

UBS (CH) Property Fund – Swiss Residential «Anfos»

Financial year-end results as at 30 September 2023

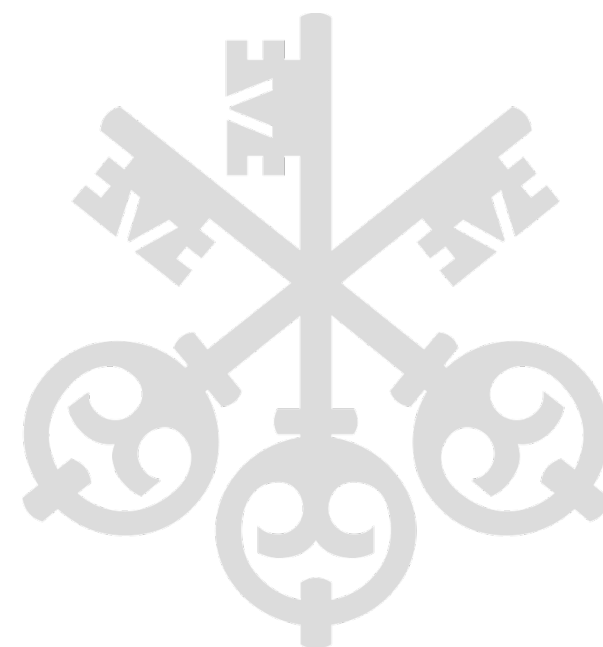


Table of contents

Section 1	UBS «Anfos» - financial year-end results as at 30. September 2023	2
Section 2	Real Estate Switzerland	9
Section 3	Swiss Real Estate market	14

Section 1

UBS «Anfos»

Financial year-end results as at 30. September 2023

UBS «Anfos» - Management Summary

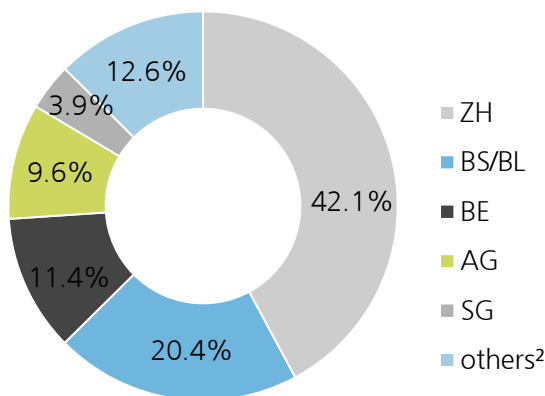
Financial year 2022/2023

- Listed Swiss real estate fund with Investments in residential properties in German-speaking Switzerland
- Stable return from existing portfolio
- Appreciation potential through renovations and redevelopments
- Focus on sustainable growth by always taking economic, ecological and social aspects into account in acquisitions, new buildings and renovations

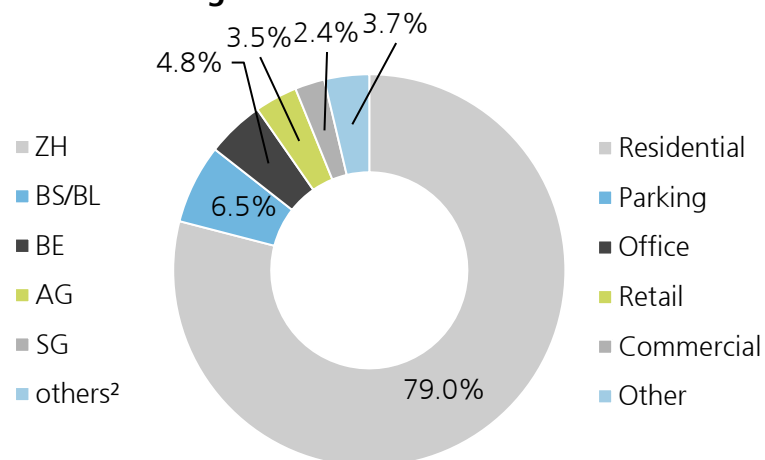
Key Figures

Year of launch	1956
Net asset value	CHF 2'303.4m
Market value	CHF 3182.6m
Rental income	CHF 131.0m
Rental default rate	3.4%
Leverage ratio	19.6%
Total return on NAV	3.6%
Performance	3.9%
Number of properties	153

Regions



Usage



Source: UBS Asset Management, Real Estate & Private Markets (REPM); Data as at 30. September 2023

² Other Regions: LU 3.7%, GE 2.1%, SO 2.0%, TG 1.9%, GR 1.0%, VD 0.7%, FR 0.5%, ZG 0.4%, UR 0.3%

These figures refer to the past. Past performance is not a reliable indicator of future results. The performance shown does not take account of any commissions and costs charged when subscribing to and redeeming units.

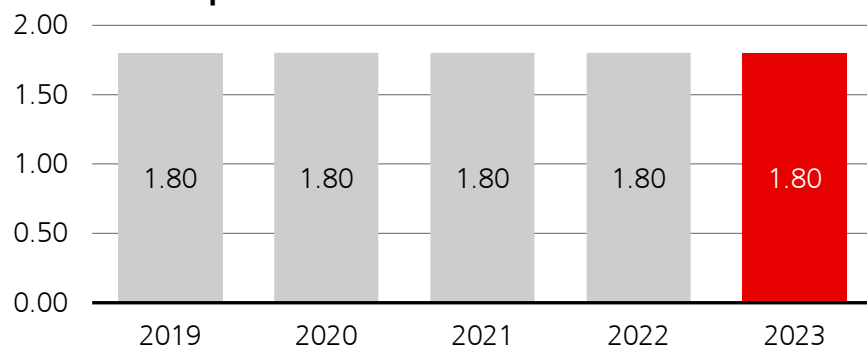
UBS «Anfos»

Key Data as at 30. September 2023

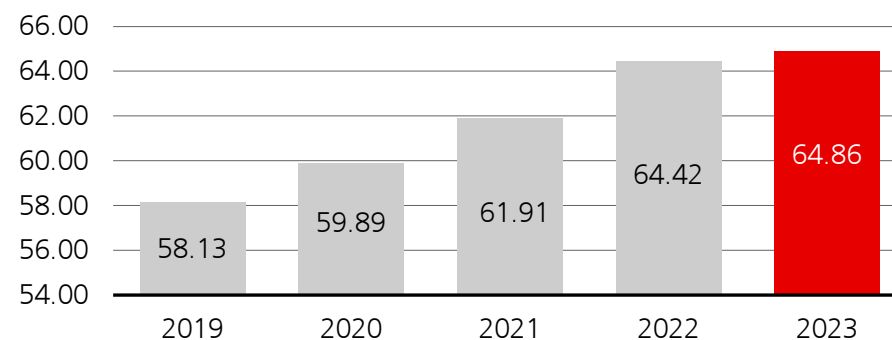
- Distribution per unit of 1.80 CHF per share maintaining the equal amount to the previous year
- Increase in net asset value per unit by 0.7% to CHF 64.86

	30.09.2023	30.09.2022	30.09.2021
Performance	3.9%	-16.5%	10.3%
Total return on NAV	3.6%	7.2%	6.6%
Yield on distribution	2.3%	2.4%	1.9%
Agio	19.6%	18.8%	50.9%
Rental loss rate	3.4%	4.1% ¹	5.2% ²
Leverage	19.6%	18.0%	17.1%

Distribution per unit



Net asset value



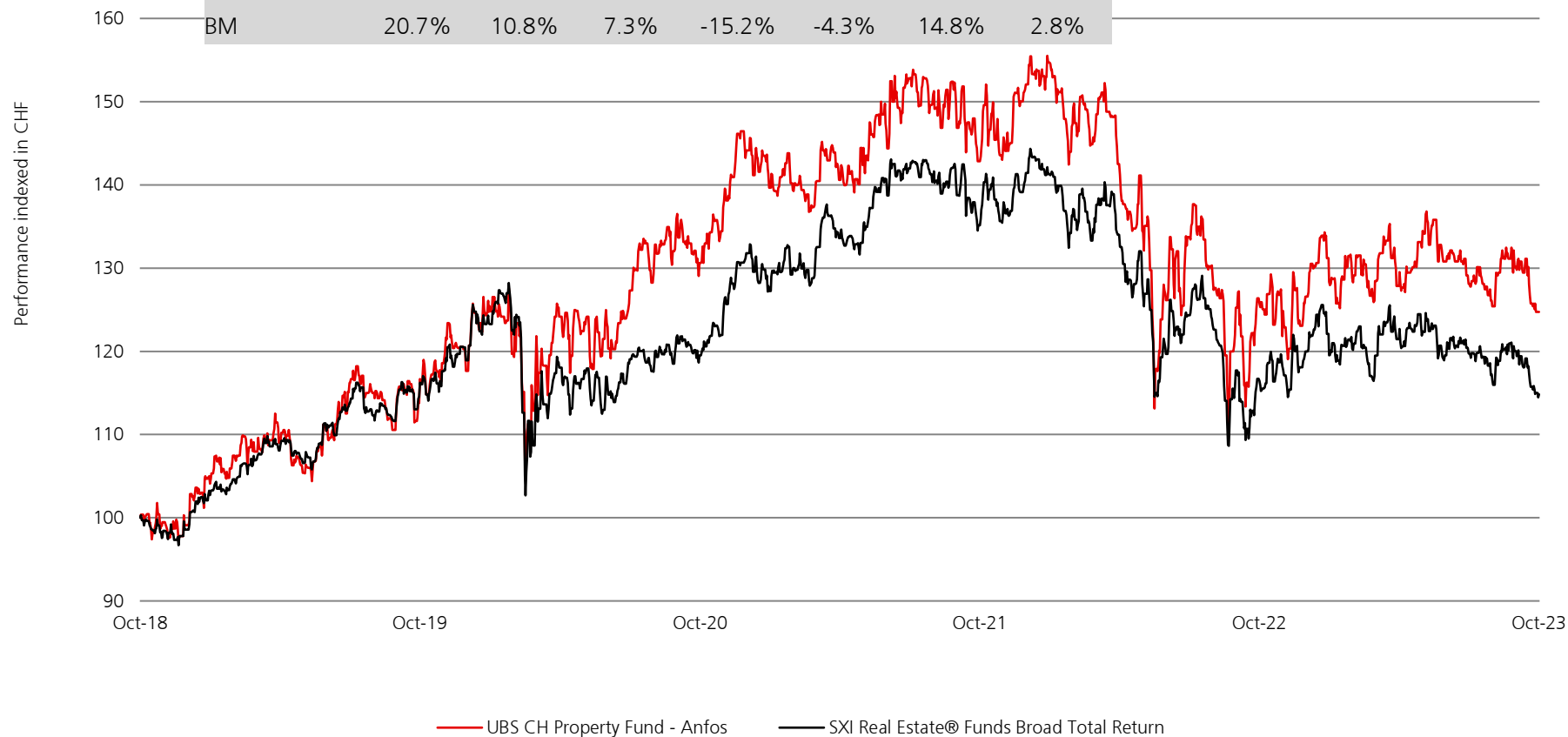
¹ No rent waivers (COVID-19) were granted as of 30.09.2022; there is therefore no effect on the reported loss of rent rate of 4.1%.

² incl. rental interest exemptions (COVID-19); without this effect, the reported rental loss rate would rise to 5.0% (instead of 5.2%) as at financial year end 30.09.2021

These figures refer to the past. Past performance/distribution is not a reliable indicator of future results

UBS «Anfos» - Benchmark comparison

	Performance in % as at 31.10.2023						
	2019	2020	2021	2022	2023 YTD	5 years	avg p.a. 5 years
UBS «ANFOS»	18.7%	22.5%	5.5%	-16.8%	-1.5%	24.7%	4.5%
BM	20.7%	10.8%	7.3%	-15.2%	-4.3%	14.8%	2.8%

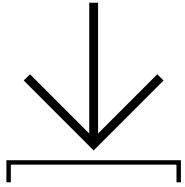


Performance: Source: Datastream, UBS Asset Management; as at end of October 2023

These figures refer to the past. Past performance is not a reliable indicator of future results. The performance shown does not take account of any commissions and costs charged when subscribing to and redeeming units.

Highlights of the last financial year as at 30 September 2021

UBS «Anfos» - Highlights financial year 2022/2023



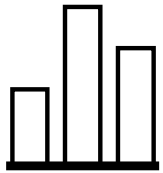
Reduction of the rental default rate

from 4.1% to **3.4%**



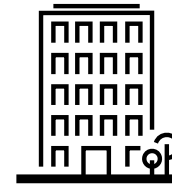
3.6%

Total return on NAV



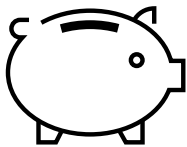
+3.3%

Portfolio growth to **CHF 3183 Mio.**



Portfolio with

153 properties



2.3%

Yield on distribution



5 Green Stars

in the GRESB Standing Investments
Benchmark Report 2023

UBS «Anfos» - Sustainability highlights



GRESB-Rating 2023:
Standing investment: 5 stars
Development: 4 stars



> **835 kWp** cumulative photovoltaic output



> **60%** of the market value has a building and/or an energy certificate



30% of the energy purchased from renewable energy sources (incl. district heating)

“ We have defined the portfolio’s path to decarbonization, and its implementation is progressing. Our efforts are now geared toward reducing greenhouse gas emissions throughout the construction phase.

Marcin Paszkowski

Fund Manager
UBS «Anfos»



UBS «Anfos» - Highlight from the portfolio

Financial year 2022/2023

Investment in retirement housing estates in Lausen / BL

- «Dreiklang» retirement housing estate
- Four buildings with 34 apartments for senior citizens, 40 care rooms, commercial and restaurant space as well as 60 parking spaces
- Single-Tenant Senevita AG
- Investment volume approx. CHF 44 m
- Minergie Certified
- Completion scheduled for fall 2025



Section 2

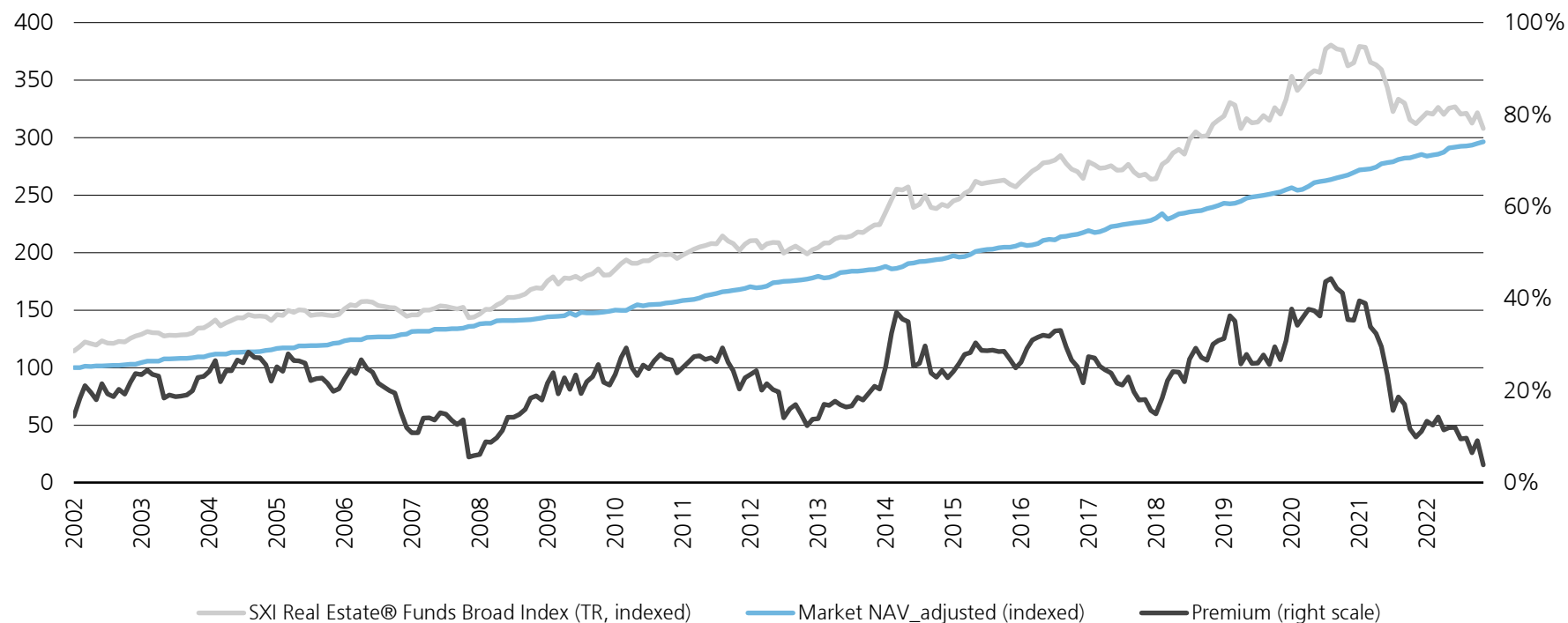
Real Estate Switzerland

Performance of listed Swiss real estate funds

Premium development from 1 January 2003 to 31 October 2023

Total Return Index

in %	2018	2019	2020	2021	2022	2023 YTD	October	5 years	Ø p.a. 5 years
Benchmark	-5.3%	20.7%	10.8%	7.3%	-15.2%	-4.3%	-4.3%	14.8%	2.8%



Update - SXI Real Estate® Funds Broad

Data as at 31 October 2023

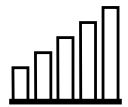
Name	Founded	Mkt cap. (mn.)	Weight	Sector	Region	Price	NAV	Premium	Div. Yield	Perf. YTD	Perf. 2022	Perf. 2021	Perf. 3YR
UBS Sima	1950	8'668	16.8%	Mixed	German-speaking CH	121.00	103.61	16.8%	2.7%	-2.3%	-12.8%	8.5%	2.2%
CS Siat	1956	3'125	6.0%	Mixed	German-speaking CH	190.50	165.29	15.3%	2.7%	-7.0%	-15.4%	9.8%	-3.7%
* CS LivingPlus	2007	2'690	5.2%	Residential	German-speaking CH	129.00	113.73	13.4%	2.8%	-3.9%	-22.8%	8.2%	-10.9%
UBS Anfos	1956	2'642	5.1%	Residential	German-speaking CH	74.40	64.61	15.2%	2.4%	-1.5%	-16.8%	5.5%	-4.5%
* CS Green	2009	2'150	4.2%	Mixed	German-speaking CH	109.50	121.18	-9.6%	3.1%	-10.4%	-27.7%	6.8%	-23.1%
* Edmond de Rothschild RE SICAV	2010	2'037	3.9%	Mixed	Geneva / Vaud	127.00	123.24	3.1%	3.0%	-3.9%	-15.7%	12.3%	2.4%
* SL REF ESG Swiss Properties Immofonds	2015	1'855	3.6%	Mixed	German-speaking CH	114.50	115.86	-1.2%	2.3%	-3.8%	-8.7%	6.8%	0.6%
La Fonciere	1969	1'717	3.3%	Residential	German-speaking CH	489.00	399.40	22.4%	2.8%	-3.7%	-13.3%	18.3%	5.4%
UBS Fonciere	1954	1'674	3.2%	Residential	Geneva / Vaud	123.00	100.90	21.9%	2.0%	-2.3%	-15.0%	9.9%	1.7%
UBS Foncipars	1943	1'618	3.1%	Residential	Geneva / Vaud	113.50	99.11	14.5%	2.3%	-4.2%	-13.6%	9.2%	2.2%
* Realstone RSF	2008	1'543	3.0%	Mixed	Mixed	115.00	123.91	-7.2%	4.6%	-7.8%	-9.5%	1.3%	-7.5%
Swisscanto REF Resp. IFCA	1968	1'533	3.0%	Residential	Mixed	145.50	126.43	15.1%	2.5%	0.3%	-13.4%	4.3%	0.4%
Fonds Immobilier Romand	1997	1'483	2.9%	Residential	Geneva / Vaud	194.50	162.76	19.5%	2.3%	0.0%	-14.7%	8.0%	-1.8%
Schroder ImmoPLUS	1997	1'436	2.8%	Commercial	Mixed	134.50	147.83	-9.0%	3.6%	-2.3%	-13.0%	-0.9%	-6.4%
UBS Swissreal	1962	1'434	2.8%	Commercial	German-speaking CH	58.20	62.79	-7.3%	4.6%	0.9%	-16.3%	2.6%	-4.6%
* Solvalor 61	1997	1'352	2.6%	Residential	Geneva / Vaud	267.00	227.22	17.5%	2.0%	0.5%	-16.1%	1.8%	-7.0%
CS Interswiss	1954	1'334	2.6%	Commercial	Mixed	148.50	197.94	-25.0%	5.0%	-8.2%	-13.0%	-5.7%	-11.1%
* Procimmo Real Estate SICAV	2007	1'218	2.4%	Commercial	Geneva / Vaud	131.50	143.53	-8.4%	4.2%	-0.7%	-14.5%	11.2%	4.9%
Immo Helvetic	1997	1'081	2.1%	Residential	German-speaking CH	193.00	184.17	4.8%	3.4%	-0.1%	-15.1%	13.1%	4.8%
* Bonhote-Immobilier SICAV	2006	913	1.8%	Residential	Geneva / Vaud	123.50	123.41	0.1%	2.6%	-6.1%	-14.8%	6.5%	-10.0%
* SF Sustainable Property	2010	909	1.8%	Residential	Mixed	108.00	121.49	-11.1%	3.2%	-11.7%	-14.3%	1.3%	-13.9%
Swissinvest RE Fund	2006	875	1.7%	Residential	German-speaking CH	165.50	156.21	5.9%	2.7%	-6.5%	-14.8%	13.8%	-3.1%
* Patrimonium Swiss RE Fund	2007	798	1.5%	Residential	Geneva / Vaud	139.50	149.68	-6.8%	2.9%	-12.6%	-17.6%	7.6%	-11.5%
* Baloise Swiss Property Fund	2018	793	1.5%	Residential	German-speaking CH	110.00	109.53	0.4%	2.7%	0.0%	-12.5%	23.0%	-0.9%
* UBS Direct Residential	2006	781	1.5%	Residential	German-speaking CH	16.80	14.28	17.6%	2.5%	4.6%	-12.6%	5.5%	5.8%
* CS Real Estate Fund LogisticsPlus	2014	706	1.4%	Commercial	German-speaking CH	88.20	106.42	-17.1%	4.0%	-21.8%	-22.4%	10.6%	-29.7%
* Cronos Immo Fund	2016	696	1.3%	Residential	Geneva / Vaud	112.00	108.66	3.1%	2.7%	-2.8%			
SF Retail Properties	2015	589	1.1%	Commercial	Mixed	97.00	101.95	-4.9%	4.5%	0.1%	-16.5%	8.2%	-5.5%
* CS Hospitality	2010	517	1.0%	Commercial	Mixed	60.80	79.69	-23.7%	4.1%	-0.8%	-17.7%	12.5%	-5.2%
* Swisscanto REF Resp. Commercial	2010	493	1.0%	Commercial	Mixed	94.80	100.22	-5.4%	4.4%	0.8%	-11.5%	1.8%	-4.3%
* UBS Direct Urban	2012	432	0.8%	Mixed	German-speaking CH	12.00	11.50	4.3%	2.8%	5.7%	-19.7%	7.3%	3.9%
* Helvetica Swiss Commercial Fund	2016	338	0.7%	Commercial	German-speaking CH	77.80	114.98	-32.3%	6.9%	-16.0%	-10.8%	10.4%	-18.5%
* Dominicé Swiss Property Fund	2013	338	0.7%	Residential	Geneva / Vaud	113.00	121.39	-6.9%	2.7%	-5.3%	-1.7%	12.2%	11.5%
* Sustainable Real Estate Switzerland	2015	327	0.6%	Residential	Mixed	97.00	103.36	-6.2%	2.3%				
* Swiss Central City Real Estate	2018	318	0.6%	Mixed	German-speaking CH	83.60	108.51	-23.0%	3.0%	0.0%	-13.6%	17.4%	-14.5%
* Procimmo Residential Lemanic	2009	312	0.6%	Mixed	Geneva / Vaud	119.50	138.82	-13.9%	2.8%	-13.7%	-12.4%	6.8%	-10.8%
* Good Buildings Swiss RE Fund	2011	286	0.6%	Mixed	German-speaking CH	130.00	116.90	11.2%	3.1%	0.0%	-6.3%	18.6%	15.0%
* Suisse Romande Property Fund	2014	214	0.4%	Mixed	Geneva / Vaud	79.80	110.75	-27.9%	3.8%	-25.2%	0.0%	-0.2%	-13.8%
* Streetbox Real Estate Fund	2009	184	0.4%	Commercial	Geneva / Vaud	428.00	351.85	21.6%	3.6%	5.9%	-18.3%	0.9%	-1.3%
SF Commercial Properties	2016	171	0.3%	Commercial	German-speaking CH	71.20	93.35	-23.7%	6.0%	-11.4%	-4.3%	5.3%	-8.0%
* Residentia	2009	150	0.3%	Mixed	Ticino	94.00	114.78	-18.1%	3.2%	-0.5%	-14.0%	2.1%	-2.0%
TOTAL		51'727	100.0%				0	3.9%	3.0%	-4.3%	-15.2%	7.3%	-3.9%

* property directly held by the fund

Notes: Market cap. & weightings based on SIX data, prices based on Bloomberg data. NAV according to the latest company statement, adjusted for the dividends. Mixed means portfolio consists of more than one sector. Region and sector classification as well as Premium and Div. Yield calculation done by UBS Asset Management based on financial year statements. Performance is Total Return based on Bloomberg data. **Past performance is no guarantee for future results.**



Convincing facts about Real Estate Switzerland



More than **27 bn**
CHF **Assets under Management**



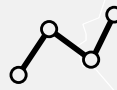
11
Real estate investment
products and external mandates



1100+
Properties around
Switzerland



~ 95
experienced employees
in Basel, Zurich and Lausanne



80
Years of **track record**



UBS «Sima»
largest Swiss real
estate fund



Sustainable
and diversified strategy



solid
Governance- & risk-
structure



Oldest
Swiss real estate fund
UBS «Foncipars»

Our real estate investment products at a glance

	Investment focus	2019	2020	2021	2022	2023 ¹
Listed Funds						
UBS Direct Residential	Residential / all of CH	705	776	814	933	956
UBS Direct Urban	All types of use / all of CH	447	492	577	590	584
UBS «Anfos»	Residential / German-speaking CH	2 704	2 808	2 925	3 081	3 183
UBS «Foncipars»	Residential / French-speaking CH	1 492	1 607	1 703	1 829	1 888
UBS «Sima»	All types of use / all of CH	9 895	10 307	11 028	11 452	11 517
UBS «Swissreal»	Commercial / all of CH	1 987	2 051	2 074	2 121	2 170
Residentia ²	Residential / Italian-speaking CH			247	250	250
UBS PF Europe ³	All types of use / Europe				271	273
Investment trusts						
UBS AST-IS	All types of use / all of CH	2 308	2 384	2 491	2 618	2 695
UBS AST-KIS	Commercial / all of CH	711	711	728	772	776
External mandates						
Mandate (external)	All types of use / all of CH	2 953	3 141	3 194	3 475	3 475
Total Portfolio Real Estate Switzerland		23 202	24 277	25 781	27 392	27 767
Annual percentage change (%)		5,5	4,6	6,2	6,2	1,4

Source: UBS Asset Management, Real Estate & Private Markets (REPM); 2018-2022: Market values in mill. CHF;

¹ External mandate as at 31.12.2022; UBS Direct Residential, UBS Direct Urban, UBS PF Europe, UBS «Foncipars», UBS «Sima», UBS «Swissreal» and Residentia as at 30.06.2023; UBS «Anfos», UBS AST-IS and UBS AST-KIS as at 30.09.2023

² Residentia: Real Estate Switzerland has taken over the fund management of Residentia as of 1 February 2021; ³ Exchange rate: EUR 1 = 0.97605 CHF (per 30.06.2023)

Section 3

Swiss Real Estate market

Overview: Swiss Real Estate Market 2H23

Macro



- The Swiss economy has made a robust start to 2023 thanks to stable private consumption. Due to ongoing monetary tightening, the general decline in global demand and the strong Swiss franc, current economic sentiment is slightly deteriorating. This should however have little impact on the labor market due to the existing labor shortage and demographic shifts.
- Since June, inflation in Switzerland has been back in the Swiss National Bank's target range of 0-2%. However, as domestic factors such as higher rents and electricity prices (from 1.1.24) will cause inflation to rise again in winter, the target value is likely to be exceeded again. Nevertheless, the SNB left the key interest rate at 1.75% in September 2023 and no further increases are currently expected. Reductions are however not expected before autumn 2024 at the earliest.

Swiss Real Estate Market



- User markets, particularly in the residential sector, remain very robust.
- The severe shortage and the reference interest rate increases are leading to a considerable potential for apartment rent increases - both of market and in-contract rents.
- In the case of commercial properties, the demand for modern, energy-efficient space in good locations remains strong and prime rents are rising accordingly, while the rest of the market is feeling more pressure from consolidation.

Strategic Considerations



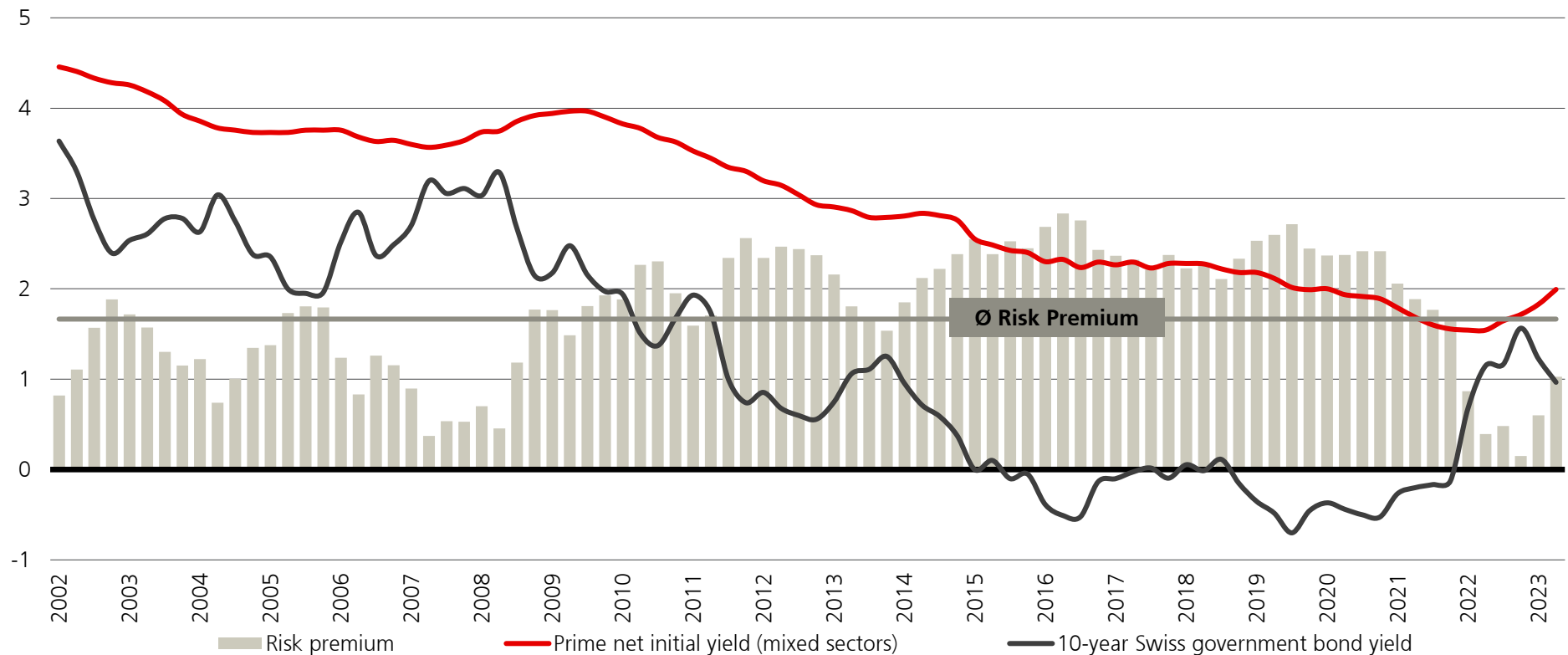
- In the current environment, the quality of income return remains at the forefront. Capital appreciation is unlikely to contribute positively to total returns in the short term due to the sharp rise in interest rates.
- The rental housing market is currently standing out positively due to the rental growth prospects.
- In the case of commercial properties, the focus is on those with high quality in terms of location, flexibility of floor plans and energy condition. In view of the weaker economic outlook and the possible additional income from indexation, the quality of the tenants and the aspects of the lease agreement are also helping to reduce downside risks.
- The sustainability or conformity with ESG criteria of the properties is becoming more and more important.

Source: UBS Asset Management, Real Estate & Private Market (REPM), November 2023

Risk premium recovers slightly

Despite the stabilization of bond yields and the rise in initial yields, the risk premium remains well below the long-term average

10-year government bonds yield, net initial yield on prime real estate and resulting risk premium (in %)

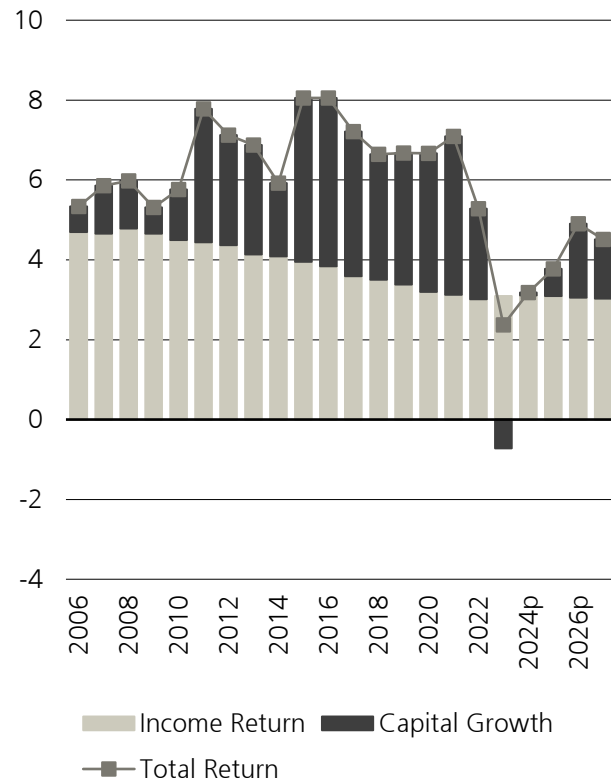


Source: Wüest Partner; SNB; UBS Asset Management, REPM, August 2023
Last data point: 2Q23

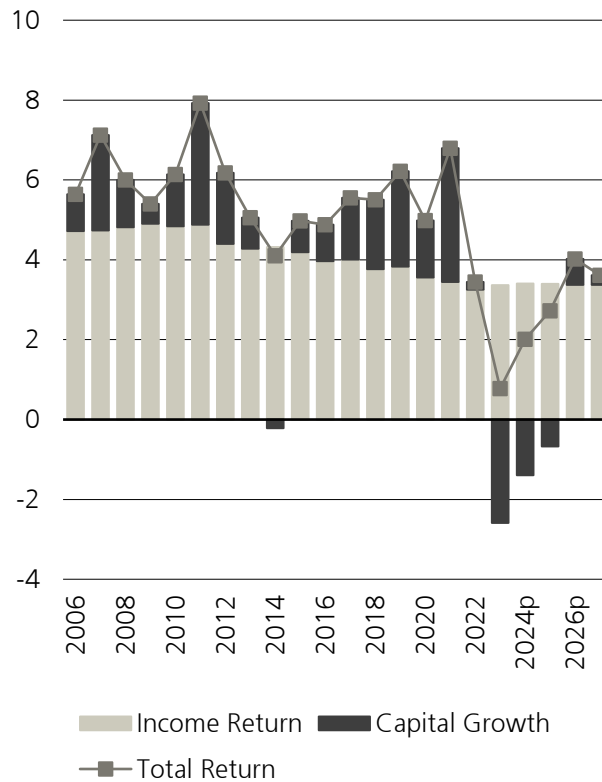
Growing importance of income return

Swiss real estate investments are proving resilient

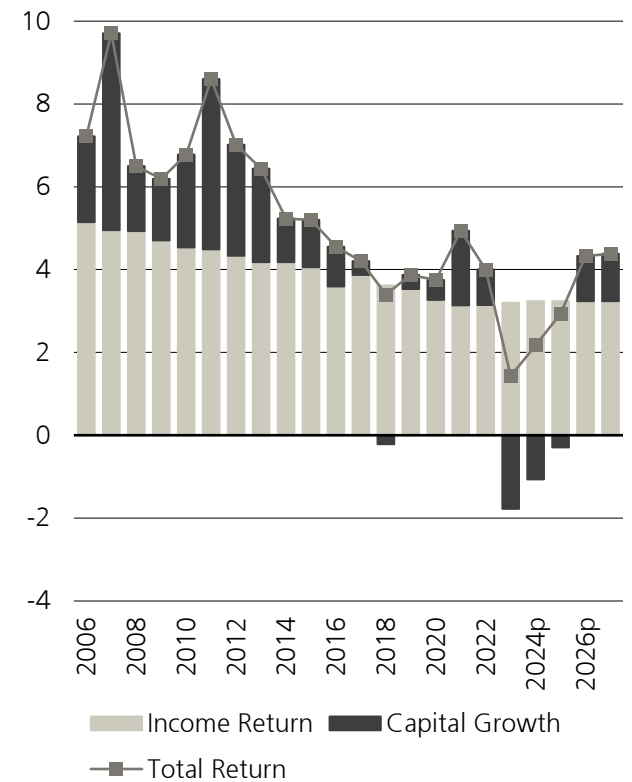
Residential



Office



Retail

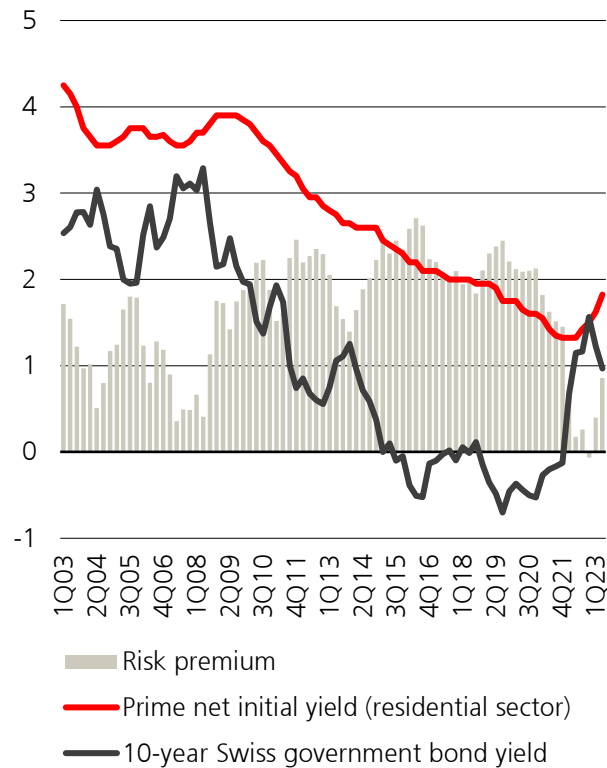


Source: MSCI; Wüest Partner; Oxford Economics; UBS Asset Management, REPM, August 2023
Last datapoint: 2022

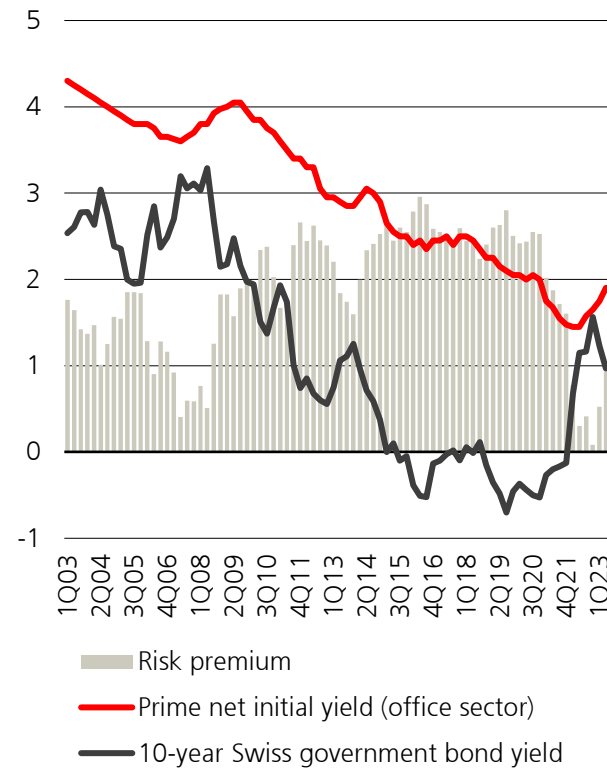
Strongest yield increase in the residential segment

Earlier corrections are credited to the retail space market

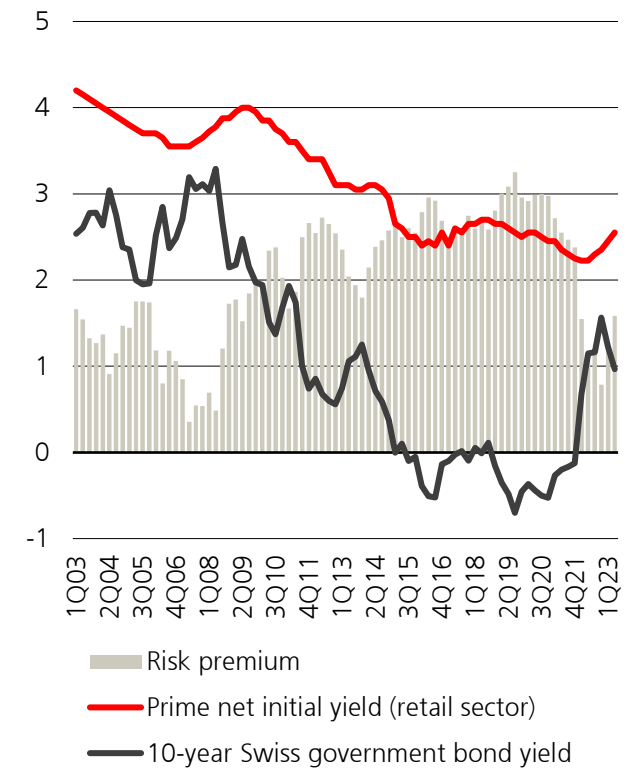
Residential



Office



Retail

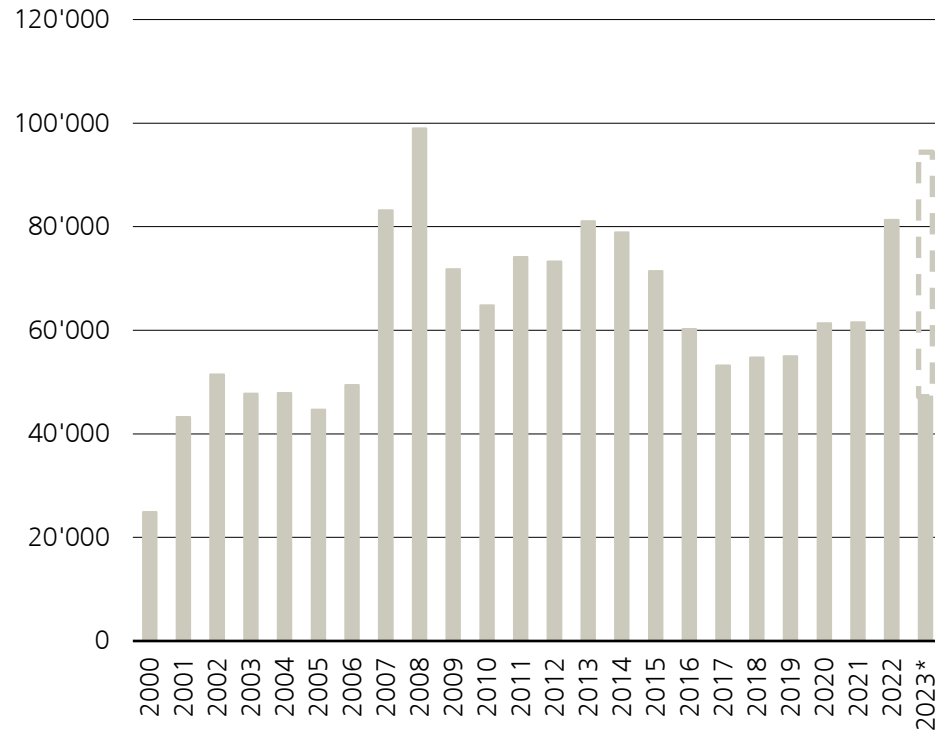


Source: Wüest Partner; SNB; UBS Asset Management, REPM, August 2023
Last data point: 2Q23

Rental housing market: Shortage continues to worsen

Strong immigration and declining construction activity lead to a decline in the number of vacant apartments

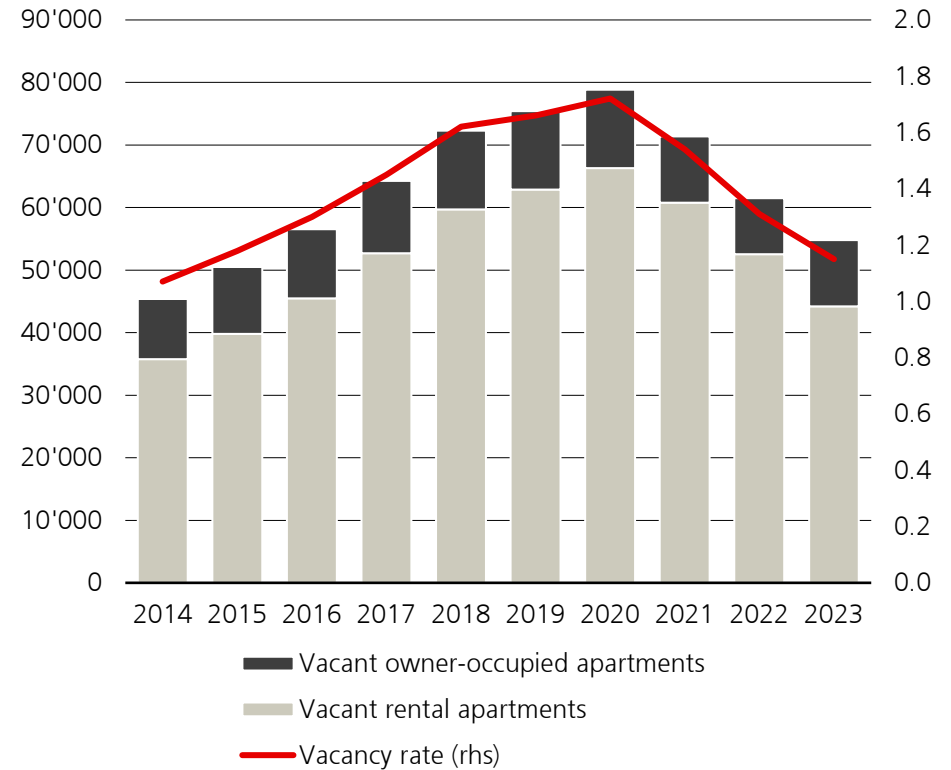
Net migration into Switzerland (permanent population)



Source: State Secretariat for Migration SEM, UBS Asset Management, REPM, August 2023
 Last data point: June 2023
 *2023: Jan-Jun + extrapolation (dashed)

Vacancies

(Total (lhs); as % of stock (rhs))



Source: Federal Statistical Office; UBS Asset Management, REPM, September 2023
 Last data point: 2023

Contact

UBS Fund Management (Switzerland) AG

Urs Fäs, CFA, MRICS
Head Investment Products
Real Estate Switzerland
Aeschenvorstadt 1
4052 Basel

+41-61-288 36 19
urs.faes@ubs.com

UBS Asset Management Switzerland AG

Nicki M. Weber
Head Market Specialists EMEA
Europaallee 21
8004 Zurich

+41-44-234 59 75
nicki-marco.weber@ubs.com

UBS Fund Management (Switzerland) AG

Postfach 4473
4002 Basel

+41-61-288 49 10
www.ubs.com

UBS Fund Management (Switzerland) AG is a member of the UBS Group



Disclaimer

For marketing and information purposes by UBS. UBS real estate fund under Swiss law. Prospectuses, simplified prospectuses, the articles of association or the management regulations as well as annual and semi-annual reports of UBS funds are available free of charge from UBS AG, P.O. Box, CH-4002 Basel or from UBS Fund Management (Switzerland) AG, P.O. Box, CH-4002 Basel. No new issues at present. Purchase and sale of units via the stock market. Only tax-exempt occupational pension schemes under pillar 2 and pillar 3a domiciled in Switzerland and patronal welfare funds (in accordance with BVG) are authorised investors in the UBS Foundation for the Investment of Pension Fund Assets investment groups. Before investing in a product please read the latest prospectus carefully and thoroughly. Units of UBS funds mentioned herein 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 performance shown does not take account of any commissions and costs charged when subscribing to and redeeming units. Commissions and costs have a negative impact on performance. 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 fluctuations. This information pays no regard to the specific or future investment objectives, financial or tax situation or particular needs of any specific recipient. 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 contains statements that constitute "forward-looking statements", including, but not limited to, statements relating to our future business development. While these forward-looking statements represent our judgments and future expectations concerning the development of our business, a number of risks, uncertainties and other important factors could cause actual developments and results to differ materially from our expectations. Source for all data and charts (if not indicated otherwise): UBS Asset Management
© UBS 2023. The key symbol and UBS are among the registered and unregistered trademarks of UBS. All rights reserved.