

## UBS (CH) Institutional Fund 3 – Swiss Real Estate Securities Selection Passive 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.
- Consequently, prices are subject to short- and mid-term influences, in particular as a result of movements in interest rates.
- The fund aims to achieve a performance which, via passive management (full replication) and gross of fees, corresponds to that of its benchmark while maintaining a tracking error of no more than 1%.
- 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.                             | 4,211,433                         |
| ISIN                                       | CH0042114337                      |
| Reuters symbol                             | –                                 |
| Bloomberg Ticker                           | UBSSREB SW                        |
| Currency of account                        | CHF                               |
| Issue/redemption                           | daily                             |
| Admin/Custody fees                         | 0.0550%                           |
| Dilution Levy in Favour of the Fund in/out | 0.05%/0.05%                       |
| PM fees charged to the NAV                 | none                              |
| TER (as of 31.03.2024)                     | 0.78%                             |
| Benchmark                                  | SXI Real Estate® Funds Broad (TR) |

### Current data

|                               |     |            |
|-------------------------------|-----|------------|
| Net asset value 30.9.2024     | CHF | 1,927.86   |
| – high last 12 months         | CHF | 1,933.47   |
| – low last 12 months          | CHF | 1,599.55   |
| Assets of the unit class in m | CHF | 69.57      |
| Fund assets in m              | CHF | 5,582.85   |
| Last distribution             |     | reinvested |

### Key risk figures (annualised)

|                            | 2 years | 3 years |
|----------------------------|---------|---------|
| Tracking error             | 0.05%   | 0.05%   |
| Beta                       | 1.00    | 1.00    |
| Correlation                | 1.00    | 1.00    |
| Total risk                 | 8.02%   | 9.56%   |
| Sharpe ratio               | 0.87    | -0.13   |
| Risk-free rate (2 years) = | 1.28%   |         |

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

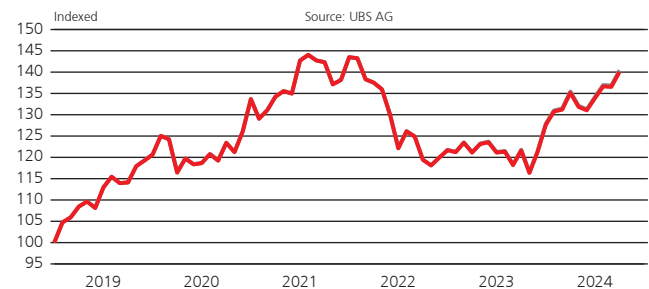
### 10 largest positions (in %)

|                     | Fund         | Benchmark    |
|---------------------|--------------|--------------|
| UBS Swiss Sima      | 16.46        | 16.48        |
| CS REF SIAT         | 5.99         | 6.00         |
| UBS SWISS ANFOS     | 4.97         | 4.98         |
| CS REF LIVING PLUS  | 4.85         | 4.86         |
| Swiss Life REF (CH) | 3.93         | 3.93         |
| <b>Top 5</b>        | <b>36.20</b> | <b>36.25</b> |
| Rothschild RE Swiss | 3.79         | 3.80         |
| CS REF GREEN PROP   | 3.68         | 3.68         |
| La Foncière         | 3.18         | 3.19         |
| IMMOFONDS           | 3.18         | 3.18         |
| UBS FONCIPARS       | 3.00         | 3.00         |
| <b>Top 10</b>       | <b>53.03</b> | <b>53.10</b> |

### Performance (in %)

|                                | Fund   | Benchmark |
|--------------------------------|--------|-----------|
| 10.2023                        | -4.32  | -4.33     |
| 11.2023                        | 4.24   | 4.26      |
| 12.2023                        | 5.24   | 5.27      |
| 01.2024                        | 2.45   | 2.46      |
| 02.2024                        | 0.33   | 0.33      |
| 03.2024                        | 3.02   | 3.04      |
| 04.2024                        | -2.45  | -2.47     |
| 05.2024                        | -0.60  | -0.61     |
| 06.2024                        | 2.17   | 2.20      |
| 07.2024                        | 2.07   | 2.09      |
| 08.2024                        | -0.09  | -0.08     |
| 09.2024                        | 2.58   | 2.62      |
| 2024 YTD                       | 9.73   | 9.83      |
| 2023                           | 4.90   | 5.03      |
| 2022                           | -15.21 | -15.17    |
| 2021                           | 7.36   | 7.32      |
| 2020                           | 10.81  | 10.81     |
| 2019                           | 20.63  | 20.67     |
| Ø p.a. 2 years                 | 8.29   | 8.43      |
| Ø p.a. 3 years                 | -0.53  | -0.45     |
| since end of fund launch month |        |           |
| 05.2008                        | 121.35 | 121.11    |

### Indexed performance



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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.

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