

UBS «Anfos»

Fund Fact Sheet

UBS Real Estate Funds > UBS (CH) Property Fund

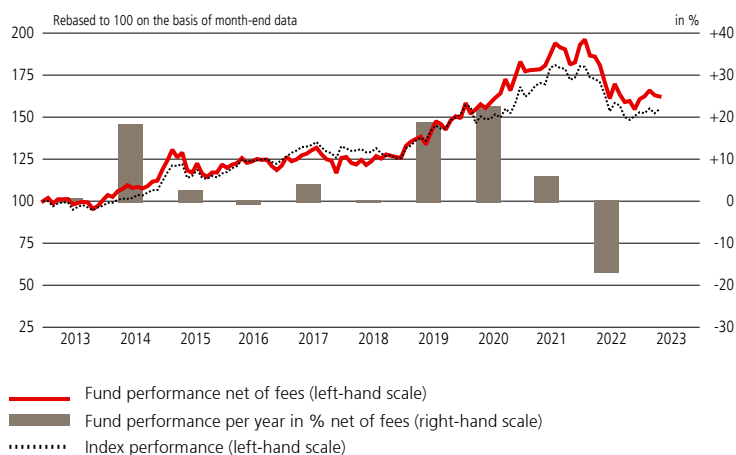
Fund description

- The fund invests primarily in residential properties in German-speaking Switzerland, concentrating for the most part on large cities and their agglomerations.
- The investment objective is to generate returns in line with the market.
- Properties are valued using the discounted cash flow (DCF) method.
- The fund units are traded on SIX Swiss Exchange and can be bought and sold on a daily basis.

Name of fund	UBS (CH) Property Fund - Swiss Residential «Anfos»
Share class	UBS (CH) Property Fund - Swiss Residential «Anfos»
ISIN	CH0014420829
Securities no.	1 442 082
Bloomberg	ANFO SW
Currency of fund / share class	CHF/CHF
Launch date	05.10.1956
Accounting year end	30 September
Benchmark	SXI® Real Estate Funds (TR)
Units outstanding	35 513 306
Premium ¹	16.49%
Distribution	December
Last distribution 01.12.2022	CHF 1.80
Yield on distribution (28.04.2023)	2.36%
Leverage (30.09.2022)	18.00%
Return on investment (30.09.2022)	7.20%
Operating expense ratio TER (30.09.2022)	0.77%
Management fee p.a.	none
Flat fee p.a.	0.77%
Name of the Management Company	UBS Fund Management (Switzerland) AG
Fund domicile	Switzerland

¹ Calculation in accordance with SFAMA, based on adjusted net asset value.

Performance (basis CHF, net of fees)¹



Past performance is not a reliable indicator of future results.

in %	2019	2020	2021	2022	2023 YTD ²	Apr. 2023	5 years	Ø p.a. 5 years
Fund (CHF)	18.72	22.51	5.51	-16.76	0.99	-0.46	30.38	5.45
Ref. Index ³	20.67	10.81	7.32	-15.17	1.24	1.67	18.17	3.40

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 Reference Index in currency of share class (without costs)

Fund statistics

Stock exchange price (CHF 28.04.2023)	76.25
Last 12 months (CHF) – high	86.25
– low	68.05
Total fund assets (CHF m) (30.09.2022)	3 118.23
Net fund assets (CHF m)	2 287.77
Net asset value per share (CHF)	64.42

	3 years	5 years
Beta	1.00	0.90
Volatility ¹		
– Fund	11.45%	10.78%
– Benchmark	9.69%	9.21%
Sharpe ratio	0.12	0.55
Risk free rate	-0.34%	-0.50%

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

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Urs Fäs

Geographic distribution of properties incl. buildings under construction/development sites (%)¹

Fund	
Canton Zurich	42.2
Canton Basel City/Country	20.5
Other cantons	11.9
Canton Bern	11.7
Canton Argovia	9.7
Canton St. Gallen	4.0

¹ In accordance with a financial year-end of 30.9.2022

Building use (%)

Fund	
Residential property	77.0
Commercial buildings	12.5
Mixed buildings	9.0
Building land	1.5

Benefits

The funds gives investors access to a diversified portfolio of residential properties in German-speaking Switzerland. Fund units are traded on SIX Swiss Exchange and can therefore be bought and sold daily. The fund is managed by experienced real estate specialists. The team includes architects, fiduciary agents und economists who work closely together and also manage the comprehensive network of UBS real estate experts and the knowledge of external specialists. The risks are identified, measured and managed using sophisticated processes.

Risks

The value of the units of UBS Real Estate Funds is affected by changes in property values, interest rate trends and their influence on rental income developments and a number of market and legal considerations. Investors thus require a medium to long-term investment horizon and corresponding risk tolerance and capacity. All investments are subject to market fluctuations. Every fund has specific risks, which can significantly increase under unusual market conditions.

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 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 real estate fund under Swiss law. 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 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 carefully and thoroughly. Any decision to invest should take into account all the characteristics or objectives of the fund 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 fund 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. More explanations of financial terms can be found at www.ubs.com/am-glossary. © UBS 2023. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.