For marketing purposes
Swiss edition
Data as at end-January 2026
For qualified investors only

UBS (CH) Index Fund 3 - Real Estate World ex CH Securities NSL I-X-acc
Fund Fact Sheet

Real Estate > Global

Fund description

- The fund is passively managed and is distinguished by broad diversification, low tracking errors, and low-cost management.
- The investment objective is to replicate the reference index as closely as possible and to minimize performance deviations from the benchmark.
- The FTSE EPRA/NAREIT Developed ex Switzerland Index is designed to track the performance of listed real estate companies and REITS (Real Estate Investment Trusts) worldwide (excluding Switzerland).
- By making the index constituents free-float adjusted, liquidity, size and revenue screened, the index is suitable for use as the basis for index funds.

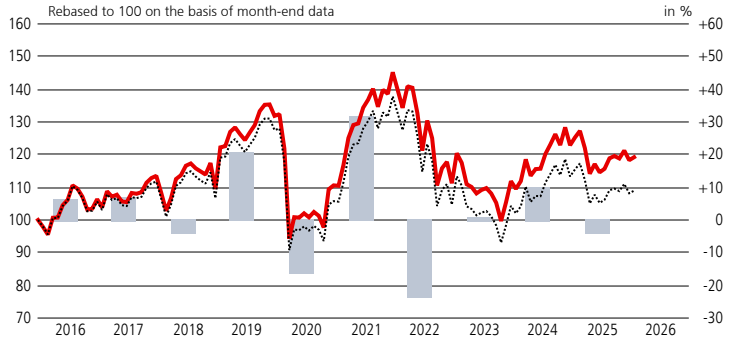
Name of fund	**UBS (CH) Index Fund 3 - Real Estate World ex CH Securities NSL**
Share class	UBS (CH) Index Fund 3 - Real Estate World ex CH Securities NSL I-X-acc
ISIN	CH0217837456
Securities no.	21 783 745
Bloomberg ticker	CSWREPZ SW
Currency of fund / share class	CHF/CHF
Launch date	16.09.2013
Total expense ratio (TER) p.a.[1]	0.00%
Dilution levy	yes
Dilution Levy in Favour of the Fund in/out	0.05 / 0.01
Issue/redemption	daily
Swing pricing	No
Accounting year end	28 February
Benchmark	FTSE EPRA/NAREIT Dev. ex CH (NR) in CHF
Distribution	Reinvestment
Flat fee p.a.	0.00%
Name of the Management Company	UBS Fund Management (Switzerland) AG
Fund domicile	Switzerland

1 as at 28.02.2025

Fund Statistics

Net asset value (CHF, 30.01.2026)	1 186.41
Last 12 months (CHF) – high	1 285.39
– low	1 073.52
Total fund assets (CHF m) (30.01.2026)	429.50
Share class assets (CHF m)	101.56

Performance (basis CHF, net of fees)[1]



Fund performance net of fees (left-hand scale)
Fund performance per year in % net of fees (right-hand scale)
Index (benchmark) performance (left-hand scale)

Past performance is not a reliable indicator of future results. If the currency of a financial product, financial service or its costs is different from your reference currency, the return and/or costs can increase or decrease as a result of currency fluctuations.

in %	2023	2024	2025	2026 YTD[2]	Jan. 2026	LTD[3]	Ø p.a. 3 years	Ø p.a. 5 years
Fund (CHF)	0.59	9.82	-3.72	0.77	0.77	49.22	-0.33	1.54
Benchmark[4]	-0.36	8.64	-4.54	0.74	0.74	36.83	-1.30	0.63

The performance shown does not take account of any commissions, entry or exit charges.

1 These figures refer to the past. Source for all data and chart (if not indicated otherwise): UBS Asset Management.
2 YTD: year-to-date (since beginning of the year)
3 LTD: launch-to-date
4 Index (benchmark) in currency of share class (without costs)

in %	08.2025	09.2025	10.2025	11.2025	12.2025	01.2026
Fund (CHF)	2.77	0.60	-0.64	2.04	-2.43	0.77
Benchmark	2.76	0.44	-0.70	2.02	-2.57	0.74

	2 years	3 years	5 years
Beta	0.99	0.99	1.00
Correlation	1.00	1.00	1.00
Volatility[1]			
– Fund	10.90%	11.49%	14.66%
– Benchmark	10.97%	11.55%	14.72%
Tracking error (ex post)[2]	0.23%	0.22%	0.20%
Information ratio	4.30%	4.43%	4.47%
Sharpe ratio	0.34	-0.11	0.08
Risk free rate	0.61%	0.92%	0.38%
R2	1.00	1.00	1.00

1 Annualised standard deviation
2 The tracking error (TE) is calculated using the annualized standard deviation of a portfolio's excess return over the corresponding index return. The tracking error for a defined period expressed in months is calculated as follows: = STANDARD DEVIATION (monthly excess calculated each month over period expressed in months) * SQUARE ROOT(12 DIVIDED BY period expressed in months).

For more information

UBS Fund Infoline: 0800 899 899
Internet: www.ubs.com/funds
Contact your client advisor

Portfolio management representatives

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Riccardo Ghirlandi

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10 largest positions (%)

	Fund
Welltower Inc	6.84
Prologis Inc	6.40
Equinix Inc	4.23
Simon Property Group Inc	3.27
Digital Realty Trust Inc	3.01
Top 5	**23.75**
Realty Income Corp	2.97
Public Storage	2.30
Goodman Group	2.26
Ventas Inc	1.92
VICI Properties Inc	1.59
Top 10	**34.79**

Sector exposure (%)

	Fund
Real Estate	95.8
Financials	2.5
Information Technology	0.4
Health Care	0.2
Consumer Discretionary	0.0
Others	1.1

Market exposure (%)

	Fund
United States	62.1
Japan	9.9
Australia	6.5
United Kingdom	3.7
Hong Kong	3.6
Singapore	3.3
Canada	2.2
Sweden	1.9
France	1.8
Germany	1.7
Others	3.4

Currency exposure (%)

	Fund
USD	62.8
JPY	9.9
AUD	6.6
EUR	5.6
GBP	3.7
SGD	3.3
HKD	3.1
CAD	2.2
SEK	1.9
ILS	0.5
NZD	0.2
KRW	0.1
NOK	0.1

Benefits

Easy access to a broadly diversified portfolio of FTSE EPRA/ NAREIT Developed ex Switzerland Equities.
Provides access to the performance of the index with a single transaction.
The fund is transparent and cost-effective and is liquid under normal market conditions.
You do not pay any federal stamp duty.

Risks

The fund invests in equities and may therefore be subject to high volatility. This requires an elevated risk tolerance and capacity. The value of a unit may fall below the purchase price. The value of a unit may be influenced by currency fluctuations. Every fund reveals specific risks, a detailed and comprehensive list of risk descriptions can be found in the prospectus.

Your capital is at risk. The value of an investment may fall as well as rise and you may not get back the original amount. Please note that additional fees (e.g. entry or exit fees) may be charged. Please refer to your financial adviser for more details. Investors should read the Key Information Document, Prospectus and any applicable local offering document prior to investing and to get complete information of the risks. Investors are acquiring units or shares in a fund, and not in a given underlying asset such as building or shares of a company. For a definition of financial terms refer to the glossary available at www.ubs.com/am-glossary.

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