund Management (Switzerland) AG, P.O. Box, CH-4002 Basel. A summary of investor rights in English can be found online at www.ubs.com/funds. More explanations of financial terms can be found at www.ubs.com/am-glossary.

© UBS 2025. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.