

UBS «Sima»

Fund Fact Sheet

UBS Real Estate Funds > UBS (CH) Property Fund

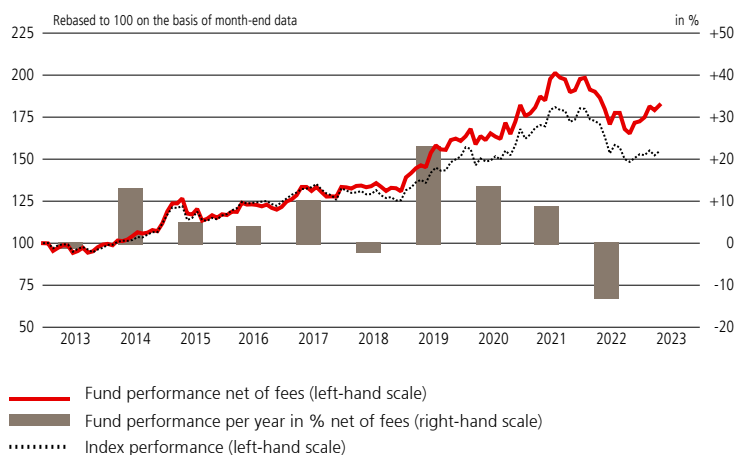
Fund description

- The fund invests in residential and commercial properties throughout Switzerland.
- Investments are concentrated 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 Mixed «Sima»
Share class	UBS (CH) Property Fund - Swiss Mixed «Sima»
ISIN	CH0014420878
Securities no.	1 442 087
Bloomberg	SIMA SW
Currency of fund / share class	CHF/CHF
Launch date	10.10.1950
Accounting year end	31 December
Benchmark	SXI Real Estate® Funds Broad (TR)
Units outstanding	71 633 529
Premium ¹	24.29%
Distribution	April
Last distribution 20.04.2023	CHF 3.25
Yield on distribution (28.04.2023)	2.49%
Leverage (31.12.2022)	24.40%
Return on investment (31.12.2022)	4.40%
Operating expense ratio TER (31.12.2022)	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)	22.92	13.31	8.49	-12.76	5.58	1.65	35.63	6.28
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)	130.70
Last 12 months (CHF) – high	138.20
– low	112.50
Total fund assets (CHF m) (31.12.2022)	11 489.17
Net fund assets (CHF m)	7 457.94
Net asset value per share (CHF)	104.11

	3 years	5 years
Beta	1.06	1.02
Volatility ¹		
– Fund	11.08%	10.23%
– Benchmark	9.69%	9.21%
Sharpe ratio	0.36	0.66
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

Martin Strub

Urs Fäs

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

Fund	
Canton Zurich	48.0
Other cantons	16.2
Canton Basel City/Country	14.3
Canton Geneva	8.3
Canton Bern	7.3
Canton Vaud	5.9

¹ In accordance with a financial year-end of 31.12.2022

Building use (%)

Fund	
Residential property	51.9
Commercial buildings	34.3
Mixed buildings	11.3
Building land	2.5

Benefits

The fund gives investors access to a diversified Swiss real estate portfolio.
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 and 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.

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