

# UBS Euro Core

Unaudited Consolidated Financial Statements 1Q20

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)



# Unaudited Consolidated Financial Statements

For the period 1 January to 31 March 2020

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

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# Management and Administration of the Fund

**For the period 1 January to 31 March 2020**

**UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)**

## **Management Company**

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## **Independent Valuer**

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United Kingdom

# Unaudited Consolidated Statement of Net Assets

As at 31 March 2020

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

	As at 31 Mar 2020 EUR '000	As at 31 Dec 2019 EUR '000
<b>Assets</b>		
<b>Non-current assets</b>		
Real estate investment properties	–	41,400
<b>Current assets</b>		
Cash and cash equivalents	23,986	19,746
Accounts receivable	51	40
Other current assets	66	180
<b>Total assets</b>	<b>24,103</b>	<b>61,366</b>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Deferred income and charges	–	1
Accounts payable and accrued expenses	362	2,032
Other liabilities	149	168
Taxation	6	5
<b>Total liabilities</b>	<b>517</b>	<b>2,206</b>
<b>Total net assets</b>	<b>23,586</b>	<b>59,160</b>
<b>Unitholders' equity</b>		
Capital calls subscribed: Class A(1)	114,689	132,883
Capital calls subscribed: Class A(2)	5,429	7,838
Capital calls subscribed: Class B(1)	59,434	77,216
Capital calls subscribed: Class B(2)	1,461	3,076
Bid/Offer Spread retained within the Fund	1,829	1,829
Retained losses	(163,682)	(170,033)
Profit/(loss) for the period	4,426	6,351
<b>Total Unitholders' equity</b>	<b>23,586</b>	<b>59,160</b>

# Unaudited Consolidated Statement of Operations

For the period 1 January to 31 March 2020

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

	Period end 31 Mar 2020 EUR '000	Year end 31 Dec 2019 EUR '000
<b>Income</b>		
Rental income	186	2,313
Other property related income	104	608
Interest income	(80)	99
<b>Total income</b>	<b>210</b>	<b>3,020</b>
<b>Expenses</b>		
Direct property expenditure	65	809
Direct property taxation	15	179
Property valuation fees	–	8
Management fees	93	678
Custodian and fund administrative fees	10	42
General and administrative expenses	34	301
Interest on debt	57	123
Legal and professional fees	(45)	198
<b>Total expenses</b>	<b>229</b>	<b>2,338</b>
<b>Net operating profit/(loss) before taxation</b>	<b>(19)</b>	<b>682</b>
Taxation	84	397
<b>Net operating profit/(loss) after taxation</b>	<b>(103)</b>	<b>285</b>
<b>Unrealized gain/(loss)</b>		
Net unrealized gain on real estate investment properties	(1,771)	6,037
<b>Total unrealized gain/(loss) for the period</b>	<b>(1,771)</b>	<b>6,037</b>
<b>Realized gain</b>		
Net realized gain on real estate investment properties	6,300	29
<b>Total realized gain for the period</b>	<b>6,300</b>	<b>29</b>
<b>Net profit for the period</b>	<b>4,426</b>	<b>6,351</b>

# Unaudited Consolidated Statement of Cash Flows

For the period 1 January to 31 March 2020

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

	Period end 31 Mar 2020 EUR '000	Year end 31 Dec 2019 EUR '000
<b>Cash flows from operating activities</b>		
Net profit for the period	4,426	6,351
Adjustments for:		
Taxation	84	397
Finance costs	57	123
Gain on disposal of investment property	(6,300)	(130)
Net unrealized (gain)/loss on fair value of investment properties	1,771	(6,037)
Impairment loss recognized on trade receivables	–	166
Reversal of impairment loss on trade receivables	(12)	(25)
<b>Movements in working capital</b>		
(Increase)/decrease in trade and other receivables	(21)	1,116
(Increase)/decrease in other assets excluding sales proceeds	103	531
Increase/(decrease) in accounts payable and accrued expenses	(1,357)	(1,449)
Increase/(decrease) in provisions	–	4
Increase/(decrease) in deferred income and charges	(1)	(252)
Increase/(decrease) in other current liabilities	(19)	71
<b>Cash generated from operations</b>	<b>(1,269)</b>	<b>866</b>
Interest paid	(57)	(123)
Income taxes paid	(84)	(401)
<b>Net cash generated from operating activities</b>	<b>(1,410)</b>	<b>342</b>
<b>Cash flows from investing activities</b>		
Interest received	–	99
Proceeds from disposal of investment property	45,650	–
<b>Net cash used in investing activities</b>	<b>45,650</b>	<b>99</b>
<b>Cash flows from financing activities</b>		
Advance in liquidation proceeds	(40,000)	(34,000)
<b>Net cash used in financing activities</b>	<b>(40,000)</b>	<b>(34,000)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>4,240</b>	<b>(33,559)</b>
Cash and cash equivalents at the beginning of the period	19,746	53,305
<b>Cash and cash equivalents at the end of the period</b>	<b>23,986</b>	<b>19,746</b>

# Unaudited Consolidated Statement of Changes in Net Assets

For the period 1 January to 31 March 2020  
 UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

	Period end 31 Mar 2020 EUR '000	Year end 31 Dec 2019 EUR '000
<b>Net assets at the beginning of the period</b>	<b>59,160</b>	<b>86,809</b>
<b>Net increase/(decrease) in net assets resulting from operations</b>		
Net operating profit/(loss) after taxation	(103)	285
Net unrealized gain/(loss) on real estate investment properties	(1,771)	6,037
Net realized gain from sale of investment properties	6,300	29
<b>Total net increase in net assets resulting from operations</b>	<b>4,426</b>	<b>6,351</b>
<b>Net increase/(decrease) in net assets resulting from capital transactions</b>		
Advance in liquidation proceeds		
Class A(1) units	(18,194)	(15,465)
Class A(2) units	(2,408)	(2,048)
Class B(1) units	(17,783)	(15,115)
Class B(2) units	(1,615)	(1,372)
<b>Total net decrease in net assets resulting from capital transactions</b>	<b>(40,000)</b>	<b>(34,000)</b>
<b>Total net assets at the end of the period</b>	<b>23,586</b>	<b>59,160</b>

# Unaudited Statement of Changes in Units in Issue

For the period 1 January to 31 March 2020

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

<b>Class of units</b>	<b>Number of units at the beginning of the period</b>	<b>Number of units redeemed during the period</b>	<b>Total number of units at the period end</b>
Class A (1) units	3,958,837	(2,676,772)	1,282,065
Class A (2) units	524,108	(354,376)	169,732
Class B (1) units	2,595,714	(1,755,095)	840,619
Class B (2) units	235,691	(159,363)	76,328
<b>Total</b>	<b>7,314,350</b>	<b>(4,945,606)</b>	<b>2,368,744</b>



# Statistical Information

As at 31 March 2020

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

Class of units	Total net asset value EUR '000	Total units in issue	Net asset value per unit at the end of the period EUR	Distribution payable per unit EUR
Class A (1) units	10,729	1,282,065	8.368	–
Class A (2) units	1,420	169,732	8.368	–
Class B (1) units	10,485	840,619	12.473	n/a
Class B (2) units	952	76,328	12.473	n/a
<b>Total</b>	<b>23,586</b>	<b>2,368,744</b>		

Total net asset value	As at 31 Mar 2020 EUR '000	As at 31 Dec 2019 EUR '000	As at 31 Dec 2018 EUR '000
Class A (1) units	10,729	26,910	39,486
Class A (2) units	1,420	3,561	5,227
Class B (1) units	10,485	26,301	38,591
Class B (2) units	952	2,388	3,504
<b>Total</b>	<b>23,586</b>	<b>59,160</b>	<b>86,809</b>

Net asset value per unit	As at 31 Mar 2020 EUR '000	As at 31 Dec 2019 EUR '000	As at 31 Dec 2018 EUR '000
Class A (1) units	8.368	6.797	6.107
Class A (2) units	8.368	6.797	6.107
Class B (1) units	12.473	10.132	9.103
Class B (2) units	12.473	10.132	9.103

# Unaudited Consolidated Statement of Real Estate Investment Properties

As at 31 March 2020

UBS (Lux) Real Estate – Euro Core Fund – Euro Zone (in liquidation)

	As at 31 Mar 2020 EUR '000	As at 31 Dec 2019 EUR '000
Cost of real estate investment properties purchased	–	38,399
Acquisition costs <sup>1</sup>	–	769
Capital expenditure	–	461
<b>Real estate investment properties at cost</b>	<b>–</b>	<b>39,629</b>
Net unrealized gain/(loss) on real estate investment properties	–	1,771
<b>Real estate investment properties at fair value</b>	<b>–</b>	<b>41,400</b>

On 31 January 2020, the two properties located in Finland have been sold at a sale price of EUR 46,500,000 minus deductions for an amount of EUR 1,026,356 relating to tenant incentives and tax matter, realising a capital gain on its investments.

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