

# Fact Sheet

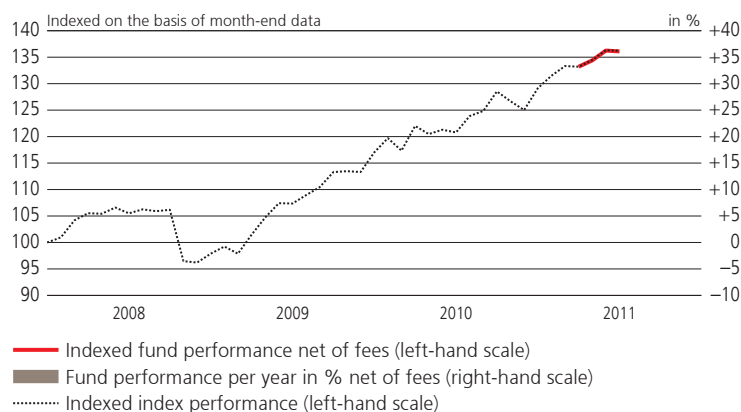
## UBS-IS SXI Real Estate® ETF (CHF) A

UBS Exchange Traded Funds

### Fund description

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

### Performance (basis CHF, net of fees)<sup>1</sup>



Name of fund	UBS Index Solutions «UBS-IS» – SXI Real Estate®
ISIN	CH0124758522
Securities number	12 475 852
Fund type	open-end
Domicile	Switzerland
UCITS III	no
Launch date	31.03.2011
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 <sup>3</sup>	LTD <sup>2</sup>	1 year	Ø p.a. 2 years
Fund (CHF)	n.a.	n.a.	n.a.	n.a.	n.a.	2.17	n.a.	n.a.
Index <sup>4</sup>	n.a.	-2.12	19.55	10.35	5.49	2.26	12.77	12.64

<sup>1</sup> 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

<sup>2</sup> LTD: launch-to-date

<sup>3</sup> YTD: year-to-date (since beginning of the year)

<sup>4</sup> 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

The SXI Real Estate® Index considers not only the exchange-listed real estate investment funds in the SXI Real Estate Funds Index but also the real estate shares which are part of the SXI Real Estate Shares Index.

### Fund statistics

Net asset value (CHF, 30.06.2011)	24.41
Last 12 months (CHF)	24.63
– high	23.80
– low	4.88
Total fund assets (CHF m)	

	2 years	3 years	5 years
Volatility <sup>1</sup>			
– Fund	n.a.	n.a.	n.a.
– Index	5.67%	8.20%	
Tracking error (ex post)	n.a.	n.a.	n.a.

<sup>1</sup> Annualised standard deviation

Index name	SXI Real Estate® TR
Index type	Total Return Gross
Number of index constituents	32
Reweighting frequency	semiannually
Bloomberg	SREAL
Reuters	.SREAL
Market Capitalization (in CHF bn)	35.07
Premium (approx.)	22.00%

### How to contact UBS

Phone: 0800 899 899  
Info: [www.ubs.com/etf](http://www.ubs.com/etf)

### Registrations for public distribution

CH

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## Index Sector exposure (%)<sup>1</sup>

	Index
Commercial buildings	44.6
Residential property	41.9
Mixed buildings	6.7
Others	6.8

<sup>1</sup> 'Others': primarily includes building land and buildings under construction

## Index regional weightings (%)<sup>1</sup>

	Index
Canton Zurich	35.8
Region Northwest-Switzerland	15.0
Others West-Switzerland	13.3
Canton Geneva	12.6
Other cantons	12.4
Canton Bern	6.5
Region Central-Switzerland	4.3

<sup>1</sup> New regional breakdown as of 30.06.2009

## Index 10 largest positions (%)

	Index		Index
UBS SWISS SIMA	14.87	UBS SWISS ANFOS	4.89
SWISS PRIME SITE N	11.19	CS REF INTERSWISS	4.26
PSP N	8.03	ALLREAL N	3.40
CS REF LIVING PLUS	5.91	CS REF PROPERTY PLUS	3.38
CS REF SIAT	5.86	IMMOFONDS	3.20

## 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 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. 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 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	-	-	-

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