

Global REFS

Facts & Figures, UBS (Lux) Real Estate Funds Selection – Global

A distinctive offering combining specialist fund-of-funds expertise, with exposure to major global real estate markets on a highly diversified basis.

Overview

- Exposure to primarily core fund strategies in all major real estate markets of Asia Pacific, Europe and North America via an open-end fund structure
- Diversified exposure to office, retail, logistics, residential, hotels and storage
- Additional diversification, both by manager, vintage as well as by investment style
- Performance optimization through economies of scale

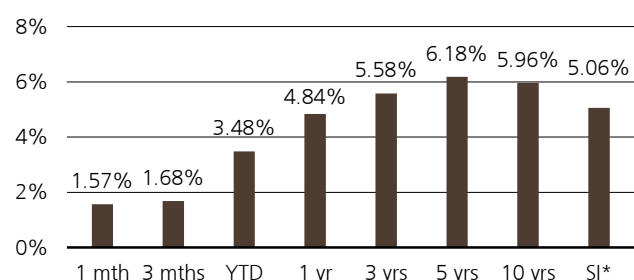
Why GREFS?

Performance track record and characteristics¹

- Instant exposure to a highly diversified core global real estate portfolio of 46 funds with over 5,740 properties worth over EUR 215 billion
- Has exceeded a eleven-year track record which produced 1-year, 3-year, 5-year and 10-year annualized returns of 4.84%, 5.58%, 6.18% and 5.96% respectively²
- Attractive cash-flow demonstrated by a one-year annualized distribution return of circa 2.32%³
- Low volatility during an extended time period, with an annualized standard deviation of 1.90% and 125 positive months out of 135 months since inception (i.e. June 2008)
- Liquidity available with over 76%³ of the Fund invested in open-ended funds plus cash and other net assets

Performance⁴

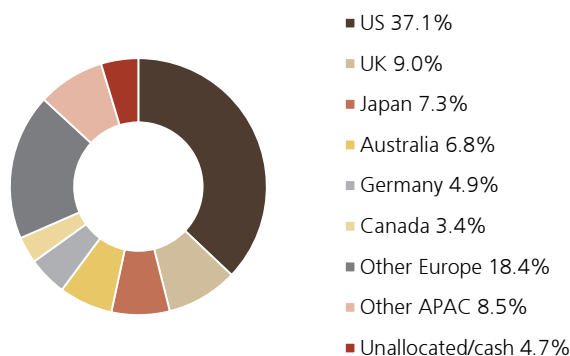
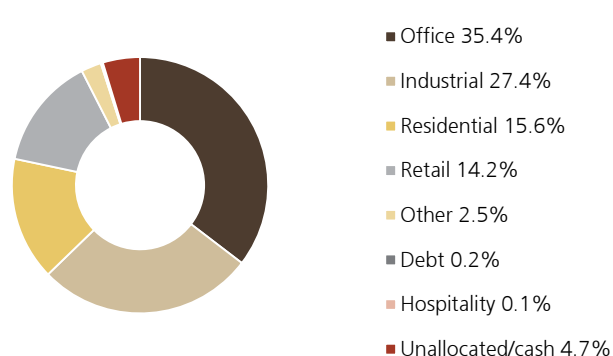
(as at 30 September 2019, I-12-dist EUR share class)



* Since inception (annualized), inception date is 30.06.2008 for EUR I-12-dist. **Past performance is not indicative of future results**

Key terms

Fund name	UBS (Lux) Real Estate Funds Selection – Global (the Fund or GREFS)
Launch	30 June 2008 (I-12-dist EUR)
Fund manager	UBS Asset Management (Americas) Inc.
Strategy	Core to value-add
Structure	Luxembourg SICAV
Base currency	EUR-denominated (passively hedged against other currencies)
Fund size	Net asset value of approx. EUR 5,629 million as at 30 September 2019
Fund objective ⁵	5-7% p.a. over the investment cycle (net of fees and taxes)
Fund life	Open-end with monthly liquidity
Minimum investment	50,000 in share class currency
Subscription notification	Three business days before the last business day of each month
Redemption notification	30 calendar days before the last business day of each month
Leverage ⁶	is 21.6% ³ . Maximum leverage allowed is 40% of the gross asset value on a look-through basis. No additional leverage within the Fund.
Share classes	Various accumulating and distributing share classes in all major currencies
Management fee	Sliding fee scale, maximum 0.90% p.a. of net asset value

Geographic allocation⁷**Sector allocation⁷**

Note: All data as at 30 June 2019, unless otherwise stated

- 1 Performance refers to I-12 dist EUR share class. **Past performance is not indicative of future results.** Possibility of loss does exist. All data updated monthly in accordance with the latest available monthly report, unless noted otherwise.
- 2 Represents performance for the I-12-dist EUR share class. Total return performance, including distributions, to 30.09.2019. The performance shown does not take account of any commissions and costs charged when subscribing to and redeeming units. Returns are net of underlying fund manager fees, fund expenses, and FX hedging costs but gross of UBS management fees. Performance may differ across share classes due to currency hedging and management fees. All returns longer than 1-year are annualized returns.
- 3 As at 30 June 2019. **Past performance is not indicative of future results.** Possibility of loss does exist.
- 4 Total return performance, including distributions, to 30 September 2019. Returns for periods over 1 year are annualized. The performance shown is net of underlying manager fees, fund expenses, taxes, FX hedging costs, and a 0.12% administration fee. The performance shown is gross of UBS management fees and does not take into account commissions and costs charged when subscribing to and redeeming units. Performance may differ across share classes due to currency hedging and management fees.
- 5 There is no assurance that the Fund objective will ultimately be realized. Possibility of loss does exist.
- 6 Approximate look-through leverage based on invested capital from the last available underlying fund reports.
- 7 Assumes all commitments and redemptions associated with the 30.06.2019 NAV are fully drawn and redeemed, respectively.

Month by month net returns (%)

(based on I-12-dist EUR share class since inception)

Year/ Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2019	0.15	0.03	0.76	0.12	0.08	0.63	0.02	0.09	1.57				3.48
2018	0.17	0.18	1.40	0.10	0.11	1.47	0.10	0.09	1.04	0.03	0.02	1.26	6.12
2017	0.05	0.20	0.66	0.04	0.12	1.10	0.03	0.13	1.31	0.11	0.23	1.56	5.65
2016	0.21	0.42	1.32	0.19	0.00	0.69	0.08	0.05	0.97	(0.03)	0.19	1.28	5.48
2015	0.38	0.36	1.51	0.36	0.42	1.34	0.10	0.30	1.57	0.20	0.21	1.87	8.95
2014	0.16	0.24	1.40	0.65	1.00	1.30	0.56	0.64	1.05	0.23	0.26	0.71	8.51
2013	0.35	0.31	0.81	0.34	0.24	1.35	0.33	0.41	1.19	0.51	0.27	0.94	7.29
2012	0.46	0.49	0.73	0.46	(0.41)	0.89	0.36	0.31	0.96	0.31	0.38	0.51	5.58
2011	0.12	0.14	0.65	0.25	0.21	0.88	0.34	0.08	0.79	0.46	0.21	1.28	5.53
2010	0.40	0.07	(0.09)	0.37	0.15	0.02	0.01	(0.16)	0.48	0.34	0.47	0.79	2.88
2009	0.20	(0.04)	(1.82)	0.30	0.20	(1.15)	(0.01)	0.02	(0.69)	0.06	0.15	0.07	(2.71)
2008							1.06	0.13	0.50	0.23	0.21	(1.46)	0.64

Note: All images on this page are created by UBS with UBS fund information.

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