

Key investor information

This document provides you with key investor information about this fund. It is not marketing material. The information is required by law to help you to understand the nature and risks of investing in this fund. You are advised to read this document so you can make an informed investment decision.

UBS (CH) Institutional Fund 3 – Swiss Real Estate Securities Selection Passive II, a subfund of the UBS (CH) Institutional Fund 3 umbrella fund, share class I-A2 (ISIN: CH0257359726)

This subfund is managed by UBS Fund Management (Switzerland) AG, a wholly owned subsidiary of UBS Group AG.

Objectives and investment policy

The investment objective is primarily to replicate the representative benchmark SXI Real Estate® Funds Broad (TR) for Swiss real estate funds and to achieve a performance before deduction of fees that corresponds to that of the benchmark.

The fund invests mainly in Swiss real estate funds included in the benchmark, and in other assets permitted under the fund contract.

Investors are generally speaking entitled to ask the fund management company to redeem their units on trading days.

Income of this share class is reinvested.

Risk and reward profile



Further material risks:

- Every fund is exposed to specific risks. A detailed and comprehensive list of risk descriptions can be found in the prospectus.

More information about this category

- The risk indicator is based on the volatility of returns over the past five years. The method used for this estimate depends on the fund type.
- Past performance is not indicative of future returns.
- The risk category shown is not guaranteed and may vary over time.
- The lowest risk category does not mean 'risk free'.

Why is the fund in this category?

The fund is in risk category 5 because the volatility of its returns is high.

This fund invests in real estate and may be subject to high fluctuations in value. The value of the fund can be affected by property prices and interest rate changes. This requires corresponding risk tolerance and capacity. The value of a unit may fall below the purchase price.

Charges

Fees and other charges paid are used to finance the ongoing management and custody of the fund's assets, as well as the distribution of fund units. Any costs incurred will reduce the investor's potential returns.

One-off charges taken before or after you invest¹

Entry charge	3.00%
Exit charge	3.00%
Conversion fee	0.00%

Charges taken from the fund over a year

Ongoing charges	0.98%
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Charges taken from the class under certain specific conditions

Performance fee	None
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¹ This is the maximum amount that may be deducted from your investment.

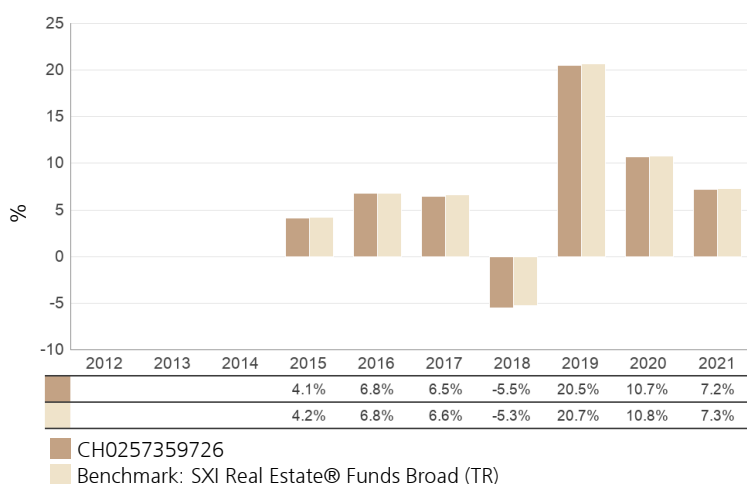
The **entry and exit charges** stated here represent maximum amounts. In some cases you might pay less – consult your financial advisor for the current applicable amounts.

The **ongoing charges** stated here were incurred in the last 12 months prior to the preparation of this document. This figure may vary from year to year. Not included are:

- Performance fee
- Transaction costs, except the cost of buying or selling units in other funds.

You can find further information on costs in the prospectus in section 5.3 "Remuneration and incidental costs" at www.ubs.com/fonds.

Past performance



Performance in the past is not a reliable indicator of future results.

The chart shows the fund's investment returns, expressed as a percentage change in its net asset value from the end of one year to the end of the next. In general, the calculation of past performance takes account of all ongoing charges but not the entry charge. If the fund is managed against a benchmark, then its return is also shown.

The share class was launched on 22.10.2014.

Past performance has been calculated in CHF.

Practical information

Custodian Bank

UBS Switzerland AG

Additional Information

Information about UBS (CH) Institutional Fund 3 – Swiss Real Estate Securities Selection Passive II and its available share classes, the prospectus with integrated fund agreement and the latest annual report can be obtained free of charge, in German, from the fund management company, the custodian bank or the fund's distributors or online at www.ubs.com/fonds. Other documents are also available.

The currency of the share class is CHF. The share price is published on each working day.

This key investor information relates only to the specified subfund and not to any of the umbrella fund's other subfunds. Investors only have a right to assets and income of the subfund in which they hold shares. Each subfund is liable for its own liabilities only.

Tax Legislation

The fund is subject to Swiss tax law. Depending on your country of domicile, this may affect how you are taxed on income from the fund. You should consult a tax advisor for further details.

Liability Statement

UBS Fund Management (Switzerland) AG may be held liable solely on the basis of any statement contained in this document that is misleading, inaccurate or inconsistent with the relevant parts of the prospectus with integrated fund contract.

This collective investment scheme (fund) is approved and supervised by the Swiss Financial Market Supervisory Authority (FINMA). UBS Fund Management (Switzerland) AG is authorized in Switzerland and regulated by the Swiss Financial Market Supervisory Authority (FINMA).

This key investor information is accurate as at **15/02/2022**.