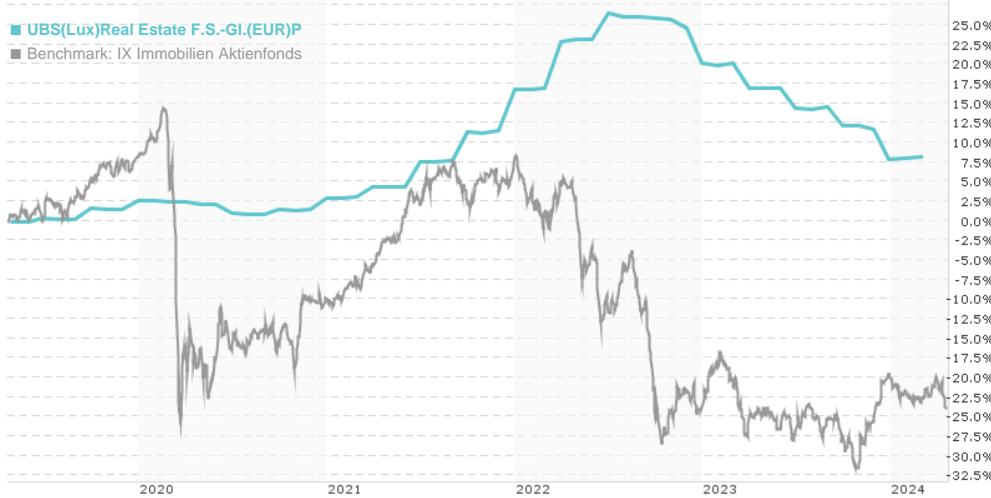


UBS(Lux)Real Estate F.S.-GI.(EUR)P / LU0349525401 / A2DTAB / UBS Fund M. (LU)

Last 02/29/2024 ¹	Region	Branch	Type of yield	Type
131.66 EUR	Worldwide	Real Estate Fund/Equity	reinvestment	Real Estate Investment Fund

■ UBS(Lux)Real Estate F.S.-GI.(EUR)P
■ Benchmark: IX Immobilien Aktienfonds



Risk key figures

SRI 1 2 3 4 5 6 7

Mountain-View Funds Rating² EDA³
- -

Yearly Performance

2023	-10.23%
2022	+2.85%
2021	+13.53%
2020	+0.38%
2019	+3.16%

Master data		Conditions		Other figures	
Fund type	Single fund	Issue surcharge	5.00%	Minimum investment	EUR 50,000.00
Category	Real Estate	Planned administr. fee	0.00%	Savings plan	-
Sub category	Real Estate Fund/Equity	Deposit fees	0.00%	UCITS / OGAW	-
Fund domicile	Luxembourg	Redemption charge	2.00%	Performance fee	0.00%
Tranch volume	(02/29/2024) EUR 77.36 mill.	Ongoing charges	-	Redeployment fee	0.00%
Total volume	(02/29/2024) EUR 6,401.03 mill.	Dividends		Investment company	
Launch date	12/31/2014	UBS Fund M. (LU)			
KESr report funds	Yes	33A avenue J.F. Kennedy, 1855, Luxembourg			
Business year start	01.04.	Luxembourg			
Sustainability type	-	https://www.ubs.com			
Fund manager	Paul Guest, Alyssa Hopkins				

Performance	1M	6M	YTD	1Y	2Y	3Y	5Y	Since start
Performance	+0.11%	-5.53%	+0.25%	-9.94%	-7.52%	+3.69%	+8.88%	+31.66%
Performance p.a.	-	-	-	-9.91%	-3.83%	+1.25%	+1.71%	+3.05%
Sharpe ratio	-	-3.16	-	-3.25	-1.31	-	-0.44	-0.22
Volatility	0.00%	4.66%	0.00%	4.24%	5.88%	6.27%	4.93%	3.90%
Worst month	-	-3.41%	-3.41%	-3.41%	-3.60%	-3.60%	-3.60%	-3.60%
Best month	-	0.23%	0.14%	0.23%	5.07%	5.07%	5.07%	5.07%
Maximum loss	0.00%	-5.77%	0.00%	-10.16%	-14.68%	-14.68%	-14.68%	-

¹ Important note on update status: The displayed date refers exclusively to the calculation of the NAV.

² The Mountain-View Data Fund Rating calculates a comparative ranking for funds using yield, volatility and trend data. For more information visit [MVD Funds Rating](#)

³ Displays the Ethical-Dynamical Ratio calculated according to standard criteria. The maximum value is 100. For more information visit [EDA](#)

UBS(Lux)Real Estate F.S.-GI.(EUR)P / LU0349525401 / A2DTAB / UBS Fund M. (LU)

Investment strategy

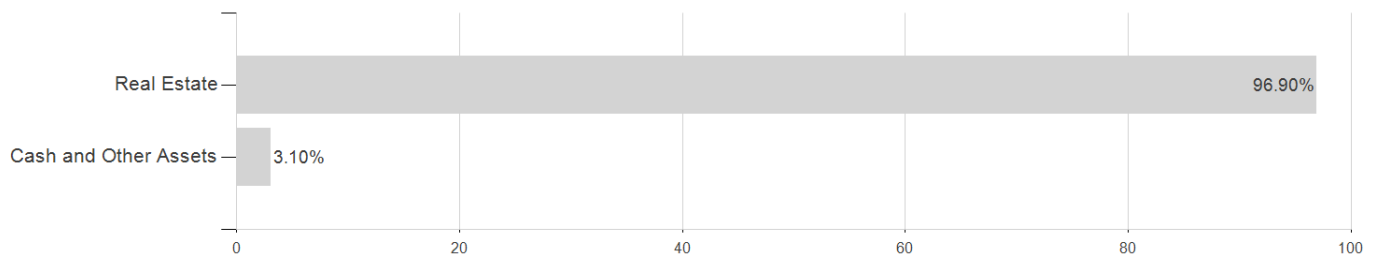
UBS Asset Management categorises this Sub-Fund as an ESG Integrated Fund. Global REFS will invest primarily in Target Funds that are seeking core real estate returns. The Target Funds will typically hold good quality buildings in good locations that have a high occupancy to good quality tenants. Therefore Global REFS will seek low volatile real estate returns with a focus on income. However, there is no assurance that such a return will be achieved. In respect of its investment in Target Funds, Global REFS seeks to maintain a "look-through" borrowing limit of no more than 40%. Where this "look-through" borrowing exceeds 40% from time to time, it will be the intention to reduce the borrowing back to below 40% when the opportunity allows.

Investment goal

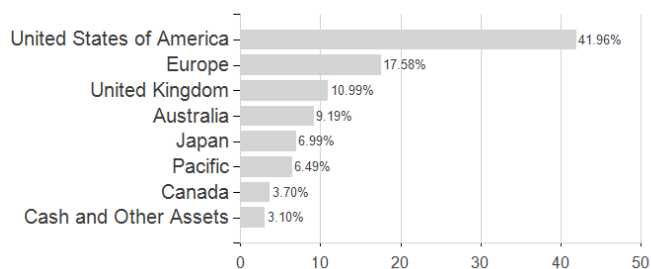
The investment objective of Global REFS is to deliver a broadly diversified exposure to major property markets worldwide, including Asia Pacific (mainly Australia and Japan), Europe and North America and in the principal real estate types, being office, retail, logistic, residential and in some cases hospitality and healthcare, and storage. Target Funds in which Global REFS invests are typically established in the Luxembourg, Delaware, England and Wales, Australia, Singapore, Jersey, Hong Kong, Ireland, Cayman Islands and Guernsey.

Assessment Structure

Assets



Countries



Branches

