UBS (CH) Institutional Fund 3 – Swiss Real Estate Securities Selection Passive II I-X

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.	4,211,437
ISIN	CH0042114378
Reuters symbol	–
Bloomberg Ticker	UBSSREX SW
Currency of account	CHF
Issue/redemption	daily
Admin/Custody fees	none
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)	0.73%
Benchmark	SXI Real Estate® Funds Broad (TR)

Current data

Net asset value 31.7.2024	CHF	1,890.69
– high last 12 months	CHF	1,903.08
– low last 12 months	CHF	1,607.09
Assets of the unit class in m	CHF	4,115.58
Fund assets in m	CHF	5,406.61
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	8.72%	9.45%
Sharpe ratio	0.34	-0.24

Risk-free rate (2 years) = 1.18%

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

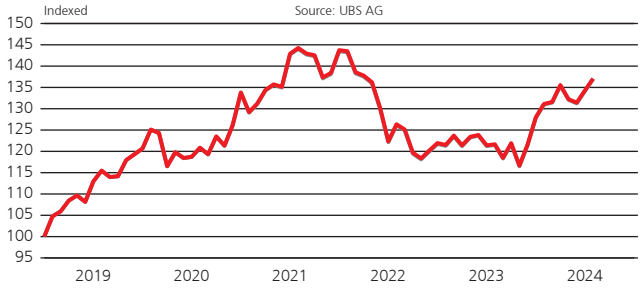
Building use (in %)

	Fund
Residential properties	52.04
Commercial buildings	31.75
Mixed buildings	9.42
Others	6.79
Total	**100.00**

Performance (in %)

	Fund	Benchmark
08.2023	–2.61	–2.62
09.2023	2.90	2.91
10.2023	–4.32	–4.33
11.2023	4.24	4.26
12.2023	5.25	5.27
01.2024	2.45	2.46
02.2024	0.34	0.33
03.2024	3.02	3.04
04.2024	–2.45	–2.47
05.2024	–0.60	–0.61
06.2024	2.18	2.20
07.2024	2.07	2.09
2024 YTD	7.10	7.12
2023	4.95	5.03
2022	–15.16	–15.17
2021	7.42	7.32
2020	10.87	10.81
2019	20.69	20.67
Ø p.a. 2 years	4.16	4.20
Ø p.a. 3 years	–1.69	–1.67
since end of fund launch month 10.2008	125.18	123.32

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.

10 largest positions (in %)

	Fund	Benchmark
UBS Swiss Sima	16.51	16.53
CS REF SIAT	5.90	5.90
UBS SWISS ANFOS	4.95	4.95
CS REF LIVING PLUS	4.87	4.88
Swiss Life REF (CH)	3.95	3.95
Top 5	**36.18**	**36.21**
Rothschild RE Swiss	3.78	3.79
CS REF GREEN PROP	3.78	3.78
La Foncière	3.20	3.21
UBS FONCIPARS	3.06	3.06
Swisscanto IFCA	3.06	3.06
Top 10	**53.06**	**53.11**

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Additional information to investors in specific countries: Switzerland: 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.

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