

UBS ETF (CH) SXI Real Estate[®] Funds (CHF) A-dis

Fund Fact Sheet

UBS Exchange Traded Funds > UBS ETF (CH)

Fund description

- The fund invests in real estate funds contained in the SXI Real Estate[®] Funds Broad Total Return. The relative weightings of the funds correspond to their weightings in the index.
- The investment objective is to offer investors a return equal to that of the SXI Real Estate[®] Funds Broad Total Return Index net of fees. The stock exchange price may differ from the net asset value.
- The fund is passively managed.

Name of fund	UBS ETF (CH) – SXI Real Estate[®] Funds
Share class	UBS ETF (CH) – SXI Real Estate [®] Funds (CHF) A-dis
ISIN	CH0105994401
Securities no.	10 599 440
UCITS V	no
Launch date	03.11.2009
Currency of fund / share class	CHF/CHF
Flat fee p.a.	0.25%
Total expense ratio (TER) p.a. ¹	0.97%
Name of the Management Company	UBS Fund Management (Switzerland) AG
Accounting year end	30 June
Distribution ²	September
Replication methodology	Physical (Full replicated)
Portfolio management representatives	UBS Asset Management Switzerland AG, Zurich
Fund domicile	Switzerland
SFDR Classification	Art.6

¹ as at 30.06.2023
² Interim distributions are possible.

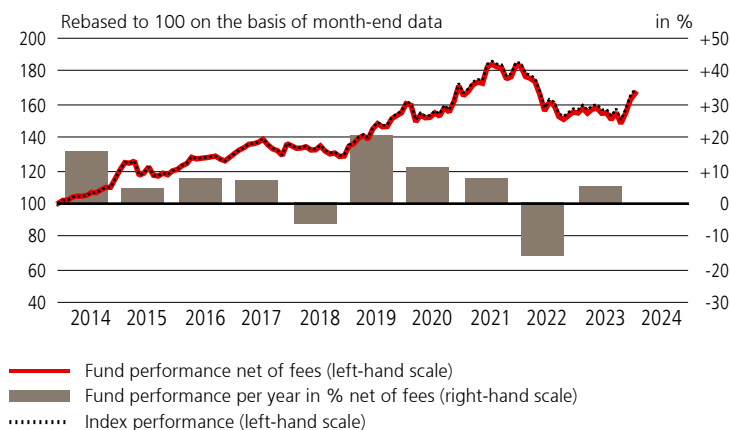
Fund statistics

Net asset value (CHF, 31.01.2024)	8.89
Total fund assets (CHF m)	963.91
Share class assets (CHF m)	963.91

	2 years	3 years	5 years
Volatility ¹			
– Fund	10.31%	9.76%	9.72%
– Index	10.34%	9.78%	9.73%
Tracking error (ex post)	0.05%	0.05%	0.05%

¹ Annualised standard deviation

Performance (basis CHF, net of fees)¹



Past performance is not a reliable indicator of future results.

in %	2020	2021	2022	2023	2024 YTD ²	Jan. 2024	5 years	Ø p.a. 5 years
Fund (CHF)	10.58	7.18	-15.34	4.71	2.44	2.44	23.74	4.35
Index ³	10.81	7.32	-15.17	5.03	2.46	2.46	25.08	4.58

¹ These figures refer to the past. **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.** Source for all data and chart (if not indicated otherwise): UBS Asset Management.

² YTD: year-to-date (since beginning of the year)

³ Index in the unit class's currency (excluding costs)

Index description

The SXI Real Estate[®] Funds Broad Total Return index considers real estate funds with a listing on SIX Swiss Exchange and at least 75% of their fund assets invested in Switzerland.

Index name	SXI Real Estate [®] Funds Broad Total Return
Index type	Total Return Gross
Number of index constituents	42
Reweighting frequency	quarterly
Bloomberg	SWIIT
Reuters	.SWII
Index online information	http://www.six-swiss-exchange.com/indices
Market Capitalization (in CHF bn)	58.93
Premium (approx.)	16.50%

For more information

E-mail: ubs-etf@ubs.com
Phone: +41 44 234 3499
Internet: www.ubs.com/etf

Registrations for public distribution

CH, LI

UBS ETF (CH) SXI Real Estate[®] Funds (CHF) A-dis

Index Sector exposure (%)¹

	Index
Residential property	56.0
Commercial buildings	29.8
Mixed buildings	9.6
Others	4.6

¹ 'Others': primarily includes building land and buildings under construction

Index 10 largest positions (%)

	Index
UBS SWISS SIMA	16.4
CS REF SIAT	6.0
CS REF LIVING PLUS	5.3
UBS SWISS ANFOS	5.1
CS REF GREEN PROP	4.3

Benefits

Clients benefit from the flexibility of an exchange-traded investment.
Provides access to the performance of the index with a single transaction.
Optimised risk/return profile thanks to a broad diversification of the underlying real estate funds.
The fund offers a high degree of transparency and cost efficiency.

Index regional weightings (%)

	Index
Canton Zurich	26.7
Others West-Switzerland	19.1
Canton Geneva	16.9
Region Northwest-Switzerland	16.1
Other cantons	7.7
Canton Bern	7.7
Region Central-Switzerland	3.8
Canton Ticino	1.9

	Index
Rothschild RE Swiss	3.9
Swiss Life REF (CH)	3.3
IMMOFONDS	3.2
UBS FONCIPARS	3.2
LA FONCIERE	3.0

Risks

This UBS Exchange Traded Fund invests in real estate funds under Swiss law that are denominated in CHF and invest exclusively in Swiss properties. The price of the underlying fund units is not determined by estimates of market value but by investor supply and demand. All investments are subject to market fluctuations. This Fund may not be appropriate for investors who plan to withdraw their money before the recommended holding period disclosed in the PRIIPs KID. The fund can invest in less liquid assets that may be difficult to sell in the case of distressed markets. Every fund has specific risks, which may increase considerably in unusual market conditions. Sustainability risks are not considered as part of the Index selection process. Therefore, sustainability risks are not systematically integrated. The fund's assets are passively managed. As a result, the net asset value of the fund's assets is directly dependent on the performance of the underlying real estate funds. Losses that could be avoided via active management will not be offset.

Listing and trading information

Exchange	Trading currency	Trading hours (local time)	Bloomberg Ticker	Reuters RIC	iNAV Bloomberg
SIX Swiss Exchange	CHF	09:00am - 05:30pm CET	SRECHA SW	SRECHA.S	IGLDVD

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Glossary of key terms

Benchmark

Index against which an investment fund's performance is measured. Also called a reference index.

Beta

A measure of risk which indicates the sensitivity of an investment, such as an investment fund, to fluctuations in the market, as represented by the relevant benchmark. For example, a beta of 1.2 tells us that the value of an investment fund can be expected to change by 12% if the market is forecast to move by 10%. The relation is based on historical data and is only an approximation. However, the closer the correlation between the benchmark and the investment fund, the better this approximation.

Correlation

A measure of the degree to which the price trends of various investment categories or instruments move in the same direction. The correlation quantifies the strength of the relationship as a figure between -1 and +1. The closer the coefficient is to 1, the stronger the correlation. If the coefficient is -1, the investments and the benchmark move in opposite directions. If the value is 0, there is no correlation.

Duration

The duration represents the length of time for which capital is "tied up" in a bond investment. In contrast to residual maturity calculations, the concept of duration takes account of the time structure of returning cash flows (such as coupon repayments). The average duration of the portfolio is derived from the weighted average duration of the individual securities. The "modified duration" is derived from the duration and provides a measure of the risk with which the

sensitivity of bonds or bond portfolios to interest-rate changes can be estimated. A 1% increase (decrease) in the interest level accordingly produces a percentage fall (rise) in the price in proportion to the modified duration. For example: the modified duration of a bond fund is 4.5, the theoretical yield to maturity is 5.3%. If the theoretical yield to maturity drops in the example by 1% to 4.3% due to the decline in interest rates, the fund price increases by around 4.5%. For bond and asset allocation funds, the duration is given for all fixed-income instruments.

Investment grade

Term used to denote securities with ratings of between BBB and AAA, indicating that their credit quality is satisfactory or good.

Sharpe ratio

The Sharpe ratio expresses how much higher (or lower) a return an investor can expect compared to the risk-free rate of interest (e.g. interest rates on savings accounts) per unit of risk (volatility). The risk-free rate of interest varies from currency to currency.

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. Expressed as a percentage. The more passively the investment fund is managed, the smaller the tracking error.

Volatility

In portfolio theory the risk of an investment is measured by the amount of volatility. Risk and return are directly related: Markowitz's portfolio theory posits that a higher return can only be obtained with a higher risk.

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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