

Fact Sheet

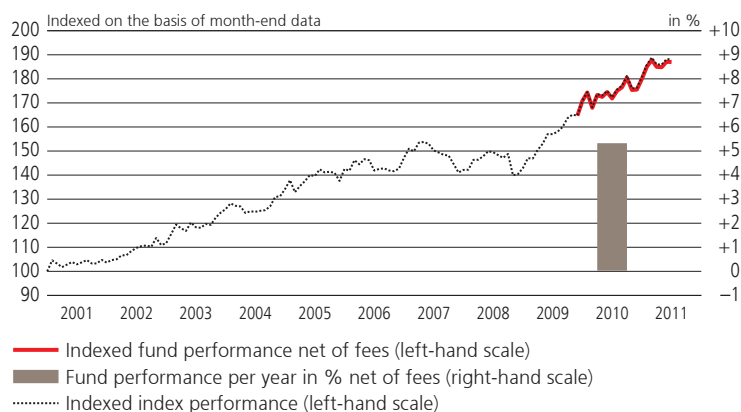
UBS-IS SXI Real Estate® Funds ETF (CHF) A

UBS Exchange Traded Funds

Fund description

- The fund invests in real estate funds contained in the SXI Real Estate® funds 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® funds Total Return Index net of fees. The stock exchange price may differ from the net asset value.

Performance (basis CHF, net of fees)¹



Name of fund	UBS Index Solutions «UBS-IS» – SXI Real Estate® Funds
ISIN	CH0105994401
Securities number	10 599 440
Fund type	open-end
Domicile	Switzerland
UCITS III	no
Launch date	03.11.2009
Currency of share class	CHF
Management fee p.a.	0.36%
Flat fee p.a.	0.45%
Accounting year ends	30 June
EU savings tax	not affected
Distribution	August
Replication methodology	full replication
Market maker	UBS AG

in %	2007	2008	2009	2010	2011 YTD ³	LTD ²	1 year	Ø p.a. 2 years
Fund (CHF)	n.a.	n.a.	n.a.	5.33	3.93	13.02	8.81	n.a.
Index ⁴	-3.42	0.53	19.61	5.71	4.11	13.71	9.16	9.45

¹ 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.

Source for all data and charts (if not indicated otherwise): UBS Global Asset Management

² LTD: launch-to-date

³ YTD: year-to-date (since beginning of the year)

⁴ Index in the unit class's currency (excluding costs)

Name changed on 1.12.2009: UBS Index Solution «UBS-IS» SWX Immobilienfonds ETF (CHF) changed to UBS Index Solutions «UBS-IS» - SXI Real Estate Funds ETF (CHF) A

Index description

All listed real estate funds are included in the SXI Real Estate® funds index. The most recently paid price is taken into account when calculating the Index. If no price has been paid on the day the Index is calculated, the bid price shall apply. Should no such price be available, the previous day's price will be used. Only prices generated via the SIX Swiss Exchange electronic order book shall be taken into account.

Fund statistics

Net asset value (CHF, 30.06.2011)	49.90
Last 12 months (CHF)	50.47
– high	46.37
– low	
Total fund assets (CHF m)	124.94

	2 years	3 years	5 years
Volatility ¹			
– Fund	n.a.	n.a.	n.a.
– Index	6.39%	7.04%	6.33%
Tracking error (ex post)	n.a.	n.a.	n.a.

¹ Annualised standard deviation

Index name	SXI Real Estate® Funds TR
Index type	Total Return Gross
Number of index constituents	22
Reweighting frequency	semiannually
Bloomberg	SWIIT
Reuters	.SREAL
Market Capitalization (in CHF bn)	25.12
Premium (approx.)	25.20%

How to contact UBS

Phone: 0800 899 899
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Registrations for public distribution

CH, LI

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Index Sector exposure (%)¹

	Index
Residential property	56.1
Commercial buildings	32.3
Mixed buildings	8.2
Others	3.4

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

Index regional weightings (%)¹

	Index
Canton Zurich	28.9
Others West-Switzerland	17.8
Region Northwest-Switzerland	16.0
Other cantons	12.0
Canton Geneva	11.4
Canton Bern	8.9
Region Central-Switzerland	5.0

¹ New regional breakdown as of 30.06.2009

Index 10 largest positions (%)

	Index		Index
UBS SWISS SIMA	20.76	CS REF PROPERTY PLUS	4.71
CS REF LIVING PLUS	8.26	IMMOFONDS	4.47
CS REF SIAT	8.18	SWISSCANTO IFCA	4.32
UBS SWISS ANFOS	6.83	UBS SW SWISSREAL	4.29
CS REF INTERSWISS	5.95	SCHRODER IMMOPLUS	4.14

Key benefits

- Clients benefit from the flexibility of an exchange-traded investment and the investor protection offered by a fund.
- 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 and is easy to trade.

Risks

This UBS Exchange Traded Fund invests in real estate funds under Swiss law that are denominated in CHF and invest exclusively in Swiss properties. The price of the underlying fund units is not determined by estimates of market value but by investor supply and demand. All investments are subject to market fluctuations. Every fund has specific risks, which may increase considerably in unusual market conditions. The fund's assets are passively managed. As a result, the net asset value of the fund's assets is directly dependent on the performance of the underlying real estate funds. 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	SRECHA SW	SRECHA.S	ISRECHAS

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