For marketing purposes
Swiss edition
Data as at end-July 2025

UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL I-A-acc
Fund Fact Sheet

Real Estate > Switzerland

Fund description

- The fund is managed using an indexed approach and is characterized by broad diversification, a low tracking error and low-cost management.
- The investment objective is to replicate the reference index as closely as possible and minimize deviations in performance compared to the index.

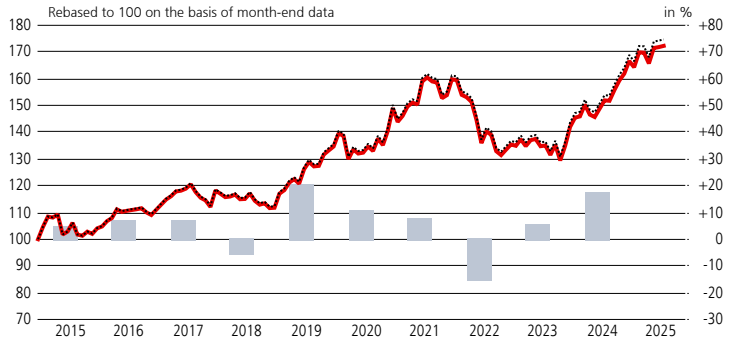
Name of fund	**UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL**
Share class	UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL I-A-acc
ISIN	CH0113556879
Securities no.	11 355 687
Bloomberg ticker	CSIFINF SW
Currency of fund / share class	CHF/CHF
Launch date	24.06.2010
Dilution levy	yes
Dilution Levy in Favour of the Fund in/out	0.05 / 0.05
Accounting year end	28 February
Benchmark	SXI Real Estate® Funds Broad (TR)
Distribution	Reinvestment
Flat fee p.a.	0.15%
Minimum investment	–
Ongoing costs p.a.[1]	1.04%
Name of the Management Company	UBS Fund Management (Switzerland) AG
Fund domicile	Switzerland

1 As at 02.09.2024, without transaction costs

Fund Statistics

Net asset value (CHF, 31.07.2025)	1 793.98
Last 12 months (CHF) – high	1 829.76
– low	1 554.55
Total fund assets (CHF m)	6 242.88
Share class assets (CHF m)	1 443.97

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)
Benchmark (left-hand scale)

Past performance is not a reliable indicator of future results.

in %	2022	2023	2024	2025 YTD[2]	Jul. 2025	LTD[3]	Ø p.a. 3 years	Ø p.a. 5 years
Fund (CHF)	-15.25	4.84	17.36	3.40	0.26	125.73	7.07	5.05
Benchmark[4]	-15.17	5.03	17.59	3.46	0.27	132.59[5]	7.23	5.19

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

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 LTD: launch-to-date
4 Reference Index in currency of share class (without costs)
5 Since end of launch month

Name changed on 02.09.2024 from CSIF (CH) I Real Estate Switzerland Blue to UBS (CH) Index Fund 2 - Real Estate Switzerland Funds NSL.

in %	02.2025	03.2025	04.2025	05.2025	06.2025	07.2025
Fund (CHF)	3.40	-0.07	-2.38	3.49	0.20	0.26
Benchmark	3.41	-0.06	-2.38	3.49	0.21	0.27

Key Figures

	2 years	3 years	5 years
Beta	1.00	1.00	1.00
Correlation	1.00	1.00	1.00
Volatility[1]			
– Fund	8.47%	8.09%	9.30%
– Benchmark	8.48%	8.10%	9.31%
Tracking error (ex post)	0.06%	0.05%	0.04%
Information ratio	-3.40%	-3.02%	-3.19%
Sharpe ratio	1.40	0.76	0.51
Risk free rate	1.05%	0.96%	0.32%
R2	1.00	1.00	1.00

1 Annualised standard deviation

For more information

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

Portfolio management representatives

Dalibor Maksimovic
Peter Akert
Sandro Jäger

10 largest positions (%)

	Fund
UBS CH Property Fund - Swiss Mixed Sima	16.24
UBS (CH) Property Fund - Swiss Residential "Siat"	5.46
UBS Property Fund - Swiss Residential Anfos	4.82
UBS (CH) Property Fund - Direct LivingPlus	4.16
UBS (CH) Property Fund - Direct Green Property	3.85
Swiss Life REF CH ESG Swiss Properties	3.85
Rothschild Real Estate SICAV	3.78
Immofonds	3.31
La Fonciere	3.20
UBS CH Property Fund - Leman Residential Foncipars	3.02

Benefits

Clients benefit from the experience, capabilities and network of the portfolio manager.
By investing into the fund clients are given access to a diversified portfolio of real estate securities funds targeting to provide income-producing and capital growth exposure to the Swiss real estate market.

Risks

All investments are subject to market fluctuations. Every fund has specific risks, which can significantly increase under unusual market conditions. Please consult your client advisor for more information on the investment risks of this product.

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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