For marketing purposes
Swiss edition
Data as at end-October 2026, unless otherwise indicated

UBS SXI Real Estate® ETF CHF dis

Fund Fact Sheet

UBS Exchange Traded Funds > UBS ETF (CH)

Fund description

- The fund invests in real estate funds and real estate shares contained in the SXI Real Estate® Broad Total Return Index. The relative weightings of the funds correspond to their weightings in the index.
- The investment objective is to offer investors a return equal to that of the SXI Real Estate® Broad Total Return Index net of fees. The stock exchange price may differ from the net asset value.
- The fund is passively managed.

Name of fund	**UBS SXI Real Estate® ETF**
Share class	UBS SXI Real Estate® ETF CHF dis
ISIN	CH0124758522
Securities no.	12 475 852
UCITS V	no
Launch date	31.03.2011
Currency of fund / share class	CHF/CHF
Flat fee	0.25%
Name of the Management Company	UBS Fund Management (Switzerland) AG
Accounting year end	30 June
Distribution[1]	September
Replication methodology	Physical (Full replicated)
Portfolio management representatives	UBS Asset Management Switzerland AG, Zurich
Fund domicile	Switzerland
SFDR Alignment	Art.6

1 Interim distributions are possible.

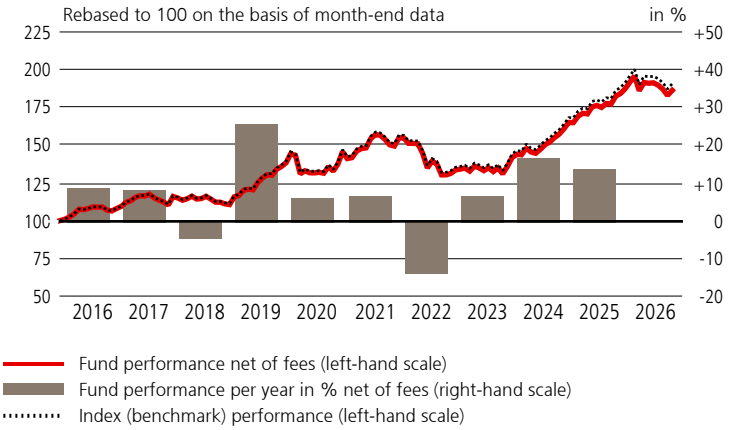
Fund statistics

Net asset value (CHF, 30.10.2026)	39.29
Last 12 months (CHF) – high	42.32
– low	38.24
Total fund assets (CHF m)	629.64
Share class assets (CHF m)	629.64

	2 years	3 years	5 years
Volatility[1]			
– Fund	6.66%	6.54%	7.97%
– Index	6.69%	6.57%	7.99%
Tracking error (ex post)	0.03%	0.03%	0.03%

1 Annualised standard deviation

Performance (basis CHF, net of fees)[1]



Past performance is not a reliable indicator of future results. 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.

Performance in % (net of fees)

in %	2022	2023	2024	2025	2026 YTD[2]	Oct. 2026	5 years	Ø p.a. 5 years
Fund (CHF)	-13.83	6.17	16.34	13.51	-0.51	1.82	24.09	4.41
Index[3]	-13.62	6.48	16.69	13.75	-0.35	1.86	25.66	4.67

The performance shown does not take account of any commissions, entry or exit charges.

1 These figures refer to the past. Source for all data and chart (if not indicated otherwise): UBS Asset Management.
2 YTD: year-to-date (since beginning of the year)
3 Index (benchmark) in currency of share class (without costs)

Index description

The SXI Real Estate® Broad Total Return Index considers real estate shares and real estate funds with a listing on SIX Swiss Exchange and at least 75% of their assets or fund assets invested in Switzerland.

Index name	SXI Real Estate® Broad (TR)
Index type	Total Return Gross
Number of index constituents	64
Reweighting frequency	quarterly
Bloomberg ticker	SREAL
Reuters	.SREAL
Index online information	http://www.six-swiss-exchange.com/indices
Market Capitalization (in CHF bn)	111.21
Premium (approx.)	25.10%

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Index Sector exposure (%)[1]

	Index
Residential property	47.6
Commercial real estate	40.8
Mixed buildings	6.2
Others	5.5

1 'Others': primarily includes building land and buildings under construction

Index regional weightings (%)

	Index
Zurich region	33.8
Canton Geneva	22.5
Region North-west Switzerland	14.9
Other Suisse Romande	9.5
Bern region	7.2
Region Central Switzerland	5.5
Region Eastern Switzerland	4.8
Canton Ticino	2.0

Index 10 largest positions (%)[1]

	Index
UBS SWISS SIMA	10.5
SWISS PRIME SITE N	9.3
PSP N	6.3
UBS REF SIAT	4.0
UBS REF LIVING PLUS	3.6

1 This is not a recommendation to buy or sell any security.

	Index
Rothschild RE Swiss	3.2
UBS SWISS ANFOS	3.1
UBS REF GREEN PROP	3.1
ALLREAL N	2.9
Swiss Life REF (CH)	2.7

Benefits

Clients benefit from the flexibility of an exchange-traded investment.
Provides access to the performance of the index with a single transaction.
Optimised risk/return profile thanks to a broad diversification of the underlying real estate funds and real estate shares.
The fund offers a high degree of transparency and cost efficiency.

Risks

This UBS Exchange Traded Fund invests in real estate funds and real estate shares (companies). The price of the underlying fund units is not determined by estimates of market value but by investor supply and demand. The daily liquidity of real estate funds and real estate shares listed on SIX Swiss Exchange may be limited and is subject to the influence of market development. In a normal market, liquidity is sufficient, however in a distressed market environment the available liquidity of the concerned real estate funds and/or real estate shares could be reduced and may lead to higher transaction costs and heightened price volatility. All investments are subject to market fluctuations. This Fund may not be appropriate for investors who plan to withdraw their money before the recommended holding period disclosed in the PRIIPs KID. Every fund has specific risks, which may increase considerably in unusual market conditions. The fund's assets are passively managed. Sustainability risks are not considered as part of the Index selection process. Therefore, sustainability risks are not systematically integrated. As a result, the net asset value of the fund's assets is directly dependent on the performance of the underlying index. Losses that could be avoided via active management will not be offset.

Listing and trading information

Exchange	Trading currency	Trading hours (local time)	Bloomberg Ticker	Reuters RIC	iNAV Bloomberg
SIX Swiss Exchange	CHF	09:00am - 05:30pm CET	SRFCHA SW	SRFCHA.S	UETFUBUW

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UBS AM standard glossary. For additional investment terms, please refer to the online glossary here.

Accumulation: Reinvestment of income generated by the investment fund into the fund's assets.
Active management: Here the fund manager uses their expertise to pick investments to achieve the fund's objectives.
Alpha: A fund's alpha is its outperformance relative to a benchmark. If a fund has a consistently high alpha this can indicate skillful management. If the benchmark returns 12% and the portfolio returns 14%, the outperformance (alpha) is equal to 14% - 12% = 2%. Compare with beta.
Benchmark: Index against which an investment fund's performance is measured. Also called a reference index.
Beta: A measure of risk that indicates an investment's sensitivity to fluctuations in the market, as represented by the relevant benchmark. For example, a beta of 1.2 tells us that the value of an investment fund can be expected to change by 12% if the market is forecast to move by 10%.
Bonds: Debt instruments with a fixed or variable rate of interest and generally with a fixed maturity and redemption date. The most common issuers are major companies, government bodies such as the federal government and the cantons, public institutions, and international organizations such as the World Bank or the International Monetary Fund.
Commodities: A tradeable item that can be further processed and sold. Industrial (metals), agricultural (wool, wheat, sugar) and bulk commodities (coal, iron ore) are examples. It is possible to invest in physical commodities or in derivatives based on commodity prices.
Convertible bonds: Bonds that feature a conversion right entitling the holder to convert the bond into shares of the company in question at a certain point in time and at a pre-defined conversion ratio.
Corporate bonds: Strictly speaking, corporate bonds are those issued by companies. Generally, however, the term is used to cover all bonds other than those issued by governments in their own currencies. Therefore the "credit" sector, as it is often known, includes issues by companies, supranational organizations and government agencies. The key feature that distinguishes corporate bonds from government bonds is the risk of default – see credit risk.
Correlation: A measure of the degree to which the price trends of various investment categories or instruments move in the same direction.
Derivatives: Investments whose value is linked to another investment, to the performance of a stock exchange or to some other variable factor, such as interest rates.
Distribution: Payment by an investment fund to distribute the income generated to its unit holders.
Diversification: Holding a variety of investments that typically perform differently from one another.
Duration: The duration represents the length of time for which capital is "tied up" in a bond investment. The concept of duration takes account of the time structure of returning cash flows (such as coupon repayments). The average duration of the portfolio is derived from the weighted average duration of the individual securities. The "modified duration" is derived from the duration and provides a measure of the sensitivity of bonds or bond portfolios to interest rate changes.
Emerging economy or market: Emerging markets or developing markets – mainly in Asia, Eastern Europe, and Latin America – that are growing quickly, but whose economies and stock markets have not yet reached Western standards.
Equities: Securities that represent an equity interest in a company. As a joint owner, the shareholder has rights of participation (voting right, right to information) and rights to assets (right to a share of profits, subscription rights).
Exchange traded fund (ETF): An investment fund that is traded like stocks on an exchange. Most ETFs are index funds: they hold the same securities in the same proportions as a certain index.
Feeder fund: An investment fund that invests the majority of its assets into a master fund.
Flat fee: UBS applies a so-called flat fee to most securities and money market funds. This fee is charged to the fund's assets and covers all expenses incurred in the management, administration and safekeeping of the fund's assets as well as costs incurred in the distribution of the fund (printing prospectuses, annual and semi-annual reports, costs for auditing and publication of prices, fees charged by the supervisory authority etc.). The only costs not covered are transaction costs incurred in the administration of the fund's assets (brokerage fees in line with the market, fees, duties etc. as well as any applicable taxes). UBS's flat fee is comprehensive and very client-friendly. It cannot be compared with similarly named fees from other fund providers, because these often only cover part of the investor's effective costs. Also refer to "management fee". The flat fee is not charged to the investor, but directly to the fund's assets. For example, UBS Funds domiciled in Luxembourg, Switzerland or Germany with the exception of UBS Real Estate Funds, charge a "Flat fee".
Hedging: Protecting investments against losses. UBS asset allocation funds and hedged UBS ETFs specifically hedge against exchange rate risks.
High watermark: The high watermark is used in connection with the performance fee. The fund manager calculates his or her share of the profits on the basis of the value increment over and above the last peak in the NAV. As a result, the performance fee does not become payable until all losses incurred have been completely recovered.
High yield bonds: Bonds issued by borrowers with lower credit ratings. Such bonds offer higher rates of interest, but at the same time there is also a higher risk of default, i.e. that interest payments will not be paid or that the face value will not be repaid.
Illiquid: Illiquid assets are those assets that cannot be easily bought, sold, or converted into cash. It may often be impossible to convert the asset to cash until the end of the life of the asset.
Index: Indicator of performance on one or more markets. The oldest and best-known stock market index is the Dow Jones. Indexes make it possible to compare the performance of a fund invested in a specific market with the development of that market.
Index fund: An investment fund that replicates a chosen stock market index in its stock selection and weightings as exactly as possible.
Inflation-linked bonds: An inflation-linked bond provides investors with protection from inflation by linking its principal amount or interest payments to a specific inflation index.
Investment grade: Term used to denote securities with ratings of between BBB and AAA, indicating that their credit quality is satisfactory or good.
Leverage: With derivative instruments, greater returns can be earned with a comparatively lower capital investment than

with an investment in the actual underlying instrument. This effect is called leverage.
Management fee: The charge levied by the management company for the administration of an investment fund. The amount of the fee is expressed in percentage or tenth of a percentage of the fund assets or in basis points. Less comprehensive than UBS's all-in fee and covers only part of the costs due.
Management style: Manner in which investment decisions are made to achieve the investment objective (see also active management and passive management).
Master fund: Funds invested in respective feeder funds that are then invested into the master fund. The master fund holds the portfolio investments and conducts all trading activity.
Maturity: Period from the issue of a bond to its due date or to the premature repayment of the bond. Not to be confused with duration.
Net asset value (NAV): Used to describe the value of a company's assets less the value of their liabilities.
Ø – Average.
Over the counter (OTC): An over-the-counter financial contract is one that is not traded on an exchange but is "tailor-made" for a client by a financial institution.
Passive management: Passive management seeks to attain performance equal to market or index returns.
Performance fee: For non-classical investment funds such as hedge funds, the investor must often pay, in addition to the conventional management fee, a supplementary performance fee in the form of a percentage (e.g. 20%) of the fund's annual increase in value.
Physical replication: In physical replication, an ETF invests directly in securities held in the benchmark it is tracking. To do so, the ETF can buy some or all of the securities that make up the replicated index – this method is called full replication and is suitable for liquid indexes.
Rating: The measure of a borrower's creditworthiness by special rating agencies such as Standard & Poor's or Moody's. As a rule, UBS bond funds principally invest in bonds issued by prime borrowers.
Reinvestment: The possibility of reinvesting the distribution in the same fund. Certain funds offer investors a special reinvestment discount on the issuing price if the annual distribution is reinvested.
Risk-free rate: An investment with no chance of default and a known or certain rate of return.
Share class: An investment fund can issue several types of share certificates with different criteria. The share certificate classes may differ in the amount of fees, the appropriation of income or the currency of the share certificate class.
Sharpe ratio: A measure that expresses how much higher (or lower) a return an investor can expect compared to the risk-free rate of interest (e.g., interest rates on savings accounts) per unit of risk (volatility). The risk-free rate of interest varies from currency to currency.
Standard deviation: Statistical measure of the degree to which an individual value in a probability distribution tends to vary from the mean of the distribution. The greater the degree of dispersion the greater the risk.
Swing pricing: Method used to calculate the net asset values of investment funds. This method allows transaction costs arising from subscriptions made by incoming investors and redemptions made by outgoing investors to be borne by the incoming and outgoing investors, rather than existing investors.
Switching costs: The costs of buying and selling investments in order to implement a change in investment strategy.
Synthetic replication: In contrast to physical replication, synthetic replication means that an ETF does not invest directly in the securities held in the benchmark. Instead, it enters into a swap agreement with a counterparty that promises to pay the return on the replicated index to the ETF.
Total expense ratio (TER): The ratio of total expense to a fund's average size over an annualized accounting period. Expenses are considered to include all expenses shown in the income account, including management, administration, custody, audit, legal and professional fees. For ETFs, the term TER may be used interchangeably for the flat fee (current).
Tracking error: Measure of the deviation of a fund's return compared to the return of a benchmark over a fixed period, expressed as a percentage. The more passively the investment fund is managed, the smaller the tracking error.
UCITS: Undertakings for Collective Investment in Transferable Securities. A UCITS fund is an authorized fund that may be sold across all EU countries.
Volatility: A measure of the size of short-term changes in the value of an investment.
Yield to maturity: Weighted average rate earned by an investor who buys the bond portfolio today at the market price and holds the bond portfolio until maturity, also assuming that all coupon and principal payments will be made on schedule.