For marketing purposes
For qualified investors only
Data as of the end of February 2026

UBS (CH) Institutional Fund 2 – Real Estate World ex CH Securities Index NSL (CHF hedged) I-X-acc

Portrait

- Regulation / Supervision: CISA / FINMA (Funds for qualified investors)
- Authorised investors: occupational pension funds which are entered in the register of occupational pension schemes and can obtain full exemption from Japanese withholding taxes on dividends under the double taxation agreement between Switzerland and Japan.
- Investments: Equity securities issued by listed real estate companies worldwide
- No investments in securities on the recommendation list for the exclusion of SVVK-ASIR (www.svvk-asir.ch) and controversial weapons.
- Portfolio is passively managed and aims to replicate the benchmark's gross performance (gross of fees)
- Currency exposure: largely hedged
- Japan, USA, Australian dividends: exempted from withholding tax in each case.
- Securities lending: not permitted
- Use of derivatives: permitted under BVV2
- 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.	4,771,014
ISIN	CH0047710147
Reuters symbol	–
Bloomberg Ticker	UGREPIX SW
Currency of account	CHF
Issue/redemption	daily
Dilution Levy in Favour of the Fund in/out	0.04%/0.01%
Flat fee	0.000%
TER (as of 31.10.2025)	0.01%
Benchmark	FTSE EPRA Nareit Developed ex CH Index (net div. reinv.) (hedged CHF)

Current data

Net asset value 28.2.2026	CHF	1,615.58
– high last 12 months	CHF	1,615.58
– low last 12 months	CHF	1,279.38
Assets of the unit class in m	CHF	940.34
Fund assets in m	CHF	962.82
Last distribution		reinvested

Key risk figures (annualised)

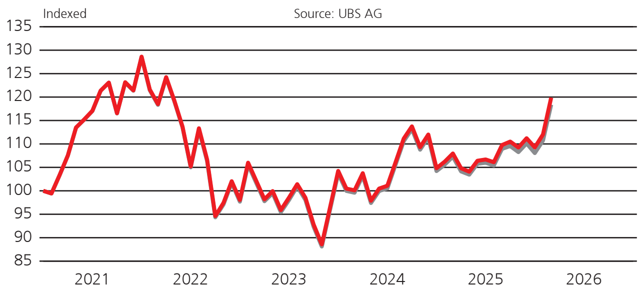
	2 years	3 years
Tracking error	0.18%	0.16%
Beta	1.00	1.00
Correlation	1.00	1.00
Total risk	11.36%	13.32%
Sharpe Ratio	0.78	0.35
Risk-free rate (2 years) = 0.54%		

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

Performance (in %, net of fees)

	Fund	Benchmark
03.2025	–2.92	–2.93
04.2025	–0.70	–0.66
05.2025	2.24	2.25
06.2025	0.26	0.21
07.2025	–0.54	–0.57
08.2025	3.45	3.37
09.2025	0.67	0.55
10.2025	–1.14	–1.18
11.2025	1.81	1.72
12.2025	–1.75	–1.88
01.2026	2.52	2.47
02.2026	7.02	6.91
2026 YTD	9.72	9.56
2025	4.23	3.68
2024	0.56	0.50
2023	6.32	6.15
2022	–23.77	–24.01
2021	28.62	28.55
Ø p.a. 2 years	9.43	9.02
Ø p.a. 3 years	5.49	5.20
since end of fund launch month 07.2011	88.92	86.34

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.

Market exposure (in %)

	Fund	Benchmark
United States	62.84	62.79
Japan	10.14	10.20
Australia	6.05	6.07
Hong Kong	3.64	3.71
United Kingdom	3.52	3.55
Singapore	3.21	3.13
Canada	2.06	2.08
France	1.91	1.92
Germany	1.84	1.95
Sweden	1.79	1.79
Others	3.00	2.81
Total	**100.00**	**100.00**

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10 largest positions according to issuers (in %)

	Fund	Benchmark
Welltower Inc	7.05	7.04
Prologis Inc	6.55	6.53
Equinix Inc	4.72	4.70
Simon Property	3.27	3.26
Realty Income Corp	3.03	3.03
Top 5	**24.62**	**24.56**
Digital Realty Trust	3.02	3.01
Public Storage	2.40	2.40
Goodman Group	2.01	2.02
Ventas Inc	2.00	1.99
Mitsubishi Estate Co Ltd	1.81	1.82
Top 10	**35.86**	**35.80**