

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.

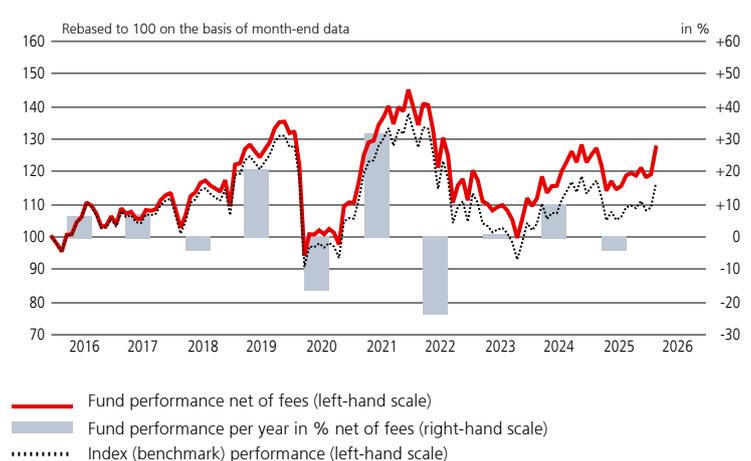
Name of fund	UBS (CH) Index Fund 3 - Real Estate World ex CH Securities NSL
Share class	UBS (CH) Index Fund 3 - Real Estate World ex CH Securities NSL I-X-acc
ISIN	CH0217837456
Securities no.	21 783 745
Bloomberg ticker	CSWREPZ SW
Currency of fund / share class	CHF/CHF
Launch date	16.09.2013
Total expense ratio (TER) p.a. ¹	0
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, 27.02.2026)	1 268.07
Last 12 months (CHF) – high	1 285.39
– low	1 073.52
Total fund assets (CHF m) (27.02.2026)	467.56
Share class assets (CHF m)	110.52

Performance (basis CHF, net of fees)¹



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	Feb. 2026	LTD ³	Ø p.a. 3 years	Ø p.a. 5 years
Fund (CHF)	0.59	9.82	-3.72	7.71	6.88	59.49	2.74	1.75
Benchmark ⁴	-0.36	8.64	-4.54	7.66	6.86	46.22	1.75	0.86

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

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

in %	09.2025	10.2025	11.2025	12.2025	01.2026	02.2026
Fund (CHF)	0.60	-0.64	2.04	-2.43	0.77	6.88
Benchmark	0.44	-0.70	2.02	-2.57	0.74	6.86

	2 years	3 years	5 years
Beta	0.99	0.99	1.00
Correlation	1.00	1.00	1.00
Volatility ¹			
– Fund	11.72%	12.02%	14.75%
– Benchmark	11.80%	12.09%	14.82%
Tracking error (ex post) ²	0.23%	0.22%	0.20%
Information ratio	4.24%	4.46%	4.38%
Sharpe ratio	0.53	0.15	0.09
Risk free rate	0.54%	0.89%	0.39%
R2	1.00	1.00	1.00

- Annualised standard deviation
- 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

André Ochsner
Lori Boomgaardt
Riccardo Ghirlandi

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

10 largest positions (%)¹

	Fund
Welltower Inc	7.04
Prologis Inc	6.54
Equinix Inc	4.70
Simon Property Group Inc	3.26
Realty Income Corp	3.04
Top 5	24.58
Digital Realty Trust Inc	3.01
Public Storage	2.40
Goodman Group	2.03
Ventas Inc	2.00
Mitsubishi Estate Co Ltd	1.82
Top 10	35.84

¹ This is not a recommendation to buy or sell any security

Market exposure (%)

	Fund
United States	62.6
Japan	10.2
Australia	6.0
Hong Kong	3.7
United Kingdom	3.5
Singapore	3.1
Canada	2.1
France	1.9
Germany	1.8
Sweden	1.8
Others	3.4

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.

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.

For marketing and information purposes by UBS. For professional clients / qualified investors only. UBS funds under Swiss law. Arrangements for marketing fund units mentioned in this document may be terminated at the initiative of the management company of the fund(s). Before investing in a product please read the latest prospectus and key information document or similar legal documentation carefully and thoroughly. Any decision to invest should take into account all the characteristics or objectives of the product as described in its prospectus, or similar legal documentation. Investors are acquiring units or shares in a fund, and not in a given underlying asset such as building or shares of a company. The information and opinions contained in this document have been compiled or arrived at based upon information obtained from sources believed to be reliable and in good faith, but is not guaranteed as being accurate, nor is it a complete statement or summary of the securities, markets or developments referred to in the document. Any Index referenced in this document is not administered by UBS. Members of the UBS Group may have a position in and may make a purchase and / or sale of any of the securities or other financial instruments mentioned in this document. Units of UBS funds mentioned herein may not be eligible for sale in all jurisdictions or to certain categories of investors and may not be offered, sold or delivered in the United States. The information mentioned herein is not intended to be construed as a solicitation or an offer to buy or sell any securities or related financial instruments. Past performance is not a reliable indicator of future results. The calculated performance takes all costs on the product level into consideration (ongoing costs). The entry and exit costs, which would have a negative impact on the performance, are not taken into consideration. If whole or part of the total costs to be paid is different from your reference currency, the costs may increase or decrease as a result of currency and exchange rate fluctuations. Commissions and costs have a negative impact on the investment and on the expected returns. If the currency of a financial product or financial service is different from your reference currency, the return can increase or decrease as a result of currency and exchange rate fluctuations. This information pays no regard to the specific or future investment objectives, financial or tax situation or particular needs of any specific recipient. Future performance is subject to taxation which depends on the personal situation of each investor and which may change in the future. The details and opinions contained in this document are provided by UBS without any guarantee or warranty and are for the recipient's personal use and information purposes only. This document may not be reproduced, redistributed or republished for any purpose without the written permission of UBS Asset Management Switzerland AG or a local affiliated company. Source for all data and charts (if not indicated otherwise): UBS Asset Management. A summary of investor rights in English can be found online at www.ubs.com/funds-regulatoryinformation. More explanations of financial terms can be found at www.ubs.com/am-glossary. This document contains statements that constitute "forward-looking statements", including, but not limited to, statements relating to our future business development. While these forward-looking statements represent our judgments and future expectations concerning the development of our business, a number of risks, uncertainties and other important factors could cause actual developments and results to differ materially from our expectations. **Switzerland:** Only occupational pension schemes domiciled in Switzerland, their asset managers (for the assets of these institutions) and other investment foundations are eligible investors in investment foundations, in accordance with the Ordinance on Investment Foundations (ASV). 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.

© UBS 2026. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.

Sector exposure (%)

	Fund
Real Estate	96.1
Financials	2.3
Information Technology	0.3
Health Care	0.2
Consumer Discretionary	0.0
Others	1.0

Currency exposure (%)

	Fund
USD	63.3
JPY	10.2
AUD	6.1
EUR	5.8
GBP	3.5
HKD	3.3
SGD	3.0
CAD	2.1
SEK	1.8
ILS	0.5
NZD	0.2
KRW	0.1
NOK	0.1

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.