

# UBS AST Immoparts Schweiz I-B

## Portrait

- The investment group invests in indirect, listed and unlisted Swiss real estate investment vehicles. It pursues an active investment strategy that aims to outperform the benchmark before the deduction of costs. It also targets broad sector and regional diversification in order to cover the full breadth of the market and avoid any risk concentrations.
- The price performance of the underlying fund units is not calculated based on estimates of market values, but is determined according to supply and demand from investors.
- Consequently, prices can also be influenced from a short- to medium-term point of view by interest-rate movements.
- This investment group is subject to considerably higher volatility than the Swiss Real Estate investment group.
- Index change: from 1.1.2008 SWX Immofonds Index (TR) (weighted by capitalisation, comprises 17 real estate funds).

Securities no.	11,867,441
Currency of account	CHF
Issue/redemption	daily
All-in-fee	0.055%
Operating expense ratio (OER) FY 2021/2022	0.77%
Swing pricing	yes
Launch date	2.11.2010
Benchmark	SXI® Real Estate Funds Broad (TR)

## Current data

Net asset value 28.4.2023	CHF	2,882.69
Assets of the share class (in Mio.)	CHF	1.95
– Assets of all share classes (in Mio.)	CHF	189.95
Last distribution		reinvested

## Key risk figures (annualised)

	3 years	5 years
Tracking error	2.09%	1.64%
Beta	0.80	0.86
Correlation	0.99	0.99
Total risk	7.81%	7.94%
Sharpe ratio	0.30	0.57
Risk-free rate (5 years) =	-0.54	

The statistical ratios were calculated on the basis of logarithmic returns.

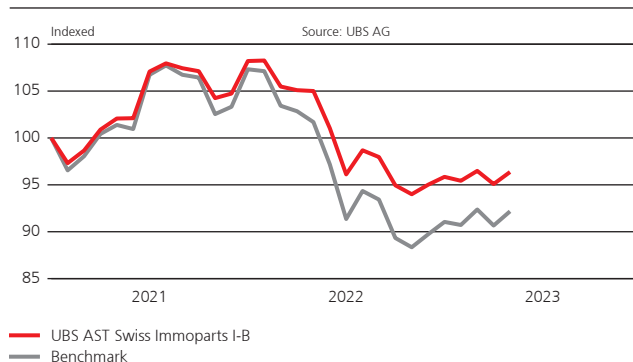
## 10 largest positions (in %)

	Investment group	Benchmark
UBS Swiss Sima	17.28	17.15
Rothschild RE Swiss	5.48	3.96
CS REF SIAT	4.84	6.00
UBS FONCIPARS	4.69	3.08
CS REF LIVING PLUS	4.06	5.17
<b>Top 5</b>	<b>36.35</b>	<b>35.36</b>
UBS SWISS ANFOS	4.00	4.96
Schroder ImmoPlus	3.70	2.73
UBS Swissreal	3.57	2.67
REALSTONE	3.45	3.10
Swiss Life REF (CH)	3.34	3.49
<b>Top 10</b>	<b>54.41</b>	<b>52.31</b>

## Performance (in %)

	Investment group	Benchmark
05.2022	-3.77	-4.42
06.2022	-4.88	-6.01
07.2022	2.67	3.27
08.2022	-0.73	-0.97
09.2022	-3.08	-4.38
10.2022	-1.00	-1.11
11.2022	1.08	1.56
12.2022	0.88	1.48
01.2023	-0.44	-0.36
02.2023	1.11	1.82
03.2023	-1.45	-1.85
04.2023	1.35	1.67
2023 YTD	0.54	1.24
2022	-11.42	-15.17
2021	8.20	7.32
2020	9.07	10.81
2019	20.52	20.67
2018	-4.80	-5.32
Ø p.a. 3 years	1.98	0.96
Ø p.a. 5 years	4.04	3.40
(since launch 11.2010)	94.76	80.24
Volatility (3 years)	7.81	9.69

## Indexed performance



Past performance is no guarantee of future trends. The performance shown does not take account of any commissions and costs charged when subscribing to and redeeming units.

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