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.

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]	0.94%
Name of the Management Company:	UBS Fund Management (Switzerland) AG
Accounting year end	30 June
Distribution[2]	September
Replication methodology	Physical (Full replicated)
Fund domicile	Switzerland

1 as at 31.12.2019
2 Interim distributions are possible.

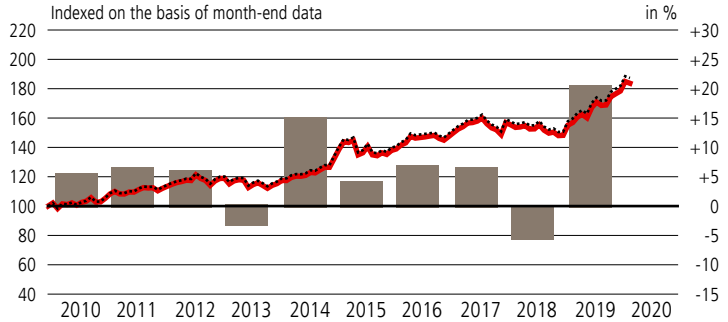
Fund statistics

Net asset value (CHF, 28.02.2020)	65.58
Last 12 months (CHF) – high	68.64
– low	57.32
Total fund assets (CHF m)	667.99
Share class assets (CHF m)	667.99

	2 years	3 years	5 years
Volatility[1]			
– Fund	6.68%	6.94%	7.21%
– Index	6.67%	6.94%	7.21%
Tracking error (ex post)	0.03%	0.03%	0.09%

1 Annualised standard deviation

Performance (basis CHF, net of fees)[1]



Past performance is not a reliable indicator of future results.

in %	2016	2017	2018	2019	2020 YTD[2]	Feb. 2020	5 years	Ø p.a. 5 years
Fund (CHF)	6.89	6.40	-5.54	20.41	2.96	-0.64	27.77	5.02
Index[3]	6.85	6.60	-5.32	20.67	2.99	-0.62	28.67	5.17

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

1 These figures refer to the past. Source for all data and charts (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	37
Reweighting frequency	quarterly
Bloomberg	SWIIT
Reuters	.SWII
Index online information	http://www.six-swiss-exchange.com/indices
Market Capitalization (in CHF bn)	52.32
Premium (approx.)	34.30%

For more information

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Registrations for public distribution

CH, LI

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Index Sector exposure (%)[1]

	Index
Residential property	50.5
Commercial buildings	35.4
Mixed buildings	10.2
Others	4.0

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

Index regional weightings (%)

	Index
Canton Zurich	27.0
Others West-Switzerland	19.2
Region Northwest-Switzerland	15.6
Canton Geneva	13.1
Other cantons	9.4
Canton Bern	8.3
Region Central-Switzerland	4.6
Canton Ticino	2.7

Index 10 largest positions (%)

	Index		Index
UBS SWISS SIMA	17.7	UBS SW SWISSREAL	3.6
CS REF GREEN PROP	6.3	CS REF INTERSWISS	3.5
CS REF SIAT	6.2	SCHRODER IMMOPLUS	3.3
CS REF LIVING PLUS	6.2	IMMOFONDS	3.2
UBS SWISS ANFOS	5.2	LA FONCIERE	3.1

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.

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. 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. 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

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 Investor Information Document (KIID), Prospectus and any applicable local offering document prior to investing. For a definition of financial terms refer to the glossary available at www.ubs.com/glossary.

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