

## UBS (CH) Institutional Fund – Swiss Real Estate Selection II I-A3

### 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.	18,051,290
ISIN	CH0180512904
Reuters symbol	–
Bloomberg Ticker	USREIA3 SW
Currency of account	CHF
Issue/redemption	daily
Admin/Custody fees, max.	0.0550%
PM fees charged to the NAV	0.2050%
Swing pricing	yes
TER (as of 31.10.2023)	0.99%
Benchmark	SXI Real Estate® Funds Broad (TR)

### Current data

Net asset value 31.1.2025	CHF	1,809.85
– high last 12 months	CHF	1,888.26
– low last 12 months	CHF	1,573.61
Assets of the unit class in m	CHF	302.68
Fund assets in m	CHF	2,251.01
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	7.97%	8.96%
Sharpe ratio	1.13	0.04
Risk-free rate (2 years) =	1.34%	

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

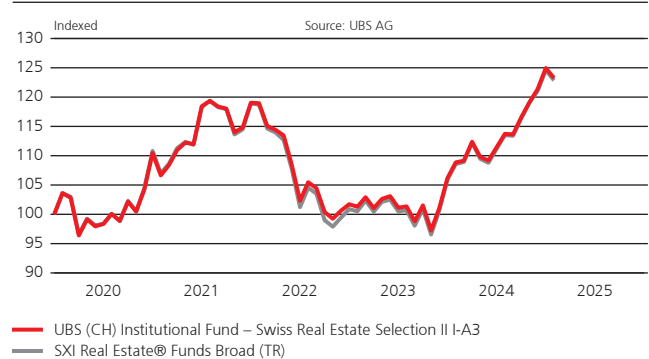
### 10 largest positions (in %)

	Fund	Benchmark
UBS Swiss Sima	16.44	15.83
Rothschild RE Swiss	4.98	3.82
UBS SIAT	4.68	5.59
UBS Green Property	4.48	3.88
UBS SWISS ANFOS	3.87	4.95
<b>Top 5</b>	<b>34.45</b>	<b>34.07</b>
Swiss Life REF (CH)	3.76	3.86
Schroder Immoplus	3.62	2.85
UBS LivingPlus	3.55	4.58
REALSTONE	3.48	2.77
UBS Swissreal	3.46	2.50
<b>Top 10</b>	<b>52.32</b>	<b>50.63</b>

### Performance (in %, net of fees)

	Fund	Benchmark
02.2024	0.27	0.33
03.2024	2.96	3.04
04.2024	-2.31	-2.47
05.2024	-0.55	-0.61
06.2024	2.08	2.20
07.2024	2.05	2.09
08.2024	-0.09	-0.08
09.2024	2.56	2.62
10.2024	2.20	2.33
11.2024	1.91	1.63
12.2024	2.96	2.95
01.2025	-1.37	-1.39
2025 YTD	-1.37	-1.39
2024	17.68	17.59
2023	4.39	5.03
2022	-14.55	-15.17
2021	7.79	7.32
2020	10.43	10.81
Ø p.a. 2 years	10.31	10.55
Ø p.a. 3 years	1.19	1.16
since end of fund launch month		
02.2012	100.69	92.95

### 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	53.19
Commercial buildings	31.19
Mixed buildings	8.43
Others	7.19
<b>Total</b>	<b>100.00</b>

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