For marketing purposes
For qualified investors only
Data as of the end of October 2024

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 31.10.2024	CHF	1,973.25
– high last 12 months	CHF	1,973.25
– low last 12 months	CHF	1,599.55
Assets of the unit class in m	CHF	71.14
Fund assets in m	CHF	5,743.24
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	8.00%	9.40%
Sharpe ratio	1.11	0.08
Risk-free rate (2 years) = 1.30%		

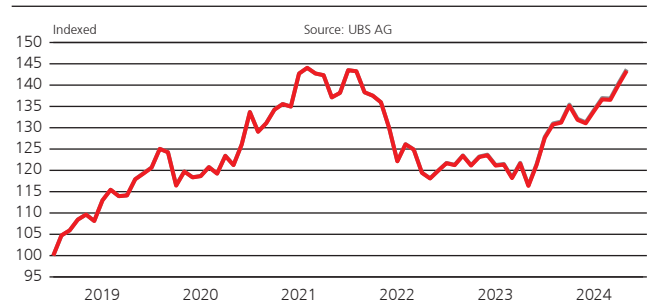The statistical ratios were calculated on the basis of logarithmic returns.

10 largest positions (in %)

	Fund	Benchmark
UBS Swiss Sima	16.76	16.77
CS REF SIAT	5.84	5.84
UBS SWISS ANFOS	5.02	5.03
CS REF LIVING PLUS	4.85	4.86
Swiss Life REF (CH)	3.94	3.94
Top 5	**36.41**	**36.44**
Rothschild RE Swiss	3.70	3.70
CS REF GREEN PROP	3.67	3.67
IMMOFONDS	3.25	3.25
La Foncière	3.24	3.24
UBS FONCIPARS	3.05	3.05
Top 10	**53.32**	**53.35**

Performance (in %)

	Fund	Benchmark
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
10.2024	2.35	2.33
2024 YTD	12.31	12.39
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	10.17	10.30
Ø p.a. 3 years	1.49	1.58
since end of fund launch month		
05.2008	124.62	124.28

Indexed performance

Indexed — Source: UBS AG

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— SXI Real Estate® Funds Broad (TR)

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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