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

Fund Fact Sheet

UBS Exchange Traded Funds > UBS ETF (CH)

Fund description

- The fund invests in real estate funds and real estate shares contained in the SXI Real Estate® Broad Total Return Index. 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® 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®**
Share class	UBS ETF (CH) – SXI Real Estate® (CHF) A-dis
ISIN	CH0124758522
Securities no.	12 475 852
UCITS V	no
Launch date	31.03.2011
Currency of fund / share class	CHF/CHF
Flat fee p.a.	0.25%
Total expense ratio (TER) p.a.[1]	0.79%
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 Alignment	Art.6

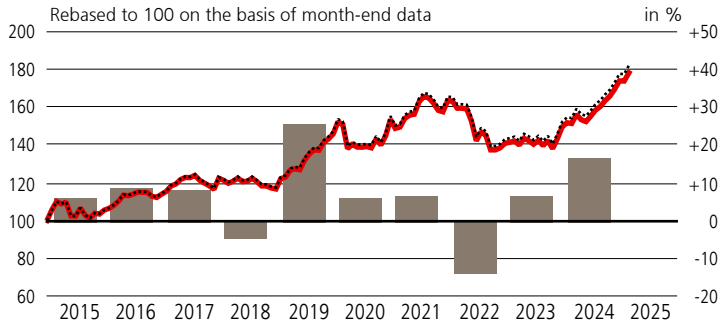
1 as at 31.12.2024
2 Interim distributions are possible.

Fund statistics

Net asset value (CHF, 28.02.2025)			37.20
Last 12 months (CHF) – high			37.59
– low			32.09
Total fund assets (CHF m)			407.21
Share class assets (CHF m)			407.21
	2 years	3 years	5 years
Volatility[1]			
– Fund	6.75%	8.66%	9.36%
– Index	6.77%	8.68%	9.38%
Tracking error (ex post)	0.03%	0.03%	0.04%

1 Annualised standard deviation

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 performance (left-hand scale)

Past performance is not a reliable indicator of future results.

Performance in % (net of fees)

in %	2021	2022	2023	2024	2025 YTD[2]	Feb. 2025	5 years	Ø p.a. 5 years
Fund (CHF)	6.42	-13.83	6.17	16.34	2.48	2.58	18.18	3.40
Index[3]	6.60	-13.62	6.48	16.69	2.53	2.60	19.61	3.65

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® Broad Total Return Index considers real estate shares and real estate funds with a listing on SIX Swiss Exchange and at least 75% of their assets or fund assets invested in Switzerland.

Index name	SXI Real Estate® Broad (TR)
Index type	Total Return Gross
Number of index constituents	61
Reweighting frequency	quarterly
Bloomberg ticker	SREAL
Reuters	.SREAL
Index online information	http://www.six-swiss-exchange.com/indices
Market Capitalization (in CHF bn)	95.36
Premium (approx.)	27.00%

For more information

Email: 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® (CHF) A-dis

Index Sector exposure (%)[1]

	Index
Residential property	46.9
Commercial buildings	40.4
Mixed buildings	6.6
Others	6.1

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

Index regional weightings (%)

	Index
Canton Zurich	33.4
Canton Geneva	18.0
Region Northwest-Switzerland	15.0
Others West-Switzerland	13.1
Canton Bern	7.5
Other cantons	7.0
Region Central-Switzerland	4.5
Canton Ticino	1.5

Index 10 largest positions (%)

	Index
UBS SWISS SIMA	11.9
SWISS PRIME SITE N	8.4
PSP N	6.4
CS REF SIAT	4.3
UBS SWISS ANFOS	3.7
CS REF LIVING PLUS	3.5
ALLREAL N	3.0
CS REF GREEN PROP	2.9
Rothschild RE Swiss	2.8
Swiss Life REF (CH)	2.8

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 and real estate shares.
The fund offers a high degree of transparency and cost efficiency.

Risks

This UBS Exchange Traded Fund invests in real estate funds and real estate shares (companies). The price of the underlying fund units is not determined by estimates of market value but by investor supply and demand. The daily liquidity of real estate funds and real estate shares listed on SIX Swiss Exchange may be limited and is subject to the influence of market development. In a normal market, liquidity is sufficient, however in a distressed market environment the available liquidity of the concerned real estate funds and/or real estate shares could be reduced and may lead to higher transaction costs and heightened price volatility. 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. Every fund has specific risks, which may increase considerably in unusual market conditions. The fund's assets are passively managed. Sustainability risks are not considered as part of the Index selection process. Therefore, sustainability risks are not systematically integrated. As a result, the net asset value of the fund's assets is directly dependent on the performance of the underlying index. 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	SRFCHA SW	SRFCHA.S	UETFUBUW

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. 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). 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. The product described herein aligns to Article 6 Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector. Information on sustainability-related aspects pursuant to that regulation can be found on www.ubs.com/funds. The benchmark is the intellectual property of the respective index provider. The fund or the share class is neither sponsored nor endorsed by the index provider. The fund prospectus or supplemental prospectus contains the full disclaimer. 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. 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.
© UBS 2025. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.

718142/718141

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

UBS AM standard glossary. For additional investment terms, please refer to the online glossary here.

Accumulation: Reinvestment of income generated by the investment fund into the fund's assets.
Active management: Here the fund manager uses their expertise to pick investments to achieve the fund's objectives.
Alpha: A fund's alpha is its outperformance relative to a benchmark. If a fund has a consistently high alpha this can indicate skillful management. If the benchmark returns 12% and the portfolio returns 14%, the outperformance (alpha) is equal to 14% - 12% = 2%. Compare with beta.
Benchmark: Index against which an investment fund's performance is measured. Also called a reference index.
Beta: A measure of risk that indicates an investment's sensitivity 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%.
Bonds: Debt instruments with a fixed or variable rate of interest and generally with a fixed maturity and redemption date. The most common issuers are major companies, government bodies such as the federal government and the cantons, public institutions, and international organizations such as the World Bank or the International Monetary Fund.
Commodities: A tradeable item that can be further processed and sold. Industrial (metals), agricultural (wool, wheat, sugar) and bulk commodities (coal, iron ore) are examples. It is possible to invest in physical commodities or in derivatives based on commodity prices.
Convertible bonds: Bonds that feature a conversion right entitling the holder to convert the bond into shares of the company in question at a certain point in time and at a pre-defined conversion ratio.
Corporate bonds: Strictly speaking, corporate bonds are those issued by companies. Generally, however, the term is used to cover all bonds other than those issued by governments in their own currencies. Therefore the "credit" sector, as it is often known, includes issues by companies, supranational organizations and government agencies. The key feature that distinguishes corporate bonds from government bonds is the risk of default – see credit risk.
Correlation: A measure of the degree to which the price trends of various investment categories or instruments move in the same direction.
Derivatives: Investments whose value is linked to another investment, to the performance of a stock exchange or to some other variable factor, such as interest rates.
Distribution: Payment by an investment fund to distribute the income generated to its unit holders.
Diversification: Holding a variety of investments that typically perform differently from one another.
Duration: The duration represents the length of time for which capital is "tied up" in a bond investment. 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 sensitivity of bonds or bond portfolios to interest rate changes.
Emerging economy or market: Emerging markets or developing markets – mainly in Asia, Eastern Europe, and Latin America – that are growing quickly, but whose economies and stock markets have not yet reached Western standards.
Equities: Securities that represent an equity interest in a company. As a joint owner, the shareholder has rights of participation (voting right, right to information) and rights to assets (right to a share of profits, subscription rights).
Exchange traded fund (ETF): An investment fund that is traded like stocks on an exchange. Most ETFs are index funds: they hold the same securities in the same proportions as a certain index.
Feeder fund: An investment fund that invests the majority of its assets into a master fund.
Hedging: Protecting investments against losses. UBS asset allocation funds and hedged UBS ETFs specifically hedge against exchange rate risks.
High watermark: The high watermark is used in connection with the performance fee. The fund manager calculates his or her share of the profits on the basis of the value increment over and above the last peak in the NAV. As a result, the performance fee does not become payable until all losses incurred have been completely recovered.
High yield bonds: Bonds issued by borrowers with lower credit ratings. Such bonds offer higher rates of interest, but at the same time there is also a higher risk of default, i.e. that interest payments will not be paid or that the face value will not be repaid.
Illiquid: Illiquid assets are those assets that cannot be easily bought, sold, or converted into cash. It may often be impossible to convert the asset to cash until the end of the life of the asset.
Index: Indicator of performance on one or more markets. The oldest and best-known stock market index is the Dow Jones. Indexes make it possible to compare the performance of a fund invested in a specific market with the development of that market.
Index fund: An investment fund that replicates a chosen stock market index in its stock selection and weightings as exactly as possible.
Inflation-linked bonds: An inflation-linked bond provides investors with protection from inflation by linking its principal amount or interest payments to a specific inflation index.
Investment grade: Term used to denote securities with ratings of between BBB and AAA, indicating that their credit quality is satisfactory or good.
Leverage: With derivative instruments, greater returns can be earned with a comparatively lower capital investment than with an investment in the actual underlying instrument. This effect is called leverage.
Management style: Manner in which investment decisions are made to achieve the investment objective (see also active management and passive management).
Master fund: Funds invested in respective feeder funds that are then invested into the master fund. The master fund holds the portfolio investments and conducts all trading activity.
Maturity: Period from the issue of a bond to its due date or to the premature repayment of the bond. Not to be confused with duration.
Net asset value (NAV): Used to describe the value of a company's assets less the value of their liabilities.
Ø – Average.
Over the counter (OTC): An over-the-counter financial contract is one that is not traded on an exchange but is "tailor-made" for a client by a financial institution.
Passive management: Passive management seeks to attain

performance equal to market or index returns.
Performance fee: For non-classical investment funds such as hedge funds, the investor must often pay, in addition to the conventional management fee, a supplementary performance fee in the form of a percentage (e.g. 20%) of the fund's annual increase in value.
Physical replication: In physical replication, an ETF invests directly in securities held in the benchmark it is tracking. To do so, the ETF can buy some or all of the securities that make up the replicated index – this method is called full replication and is suitable for liquid indexes.
Rating: The measure of a borrower's creditworthiness by special rating agencies such as Standard & Poor's or Moody's. As a rule, UBS bond funds principally invest in bonds issued by prime borrowers.
Reinvestment: The possibility of reinvesting the distribution in the same fund. Certain funds offer investors a special reinvestment discount on the issuing price if the annual distribution is reinvested.
Risk-free rate: An investment with no chance of default and a known or certain rate of return.
Share class: An investment fund can issue several types of share certificates with different criteria. The share certificate classes may differ in the amount of fees, the appropriation of income or the currency of the share certificate class.
Sharpe ratio: A measure that 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.
Standard deviation: Statistical measure of the degree to which an individual value in a probability distribution tends to vary from the mean of the distribution. The greater the degree of dispersion the greater the risk.
Swing pricing: Method used to calculate the net asset values of investment funds. This method allows transaction costs arising 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.
Synthetic replication: In contrast to physical replication, synthetic replication means that an ETF does not invest directly in the securities held in the benchmark. Instead, it enters into a swap agreement with a counterparty that promises to pay the return on the replicated index to the ETF.
Total expense ratio (TER): The ratio of total expense to a fund's average size over an annualized accounting period. Expenses are considered to include all expenses shown in the income account, including management, administration, custody, audit, legal and professional fees.
Tracking error: Measure of the deviation of a fund's return compared to the return of a benchmark over a fixed period, expressed as a percentage. The more passively the investment fund is managed, the smaller the tracking error.
UCITS: Undertakings for Collective Investment in Transferable Securities. A UCITS fund is an authorized fund that may be sold across all EU countries.
Volatility: A measure of the size of short-term changes in the value of an investment.
Yield to maturity: Weighted average rate earned by an investor who buys the bond portfolio today at the market price and holds the bond portfolio until maturity, also assuming that all coupon and principal payments will be made on schedule.