

UBS (CH) Institutional Fund 3 – Real Estate Switzerland Funds Index NSL I-X-acc

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
Dilution Levy in Favour of the Fund in/out	0.05%/0.05%
Flat fee	0.000%
TER (as of 31.03.2025)	0.72%
Benchmark	SXI Real Estate® Funds Broad (TR)

Current data

Net asset value 28.2.2026	CHF	2,312.42
– high last 12 months	CHF	2,336.22
– low last 12 months	CHF	2,018.97
Assets of the unit class in m	CHF	5,086.58
Fund assets in m	CHF	7,022.89
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	6.18%	7.56%
Sharpe Ratio	2.03	1.31
Risk-free rate (2 years) = 0.54%		

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

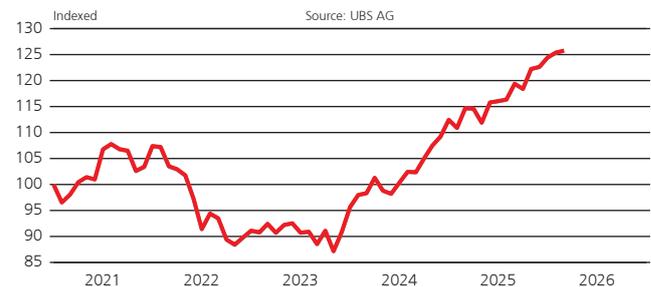
Building use (in %)

	Fund
Residential properties	52.47
Commercial buildings	30.96
Mixed buildings	8.20
Others	8.37
Total	100.00

Performance (in %, net of fees)

	Fund	Benchmark
03.2025	-0.05	-0.06
04.2025	-2.36	-2.38
05.2025	3.49	3.49
06.2025	0.21	0.21
07.2025	0.26	0.27
08.2025	2.61	2.61
09.2025	-0.83	-0.84
10.2025	3.25	3.24
11.2025	0.32	0.32
12.2025	1.48	1.47
01.2026	0.76	0.76
02.2026	0.30	0.30
2026 YTD	1.07	1.06
2025	10.68	10.62
2024	17.57	17.59
2023	4.95	5.03
2022	-15.16	-15.17
2021	7.42	7.32
Ø p.a. 2 years	13.10	13.09
Ø p.a. 3 years	10.81	10.82
since end of fund launch month		
10.2008	131.05	129.38

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 CH PR F SWISS MIX SIMA CHF	15.27	15.36
UBS CH PR F SW RESIDEN SIAT CHF	5.33	5.36
UBS CH PR F SWISS RES CHF	4.53	4.56
ROTSCHILD RE SICAV A CHF	4.11	4.13
UBS CH PR F DIRECT LIVINGPLU CHF	3.92	3.94
Top 5	33.16	33.35
SWISS LIFE REF ESG CH PROP CHF	3.78	3.80
UBS CH PRPRTY FD-DR MX UR-CI	3.68	3.70
IMMOFONDS UT CF CHF	3.23	3.25
REALSTONE SWISS PROPERTY CHF	3.04	3.05
SOLVALOR 61 FD IMMOBILIER CHF	2.95	2.97
Top 10	49.84	50.12

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