

CSIF (CH) III Real Estate World ex CH - Pension Fund ZBH

Fund information

Equity

442'161'943

Fund total net assets in CHF

Share class TNA, CHF **239'410'531** Share class NAV, CHF **1'196.61** Ongoing charges¹ **0.0037%**

MTD (net) return **2.43%** QTD (net) return **-1.56%** YTD (net) return **7.55%**
Bench. **2.34%** Bench. **-1.72%** Bench. **6.63%**

Fund details

Investment Manager	UBS Asset Management Switzerland AG, Index Solutions Team
Fund launch date	16.09.2013
Share class launch date	27.09.2013
Share class	ZBH
Share class currency	CHF
Distribution policy	Accumulating
Fund domicile	Switzerland
ISIN	CH0217837688
Benchmark	FTSE EPRA/NAREIT Dev. ex CH (NR) (Hgd into CHF)

Investment Policy

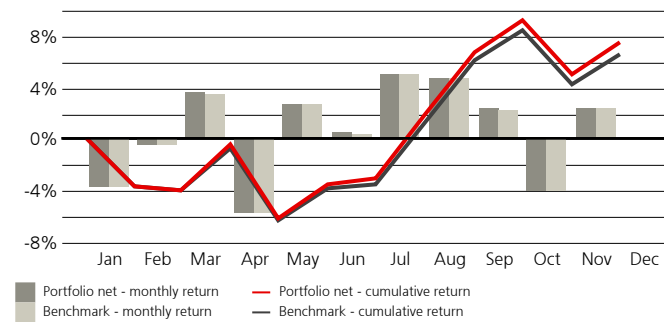
The fund is managed with an indexed method and is distinguished by broad diversification, low tracking errors, and low-cost management. The investment objective is to replicate the reference index as closely as possible and to minimize performance deviations from the benchmark. The FTSE EPRA/NAREIT Developed ex Switzerland Index is designed to track the performance of listed real estate companies and REITS 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.

The fund follows the exclusion recommendations of the Swiss Association for Responsible Investments (www.svk-asir.ch). The recommendations affect issuers whose conduct or products violate the normative criteria of SVVK-ASIR, e.g. violations of international conventions or production of controversial weapons. This fund is not a sustainable fund and it does not integrate any environmental, social and governance (ESG) considerations into its investment process.

Investing involves risk including the risk of loss of capital. Past performance does not predict future returns. Neither simulated nor historical performance is a reliable indicator for current or future performance.

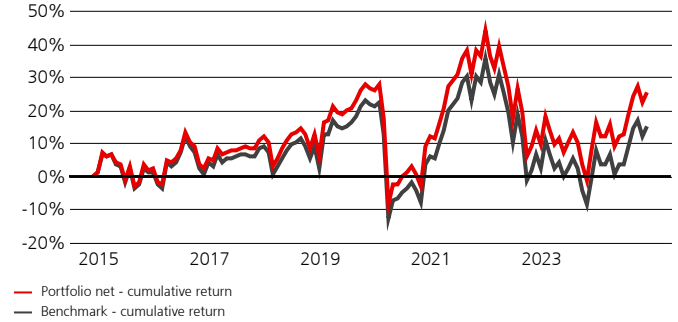
Performance overview - monthly & cumulative

since 01.01.2024



Performance overview - cumulative

since 01.12.2014



Performance overview - monthly & YTD

since 01.01.2024, in %

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Portfolio net	-3.62	-0.32	3.67	-5.69	2.70	0.57	5.05	4.75	2.33	-3.89	2.43		7.55
Benchmark	-3.64	-0.39	3.48	-5.72	2.65	0.38	5.03	4.71	2.24	-3.97	2.34		6.63
Relative net	0.02	0.07	0.19	0.03	0.05	0.19	0.02	0.04	0.09	0.08	0.09		0.92

Performance overview

since 01.10.2013, in %

	Rolling Returns		Annualized Returns			
	1 months	3 months	1 year	3 years	5 years	ITD
Portfolio net	2.43	0.74	16.30	-2.76	-0.25	3.63
Benchmark	2.34	0.48	15.21	-3.62	-1.17	2.79
Relative net	0.09	0.26	1.09	0.86	0.92	0.84

Risk overview - ex post

since 01.10.2013, in %

	Annualized risk, in %			
	1 year	3 years	5 years	ITD
Portfolio volatility	14.23	17.99	19.54	15.21
Benchmark volatility	14.19	17.99	19.58	15.25
Tracking error	0.20	0.22	0.20	0.21

¹ If the currency of a financial product and/or its costs is different from your reference currency, the return and cost may increase or decrease as a result of currency fluctuations. Please find the definition of all the acronyms/terms used in this document in the Glossary. Additional important information can be found at the end of the document.

Performance overview - yearly

since 01.01.2015, in %

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	ITD
Portfolio net	0.89	3.36	5.95	-5.49	19.39	-11.42	29.01	-24.11	6.31	7.55	48.91
Benchmark	0.02	2.67	5.03	-6.45	18.58	-12.44	28.00	-24.63	5.22	6.63	35.94
Relative net	0.87	0.69	0.92	0.96	0.81	1.02	1.00	0.52	1.09	0.92	12.97

Asset breakdown by instrument currency

In % of total economic exposure

	Portfolio	Benchmark	Portfolio Benchmark
CHF	98.02	99.64	
USD	1.55	0.27	
JPY	0.14	0.01	
KRW	0.12	0.00	
GBP	0.12	0.02	
Others	0.05	0.07	

Asset breakdown by risk country

In % of total economic exposure

	Portfolio	Benchmark	Portfolio Benchmark
United States	65.99	67.02	
Japan	7.89	8.12	
Australia	6.35	6.41	
Cash	3.71	-	
United Kingdom	3.69	3.70	
Others	12.38	14.74	

Asset breakdown by ICB Sector - REITS

In % of total economic exposure

	Portfolio	Benchmark	Portfolio Benchmark
Retail REITs	16.03	16.25	
Specialty REIT	13.70	14.16	
Residential REITs	13.25	13.40	
Industrial REITs	10.92	11.45	
Health Care REITs	10.38	10.53	
Real Estate Holding & Development	10.20	10.47	
Diversified REITs	8.09	8.19	
Office REITs	6.25	6.32	
Storage REITs	4.39	4.46	
Others	6.79	4.78	

Asset breakdown by market capitalization

In % of total economic exposure (in USD)

	Portfolio	Benchmark	Portfolio Benchmark
<5B	20.48	21.27	
5B-10B	14.19	14.40	
10B-20B	18.56	18.84	
20B-30B	7.30	7.41	
30B-50B	9.97	10.12	
50B-100B	21.75	22.10	
>100B	5.93	5.90	
Others	1.82	-0.03	

Potential Risks

The Fund's risk and reward profile does not reflect the risk inherent in future circumstances that differ from what the Fund has experienced in the recent past. This includes the following events which are rare but can have a large impact.

- **Liquidity risk:** Assets cannot necessarily be sold at limited cost in an adequately short timeframe. However, this Fund's investments should generally have good liquidity.
- **Counterparty risk:** Bankruptcy or insolvency of the Fund's derivative counterparties may lead to payment or delivery default.
- **Operational risk:** Deficient processes, technical failures or catastrophic events may cause losses.
- **Political and Legal risks:** Investments are exposed to changes of rules and standards applied by a specific country. This includes restrictions on currency convertibility, the imposing of taxes or controls on transactions, the limitations of property rights or other legal risks.

The product's investment objectives, risks, charges and expenses, as well as more complete information about the product, are provided in the prospectus (or relevant offering document), which should be read carefully before investing.

Investors may lose part or all of their invested amount. The investment promoted in this marketing material concerns the acquisition of units or shares in a fund and not of any underlying assets. The underlying assets are owned by the fund only. Any decision to invest should take into account all the characteristics or objectives of the promoted fund as described in its prospectus, or similar legal documentation.

BVV2

- The fund only invests in equity instruments permitted in accordance with Art. 53 para. 1d BVV 2.

The statements from UBS in relation to the Ordinance on Occupational Retirement, Survivors' and Disability Pension Plans (BVV 2) were made with the greatest of care and to the best of its knowledge and belief. They represent the views of UBS at the time the fact sheet was produced and are subject to change at any time without notice. UBS makes no representation with regard to the classifications and accepts no liability with respect thereto.

Top 10 positions

In % of total economic exposure

Instrument Name ²	Weight	GICS sector
PROLOGIS REIT INC	5.80%	Real Estate
EQUINIX REIT INC	5.00%	Real Estate
WELLTOWER INC	4.47%	Real Estate
DIGITAL REALTY TRUST REIT INC	3.39%	Real Estate
SIMON PROPERTY GROUP REIT INC	3.19%	Real Estate
PUBLIC STORAGE REIT	2.96%	Real Estate
REALTY INCOME REIT CORP	2.71%	Real Estate
GOODMAN GROUP UNITS	2.48%	Real Estate
IRON MOUNTAIN INC	1.93%	Real Estate
EXTRA SPACE STORAGE REIT INC	1.92%	Real Estate

² This is an indicative allocation which may change over time. This product is not a direct investment the collaterals displayed above. As a result, it does not reflect the actual performance of the product either positively or negatively. The individual entities and/or instruments mentioned on this page are meant for illustration purposes only and are not intended as a solicitation or an offer to buy or sell any interest or any investment.

Top 10 issuers

In % of total economic exposure

Issuer name ²	Weight
PROLOGIS INC	5.80%
EQUINIX INC	5.00%
WELLTOWER INC	4.47%
DIGITAL REALTY	3.39%
SIMON PROPERTY GROUP INC	3.19%
PUBLIC STORAGE OPERATING CO	2.96%
REALTY INCOME CORP	2.71%
GOODMAN GROUP	2.48%
IRON MOUNTAIN INC	1.93%
EXTRA SPACE STORAGE INC	1.92%

Key risk figures

	Portfolio	Benchmark
Number of securities	352	357

Key identifiers

Instrument Name	CSIF (CH) III Real Estate World ex CH - Pension Fund ZBH
ISIN	CH0217837688
Valor no.	21783768
Bloomberg ticker	CSWREZH SW
Benchmark	FTSE EPRA/NAREIT Dev. ex CH (NR) (Hgd into CHF)
Benchmark Bloomberg ticker	TGPCS011
Other share classes	CH1390275365, CH0217837688, CH0217837449, CH0217837456, CH0217837407, CH0217837423

Risk overview - ex post

	3 years Portfolio	5 years Portfolio
Beta	1.00	1.00

Key facts

Fund management company	UBS Fund Management (Switzerland) AG
UCITS	No
Fund of funds	Yes
Accounting year end	28. February
Securities lending	Yes
Subscription frequency	daily
Subscription settlement period	T + 2
Redemption frequency	daily
Redemption settlement period	T + 3
Subscription spread (remains within the fund)	0.07%
Redemption spread (remains within the fund)	0.03%
Cut-off time	15:00 CET
Swinging single pricing (SSP*)	no swing NAV

Glossary

Accumulating	Indicates a regular reinvestment of the dividends received in the portfolio itself
Annualized risk	Annualized risk is a statistic, which is used to measure the risk of a fund by describing the range of returns, which were achieved in the observation period are most likely to be achieved. Greater volatility implies greater risk.
Annualized return	A measure of how much an investment has increased on average each year during a specific period.
Beta	A measure of the volatility, or systematic risk, of a single security or fund in comparison to the market as a whole.
Distribution policy	Indicates whether the fund distributes or reinvests the dividends received from underlying securities (Accumulating)
Ex post	Refers to metrics based on historical data
ITD	Inception-to-date
MTD	Month-to-date
NAV	Net Asset Value
Ongoing Charges	For a maximum of 12 months from fund fiscal year end and since inception, the ongoing charges figure is based on estimated expenses. After that, the ongoing charges correspond to the TER of the last annual report. It excludes performance fees and portfolio transaction costs, except in the case of an entry/exit charge paid by the fund when buying or selling shares/units in another collective investment undertaking.
QTD	Quarter-to-date
REITs	Real Estate Investment Trust
Spread	The difference or gap that exists between two prices, rates, or yields.
Subscription / redemption settlement period	Number of business days after placing the order for subscription / redemption (T = order cut-off).
Swing Pricing	A method used to calculate the net asset values of investment funds. Which allows transaction costs arising funds from subscriptions made by incoming investors and redemptions made by outgoing investors to be borne by the incoming and outgoing investors, rather than existing investors.
TNA	Total Net Assets
Tracking error	Measure of the deviation of the return of a fund compared to the return of a benchmark over a fixed period of time.
YTD	Year-to-date

Warning statements

Asset breakdown	Indicative allocation may change over time. All holdings are shown strictly for information purposes only and do not constitute investment recommendations of UBS. Please note that this does not constitute an offer or a solicitation to buy or sell any interest or any investment.
Performance start date	Performance calculation and presentation start with the first full month of an invested strategy. This can lead to a difference in launch and performance start dates.

For marketing and information purposes by UBS.

For professional clients / qualified investors only.

UBS Group 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 carefully and thoroughly.

Any decision to invest should take into account all the characteristics or objectives of the fund 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. 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 Group 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 fund 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.

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: 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 Zurich 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: ubs.com/funds.

More explanations of financial terms can be found at ubs.com/glossary.

© UBS 2024. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.