

UBS «Sima», UBS «Foncipars» und UBS «Swissreal»

Financial statements as per 31. December 2017



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Section 1

Swiss Real Estate Market

Current situation

Facets of real estate developments

Chances

- The global boom is continuing. **Strong growth is expected for Switzerland** as well.
- Even though the risk of phases of yield compression is not yet averted, **in the medium-term, a weakening of the Swiss franc** can be expected.
- The labor market is likely to accelerate. An **employment growth rate** of more than 1% and **unemployment rate** below 3% is supposed to stimulate the demand in the space market.
- Due to the positive outlook with regards to economic activity, the demand for residential space in prime locations is likely to develop in a stable way, thanks to **increasing salaries**.

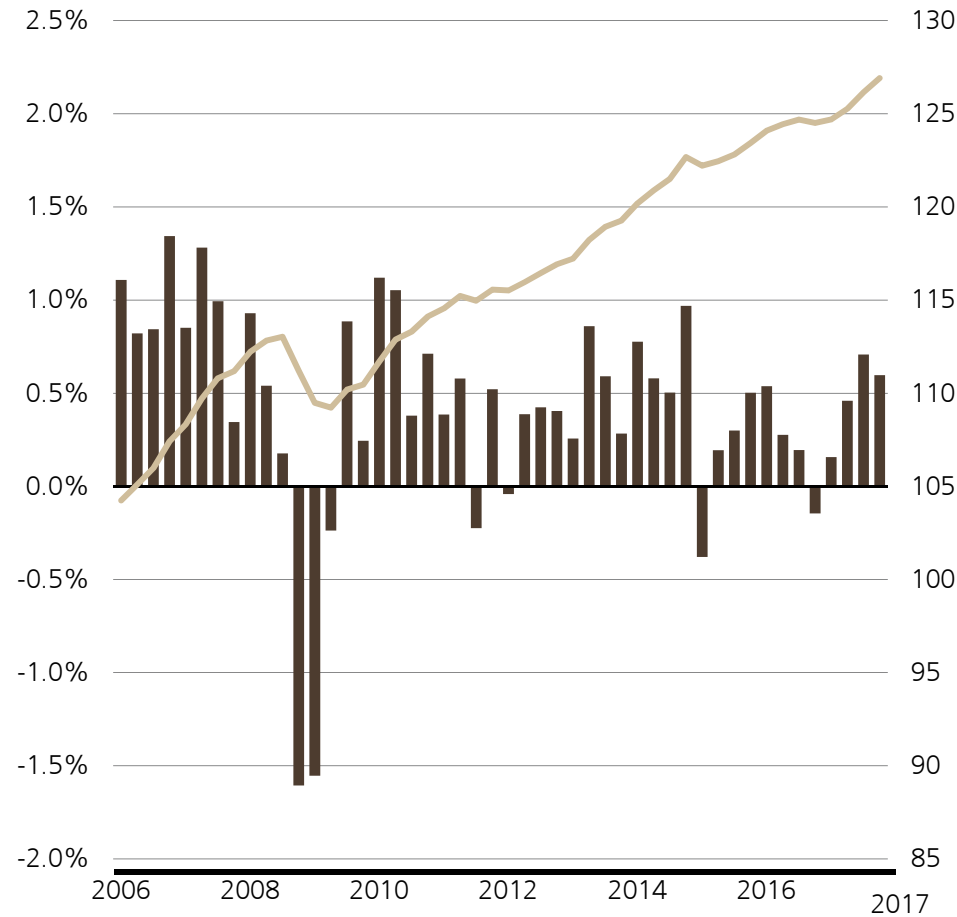
Challenges

- In the short-term, interests will presumably remain at a low level, whereby the **risk** is not yet on the discounting side. Currently, it is crucial to observe the **income** perspective.
- Pressure on investment and the relative level of yield with real estate investments as well as low financing costs foster a high **construction activity**.
- Declining demand in combination with structural change **cause surplus** of supply in secondary space.
- Oversupply of space drives **higher renting costs** as well as **lower market rents**. Those factors cause pressure on the market values even if discounting rates remain stable.

Stable economic situation

More positive sentiment and expectations

GDP (real)



Economic barometer



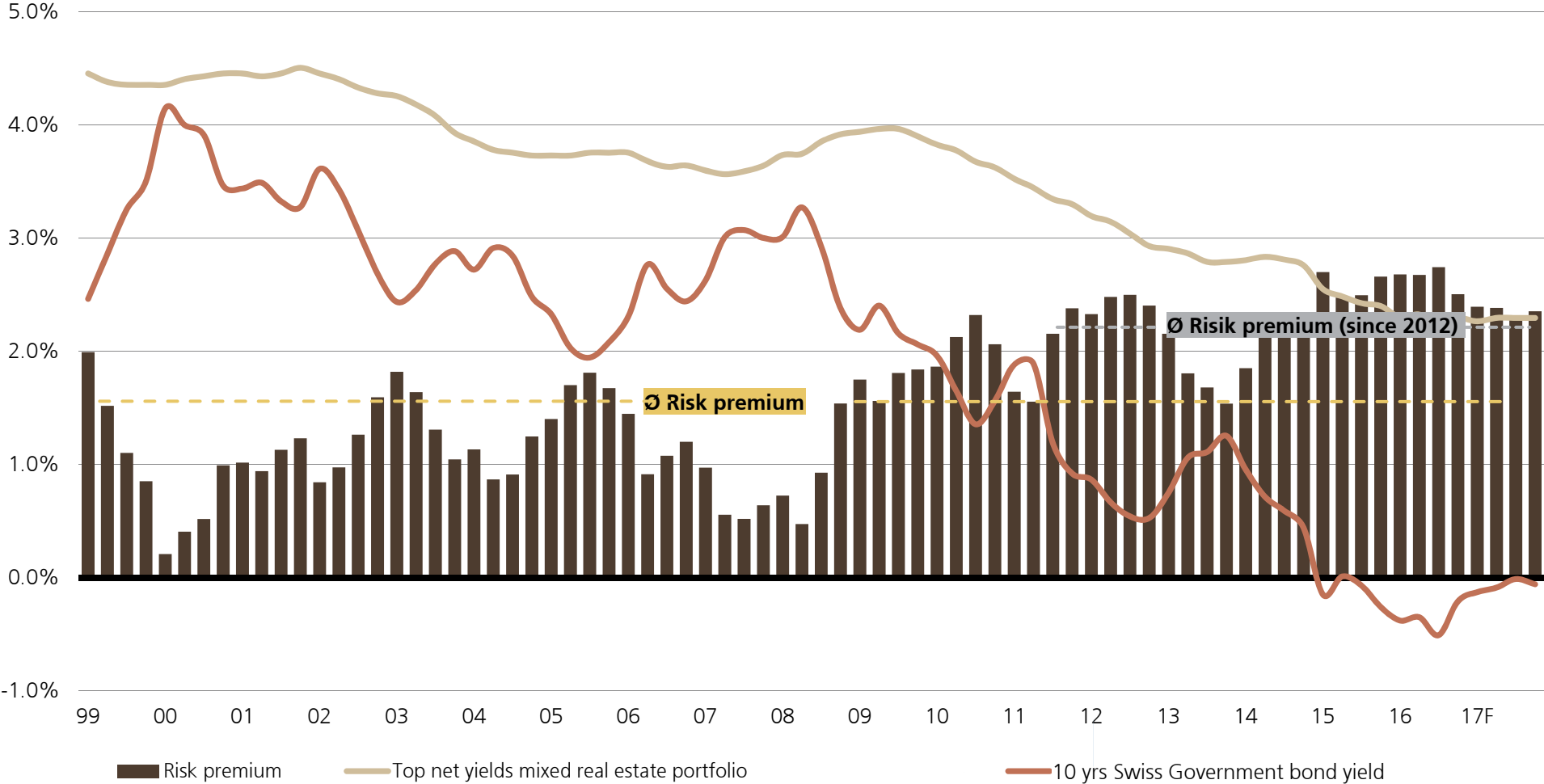
Change previous quarter (LHS) Growth Index 1q 2005=100 (RHS)

KOF Business barometer (pts)

Source: SECO, KOF ETH; UBS Asset Management, Real Estate & Private Markets; Research & Strategy – Switzerland, March 2018

Prime yields remain stable

Slight increase of bond yields

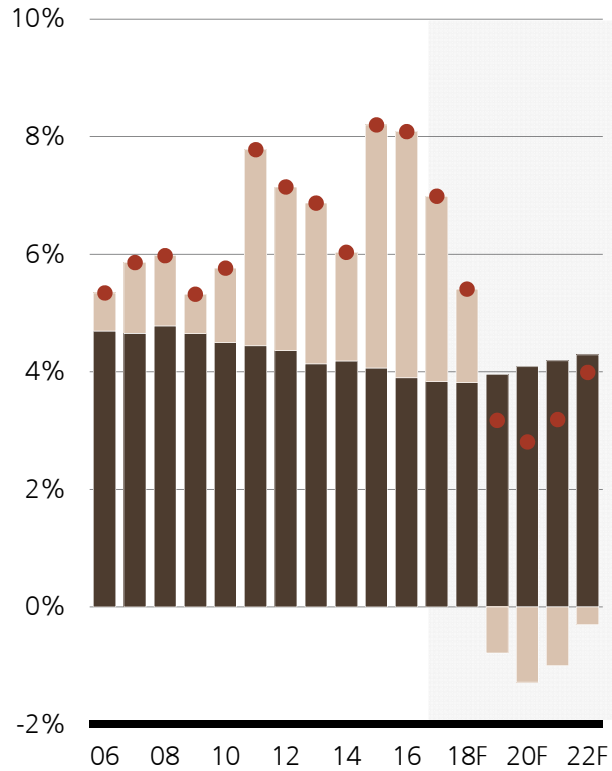


Source: Wüest Partner 4Q 2017; SNB; UBS Asset Management, Real Estate & Private Markets, Research & Strategy – Switzerland; February 2018

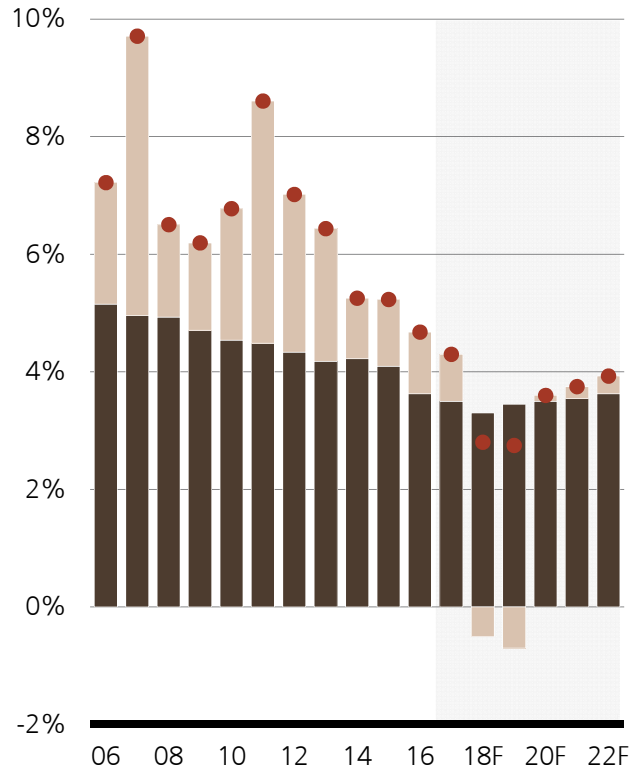
Capital growth is getting more important

Contract structure and inflation stabilizing values of real estate in commercial sector

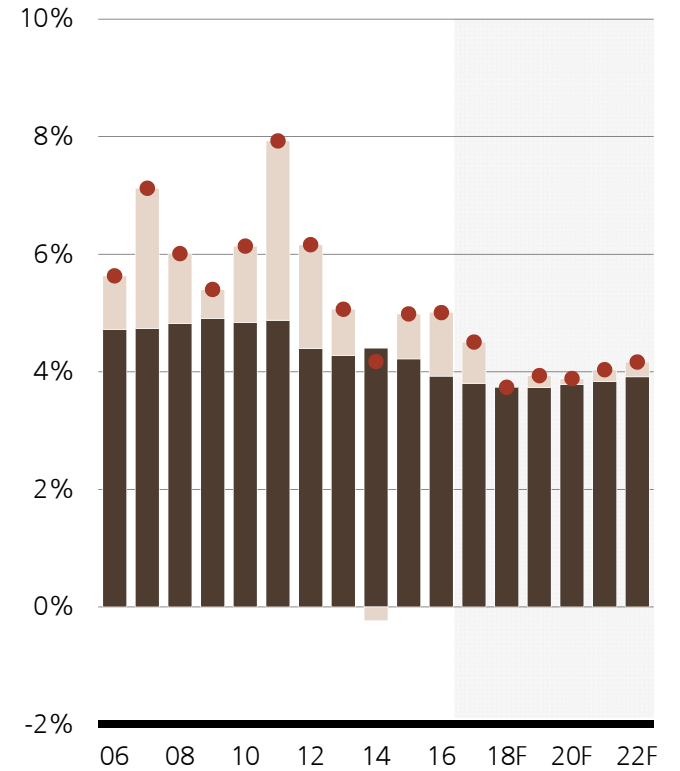
Residential



Retail



Office



■ Income return

■ Capital growth

◆ Total return

Source: IPD; UBS Asset Management, Real Estate & Private Markets; Research & Strategy – Switzerland; January 2018
 Comment: These are estimates and no guarantee for income return

Section 2


Real Estate Switzerland

Convincing facts...

.... about Real Estate Switzerland

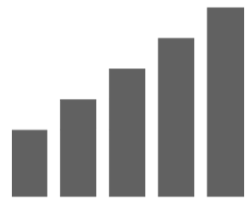
9 
Real estate investment
**products and external
mandats**


1 100+
Properties around Switzerland

75 years of **track record**




UBS «Sima» largest
Swiss real estate fund

Around **CHF 21bn**
Assets under Management



~75 
experienced employees
in Basel, Zurich and Lausanne


Sustainable
and diversified strategy


UBS «Foncipars» oldest
Swiss real estate fund

Data as per 31. March 2018

Sustainability

We consider it **our duty** to represent you as a conscientious investor

We believe strategies for building sustainably and generating long-term returns go hand in hand. That is why our company policy focuses on creating added value for our investors and tenants, as well as ensuring that our fund remains secure and profitable, now and in the future.

Real Estate Switzerland (RE-CH) believes that optimum performance can only be achieved in the long term with real estate management that is socially, economically and environmentally sustainable.



Source: UBS Asset Management, Real Estate & Private Markets (REPM)

Our real estate investment products...

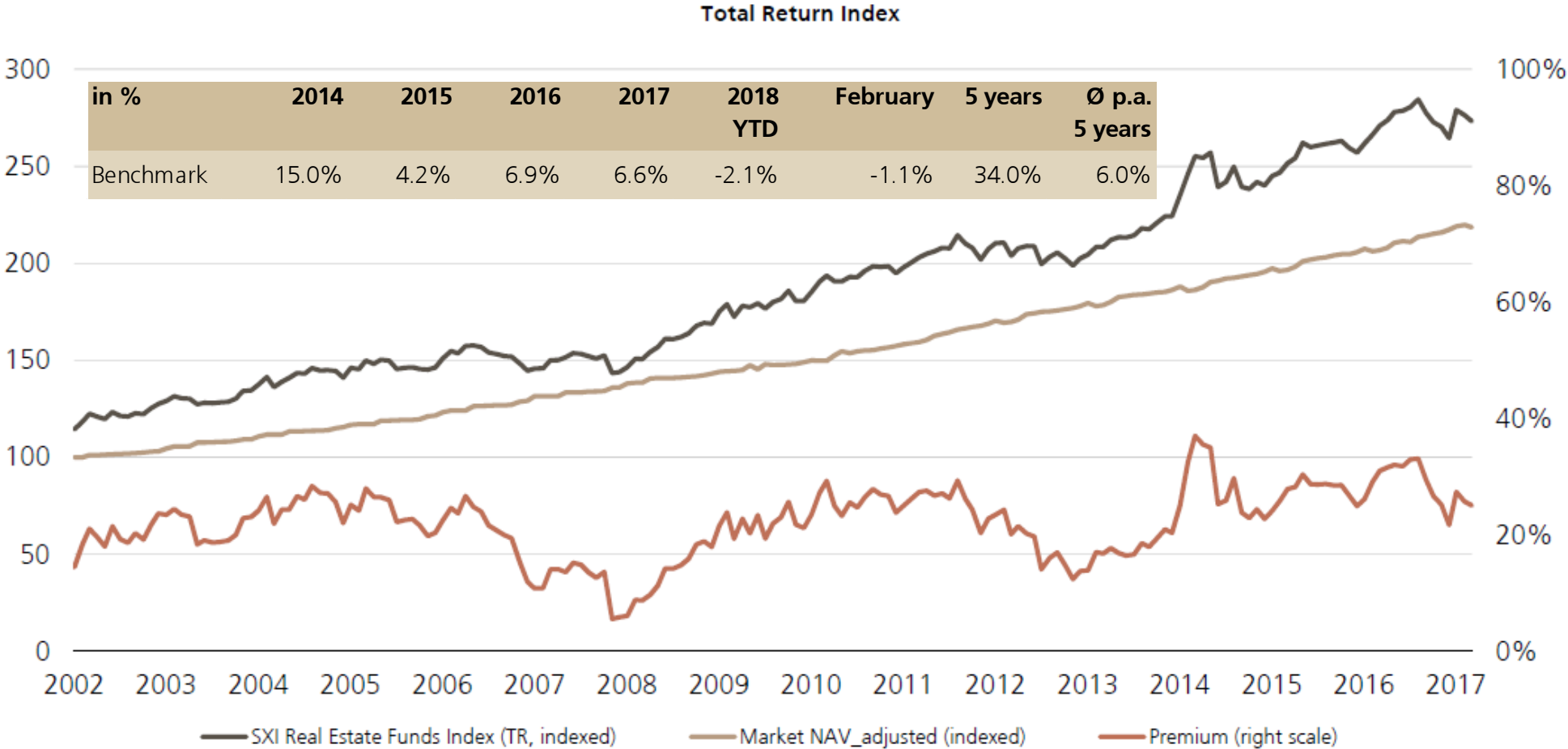
.... at a glance

			AuM (CHF m)				
			2013	2014	2015	2016	2017*
Investment focus							
Listed funds							
UBS Direct Residential	Residential	D-CH	472	501	511	540	573
UBS Direct Urban	Mixed	all of CH	78	216	260	326	391
UBS «Foncipars»	Residential	W-CH	952	1033	1112	1243	1353
UBS «Anfos»	Residential	D-CH	2060	2130	2212	2326	2466
UBS «Swissreal»	Commercial	all of CH	1463	1557	1687	1851	1898
UBS «Sima»	Mixed	all of CH	7152	7509	8046	8516	8887
Investment trusts							
UBS AST-KIS	Commercial	all of CH	380	430	503	588	634
UBS AST-IS	Mixed	all of CH	1562	1643	1740	1920	2057
External mandates							
Mandate	Mixed	all of CH					2689
Total of the portfolio			14'119	15'019	16'071	17'310	20'948
Annual percentage change (%)			8.3	6.4	7.0	7.7	21.0

* UBS «Anfos» per 30.09.2017; UBS «Sima», UBS «Foncipars» and UBS «Swissreal», UBS Direct Urban, UBS Direct Residential and Mandate PF per 31.12.2017; AST-IS und AST-KIS per 31.03.2018

Performance of listed Swiss listed real estate funds

Premium development from January 1, 2003 to February 28, 2018



Source: UBS Asset Management, SXI Real Estate Funds Index, Factset, listed Swiss real estate funds financial results. Past performance is no guarantee for future results.

Update SIX Real Estate Funds Index

As per February 28, 2018

Name	Founded	Mkt cap. (mn.)	Weight	Sector	Region	Price	NAV	Premium	Div. Yield	Perf. YTD	Perf. 2016	Perf. 2015	Perf. 3YR
UBS Sima	1950	7'731	18.2%	Mixed	German-speaking CH	111.20	88.42	25.8%	2.9%	-0.7%	9.8%	3.7%	7.1%
CS Siat	1956	3'052	7.2%	Mixed	German-speaking CH	197.70	143.07	38.2%	2.7%	-2.4%	8.8%	10.4%	12.1%
* CS LivingPlus	2007	2'867	6.8%	Residential	German-speaking CH	137.50	105.98	29.7%	2.4%	-2.8%	4.5%	9.2%	1.1%
* CS Green	2009	2'367	5.6%	Mixed	German-speaking CH	130.60	112.91	15.7%	2.9%	-4.0%	6.9%	9.5%	13.3%
UBS Anfos	1956	2'299	5.4%	Residential	German-speaking CH	64.75	53.83	20.3%	2.8%	-2.3%	3.8%	-0.6%	-6.0%
CS Interswiss	1954	1'642	3.9%	Commercial	Mixed	198.00	182.30	8.6%	4.2%	-3.3%	9.4%	-2.1%	-1.5%
UBS Swissreal	1962	1'631	3.8%	Commercial	German-speaking CH	71.30	62.30	14.4%	3.7%	-0.6%	10.5%	0.6%	6.2%
Swisscanto IFCA	1968	1'455	3.4%	Residential	Mixed	138.00	105.26	31.1%	2.4%	-0.4%	4.1%	11.7%	14.4%
Immofonds	1969	1'397	3.3%	Residential	German-speaking CH	434.00	309.63	40.2%	3.1%	-2.0%	3.8%	2.1%	3.6%
La Fonciere	1954	1'355	3.2%	Residential	Geneva / Vaud	109.50	63.18	73.3%	1.9%	1.2%	5.1%	8.8%	15.0%
FIR	1997	1'347	3.2%	Residential	Geneva / Vaud	186.50	133.35	39.9%	2.1%	1.7%	7.2%	5.1%	14.0%
Schroder ImmoPLUS	1997	1'364	3.2%	Commercial	German-speaking CH	157.90	111.57	41.5%	2.8%	0.9%	8.4%	10.1%	20.6%
UBS Foncipars	1943	1'275	3.0%	Residential	Geneva / Vaud	99.40	74.15	34.1%	2.5%	-0.6%	12.8%	9.8%	17.6%
* Solvalor 61	1997	1'190	2.8%	Residential	Geneva / Vaud	264.00	192.81	36.9%	2.0%	-2.6%	8.2%	12.3%	16.5%
* Edmond de Rothschild Swiss Immo Helvetic	2010	1'046	2.5%	Mixed	Mixed	136.90	113.02	21.1%	2.4%	-3.7%	13.1%	11.6%	26.2%
* Realstone Swiss Property	2008	837	2.0%	Residential	Mixed	138.00	122.28	12.9%	2.8%	-7.4%	5.1%	14.0%	3.1%
* Bonhote	2006	842	2.0%	Residential	Geneva / Vaud	139.30	116.35	19.7%	2.3%	-5.9%	4.4%	7.2%	4.6%
* Procimmo	2007	811	1.9%	Commercial	Geneva / Vaud	168.00	134.16	25.2%	3.2%	-4.3%	12.6%	13.7%	25.4%
Swissinvest RE Fund	2006	817	1.9%	Residential	German-speaking CH	168.60	130.53	29.2%	2.7%	-3.2%	2.9%	9.9%	6.8%
* CS Hospitality	2010	847	2.0%	Commercial	Mixed	96.70	98.80	-2.1%	3.1%	3.0%	1.0%	5.6%	3.3%
* Realstone Development Fund	2010	704	1.7%	Residential	Mixed	139.00	127.30	9.2%	0.7%	0.7%	-6.8%		
* SF Sustainable	2010	683	1.6%	Residential	Mixed	138.00	118.51	16.4%	2.5%	-0.4%	9.1%	8.3%	31.6%
* Patrimonium	2007	632	1.5%	Residential	Geneva / Vaud	153.30	130.35	17.6%	2.1%	-3.6%	5.9%	15.5%	12.7%
SF Retail Properties Fund	2015	597	1.4%	Commercial	Mixed	118.00	102.29	15.4%	3.3%	-1.3%	-2.5%		
* UBS Direct Residential	2006	526	1.2%	Residential	German-speaking CH	15.85	13.30	19.2%	2.5%	-7.8%	-2.5%	9.8%	-1.3%
* Swisscanto RE Commercial	2010	483	1.1%	Commercial	Mixed	112.30	104.85	7.1%	2.9%	-1.3%	-1.4%	2.7%	16.7%
* Polymen	2009	386	0.9%	Mixed	Geneva / Vaud	147.90	127.38	16.1%	2.1%	1.9%	5.1%	16.7%	
* UBS Direct Urban	2012	356	0.8%	Mixed	Mixed	12.35	11.24	9.9%	2.0%	-5.0%	5.2%	-2.0%	
* Valres Swiss Residential Fund	2014	346	0.8%	Residential	Geneva / Vaud	128.80	107.75	19.5%	1.2%	-0.9%	-3.7%		
SF Commercial Properties Fund	2016	260	0.6%	Commercial	German-speaking CH	108.40	100.61	7.7%	0.0%	0.6%	-2.0%		
* Residentia	2009	212	0.5%	Residential	Ticino	132.30	116.70	13.4%	2.2%	-2.7%	11.7%	15.7%	25.0%
* Streetbox Real Estate Fund	2009	159	0.4%	Commercial	Geneva / Vaud	387.50	271.29	42.8%	3.6%	0.6%	-10.6%	-1.1%	
* property directly held by the fund													
TOTAL		42'433	100.0%				Average	25.1%	2.7%				

Notes: Market capitalisation, weightings and prices based on SIX data. NAV according to the latest company statement, adjusted for the dividends. Mixed means portfolio consists of more than one sector. Region and sector classification as well as Premium and Dividend Yield calculation done by UBS Asset Management based on financial year statements. Performance is Total Return based on Factset data. Past performance is no guarantee for future results.

Section 3

Financial statement UBS «Sima»

UBS «Sima»

Important product information

Charakteristics

- Fund under Swiss law with indirectly held properties
- Fund units are traded on the SIX Swiss Exchange
- Investor profile: Private and institutional investors
- Launch year: 1950

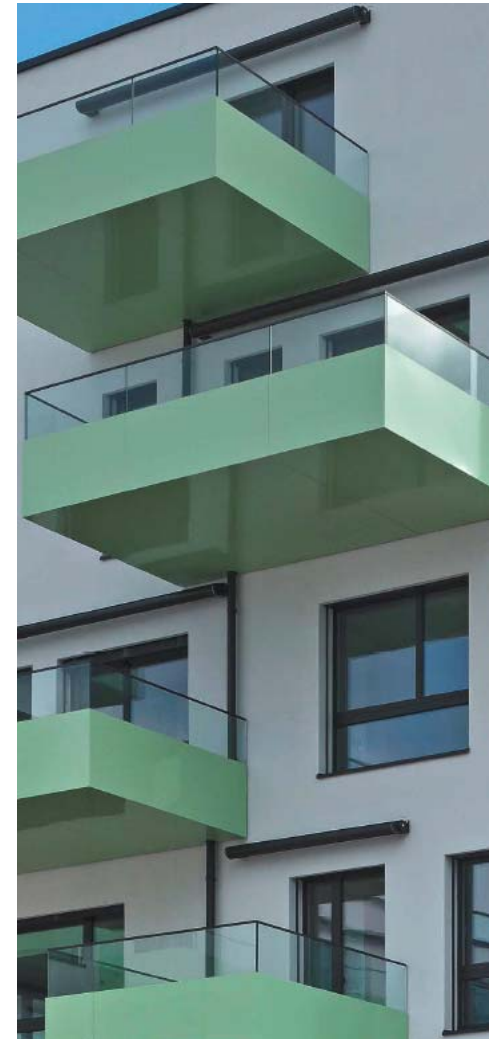
USP

- Biggest listed Swiss real estate fund
- High stock exchange liquidity thanks to high market capitalisation and small denomination
- Attractive total return on NAV and yield on distribution
- High diversification of property uses and regions
- Potential for developments in the existing portfolio

Strategy

- Product with core-strategy
- Regional allocation: Throughout Switzerland
- Sector allocation: Residential & commercial

Source: UBS Asset Management, Real Estate & Private Markets (REPM), Data as per 31. December 2017



UBS «Sima»

Further product information

Fund Management	UBS Fund Management (Switzerland) AG
Custodian bank	UBS Switzerland AG
Portfolio Management	UBS Asset Management, Real Estate & Private Markets (REPM)
Fund Manager	Martin Strub
Auditor	Ernst & Young
Valuation Experts	Wüest Partner AG, Zürich
Property Management	Livit AG, Wincasa AG, Apleona GVA AG, Privera AG, de Rham & Cie SA

Accounting year	1. January to 31. December
Distribution	Annually in April

Fund domicil	Switzerland
Currency	Swiss francs (CHF)
Benchmark	SXI Real Estate Funds TR
ISIN-Nr.	CH0014420878
Securities-Nr.	1442087
Telekurs ID	SIMA
Bloomberg-Ticker	SIMA SW

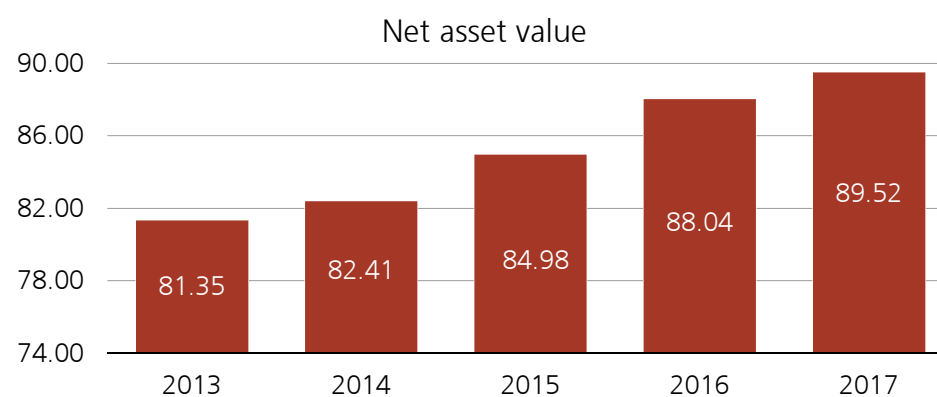
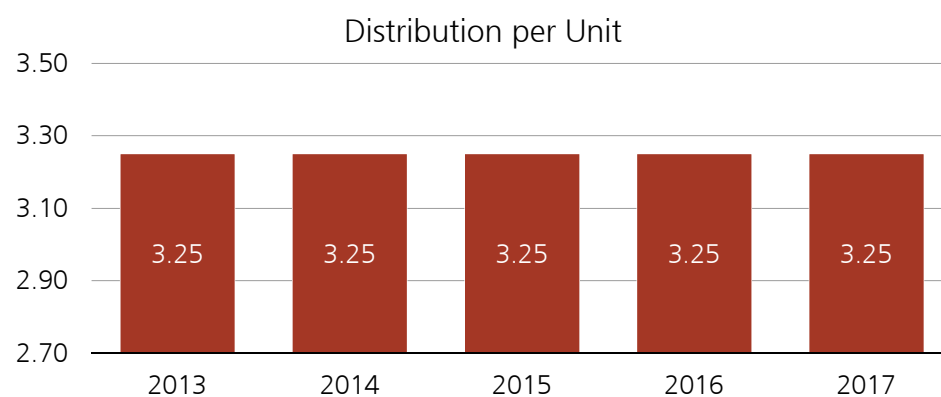
Source: UBS Asset Management, Real Estate & Private Markets (REPM), Data as per 31. December 2017

UBS «Sima»

Key Data

- Distribution per unit of CHF 3.25 on the same level as the previous year
- NAV growth of 1.7% in 2017 due to positive market development such as attractive refurbishments and new construction projects

	31.12.2017	31.12.2016	31.12.2015
Performance	9,8%	3,8%	4,8%
Total return on NAV	5,6%	7,7%	7,4%
Yiel on distribution	2,9%	3,1%	3,1%
Agio	25,1%	19,3%	24,1%
Rental loss rate	4,8%	5,3%	5,1%
Leverage	20,2%	18,8%	22,4%



Source: UBS Asset Management, Real Estate & Privat Markets (REPM)

UBS «Sima»

Key data as per Dezember 31, 2017

The fund invests in residential and commercial properties throughout Switzerland, concentrating on large cities and their agglomerations.

Year of inception	1950
Number of properties	356
Use	
Residential	49%
Office	18%
Retail	14%
Commercial	11%
Parking	5%
Other commercial	3%
Property locations	
Canton of Zurich	48%
Canton of Basel-City / Basel-District	12%
Canton of Bern	8%
Canton of Geneva	8%
Canton of Vaud	5%

Net asset value	CHF 6224m
Market value	CHF 8887m
Rental income	CHF 395m
Rental loss rate	4.8%
Leverage	20.2%
Total return on NAV	5.6%
Performance	9.8%



Note: 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.

UBS «Sima»

Highlights



Morges (VD), «Îlot sud»

- Replacement
- Investment amount approx. CHF 120m
- Certified Minergie® standard, photovoltaic system, district heating
- 162 apartments, 3400 sqm office space, 1400 sqm retail, 277 parking spaces
- Completion planned for the 2Q21
- Gross return approx. 4.2%



Binningen (BL), Hauptstrasse

- Total renovation
- Investment amount approx. CHF 24m
- Realization in Minergie® standard, district heating
- 4700 sqm commercial space
- Anchor tenant psychiatry Baselland, lease 25 years (until 2045)
- Completion planned for the 2Q20
- Gross return approx. 4.2%



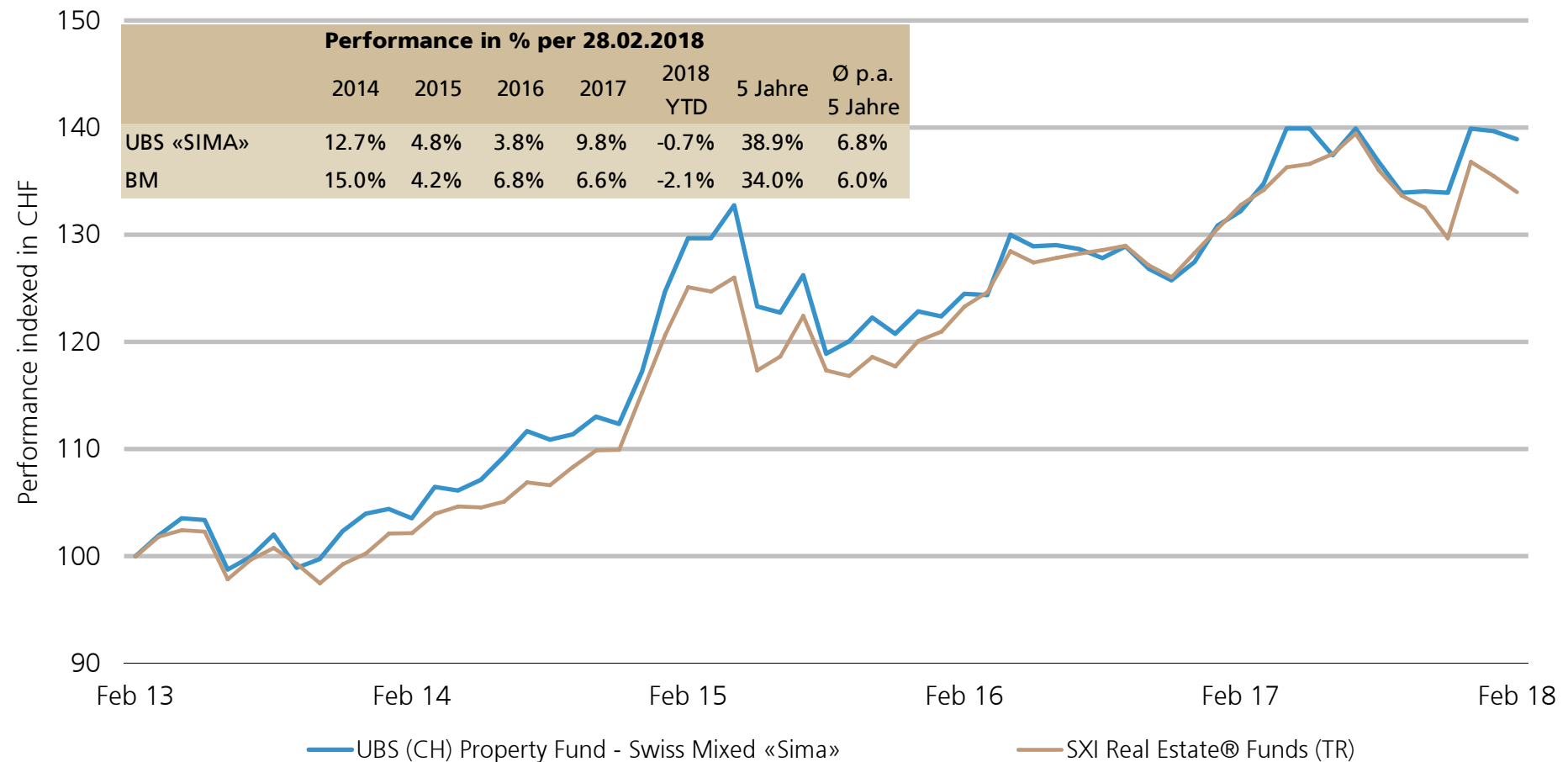
Zurich (ZH), Anemonenstrasse

- Conversion from office to living
- Investment amount approx. CHF 23m
- Certified Minergie® standard, topped up in Minergie® P standard
- 72 apartments, 290 sqm commercial space
- Completion scheduled for 2Q19
- Gross return approx. 3.6%

Source: UBS Asset Management, Real Estate & Private Markets (REPM)

UBS «Sima»

Comparison with its Benchmark



Source: UBS Asset Management/Datastream, as at end of February 2018

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.

Responsible real estate management

«We also want to be that one bit better when it comes to sustainability.»

Martin Strub

-

Fund Manager
UBS «Sima»



Sustainability report of UBS «Sima» as per December 31, 2017 under www.ubs.com/realestatefunds-switzerland

Section 4

Financial statement UBS «Foncipars»

UBS «Foncipars»

Important product information

Charakteristics

- Fund under Swiss law with indirectly held properties
- Fund units are traded on the SIX Swiss Exchange
- Investor profile: Private and institutional investors
- Launch year: 1943

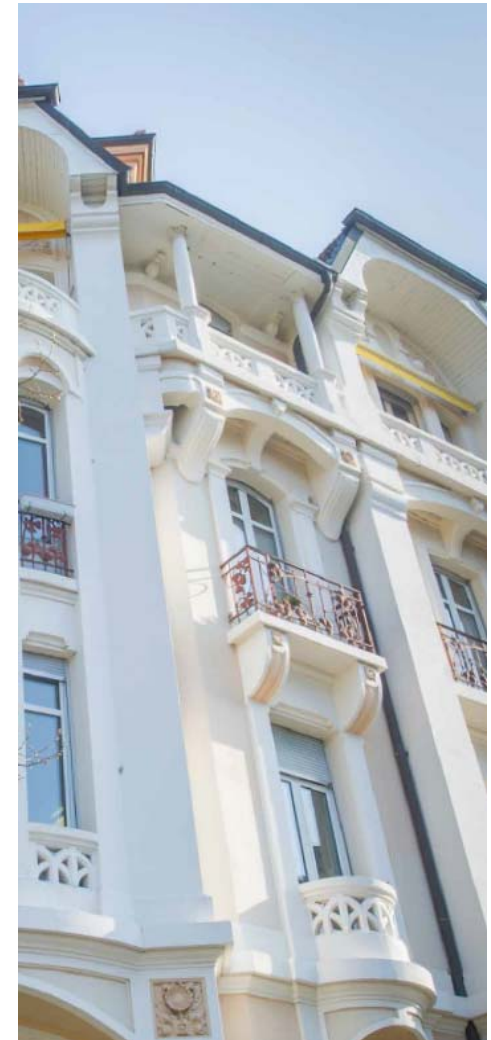
USP

- Listed Swiss real estate fund
- High stock exchange liquidity thanks to high market capitalisation and small denomination
- Attractive total return on NAV and yield on distribution
- Investments focused on the cities of Geneva and Lausanne
- Potential for developments in the existing portfolio

Strategy

- Product with core-strategy
- Regional allocation: Western Switzerland
- Sector allocation: Residential

Source: UBS Asset Management, Real Estate & Private Markets (REPM), Data as per 31. December 2017



UBS «Foncipars»

Further product information

Fund Management	UBS Fund Management (Switzerland) AG
Custodian bank	UBS Switzerland AG
Portfolio Management	UBS Asset Management, Real Estate & Private Markets (REPM)
Fund Manager	Elvire Massacand
Auditor	Ernst & Young
Valuation Experts	KPMG AG, Real Estate, Zürich
Property Managements	Livit AG, Wincasa AG, Apleona GVA AG, Privera AG, de Rham & Cie SA

Accounting year	1. January to 31. December
Ausschüttung	Annually in April

Fund domicil	Switzerland
Currency	Swiss francs (CHF)
Benchmark	SXI Real Estate Funds TR
ISIN-Nr.	CH0014420852
Securities-Nr.	1442085
Telekurs ID	FONC
Bloomberg-Ticker	FONC SW

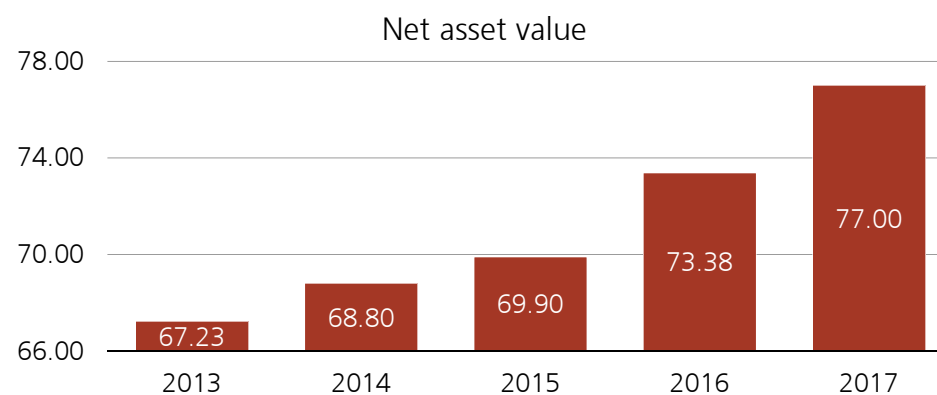
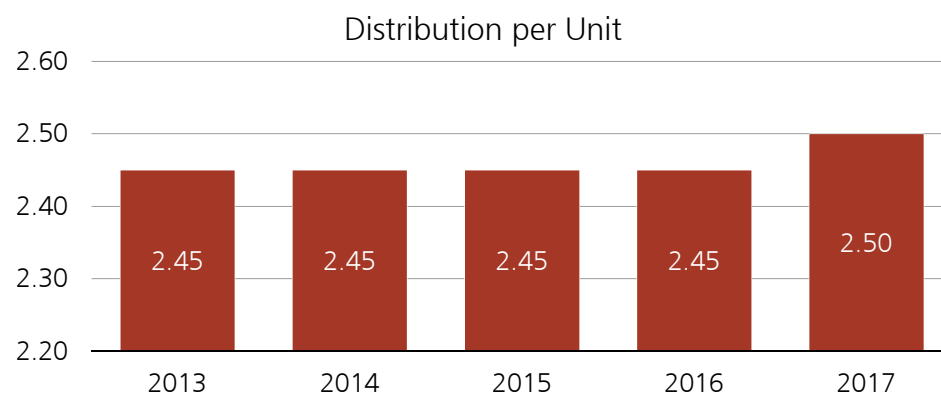
Source: UBS Asset Management, Real Estate & Private Markets (REPM), Data as per 31. December 2017

UBS «Foncipars»

Key Data

- Due to the positive result, the fund management company decided to increase the distribution to CHF 2.50 per share
- NAV growth of 4.9% in 2017 due to positive market development such as attractive refurbishments and new construction projects

	31.12.2017	31.12.2016	31.12.2015
Performance	12,8%	9,8%	2,1%
Total return on NAV	8,6%	8,8%	5,3%
Yield on distribution	2,5%	2,7%	2,9%
Agio	29,9%	23,9%	21,6%
Rental loss rate	2,2%	1,8%	2,6%
Leverage	17,4%	14,9%	11,2%



Source: UBS Asset Management, Real Estate & Privat Markets (REPM)

UBS «Foncipars»

Key data as per December 31, 2017

The fund invests predominantly in residential properties, exclusively in western Switzerland, concentrating the cities of Geneva and Lausanne and their agglomerations.

Year of inception	1943
Number of properties	130
Use	
Residential	87%
Parking	5%
Retail	3%
Office	2%
Commercial	2%
Other commercial	1%

Property locations

Canton of Vaud	63%
Canton of Geneva	26%
Canton of Freiburg	5%
Canton of Wallis	4%
Canton of Neuenburg	2%

Net asset value	CHF 988m
Market value	CHF 1353m
Rental income	CHF 72m
Rental loss rate	2.2%
Leverage	17.4%
Total return on NAV	8.6%
Performance	12.8%



Note: 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.

UBS «Foncipars»

Highlights



Nyon (VD), Rue de la Morâche

- Construction project which complies with the Minergie® - standard
- Investment amount approx. CHF 52m
- 1 building with totally 94 apartments and 42 parking spaces
- Excellent public transport access
- Completion in stages from 1Q18 to 3Q19
- Gross rate: approx. 4.9%



Genève (GE), Av. de Calas

- Refurbishment with stock piling in a central location
- Investment amount approx. CHF 23m
- 3 buildings with totally 88 apartments and 87 parking spaces
- Wide residential mix with 2 up to 6½ room apartments
- Completion planned for 2Q18
- Gross rate: approx. 5%



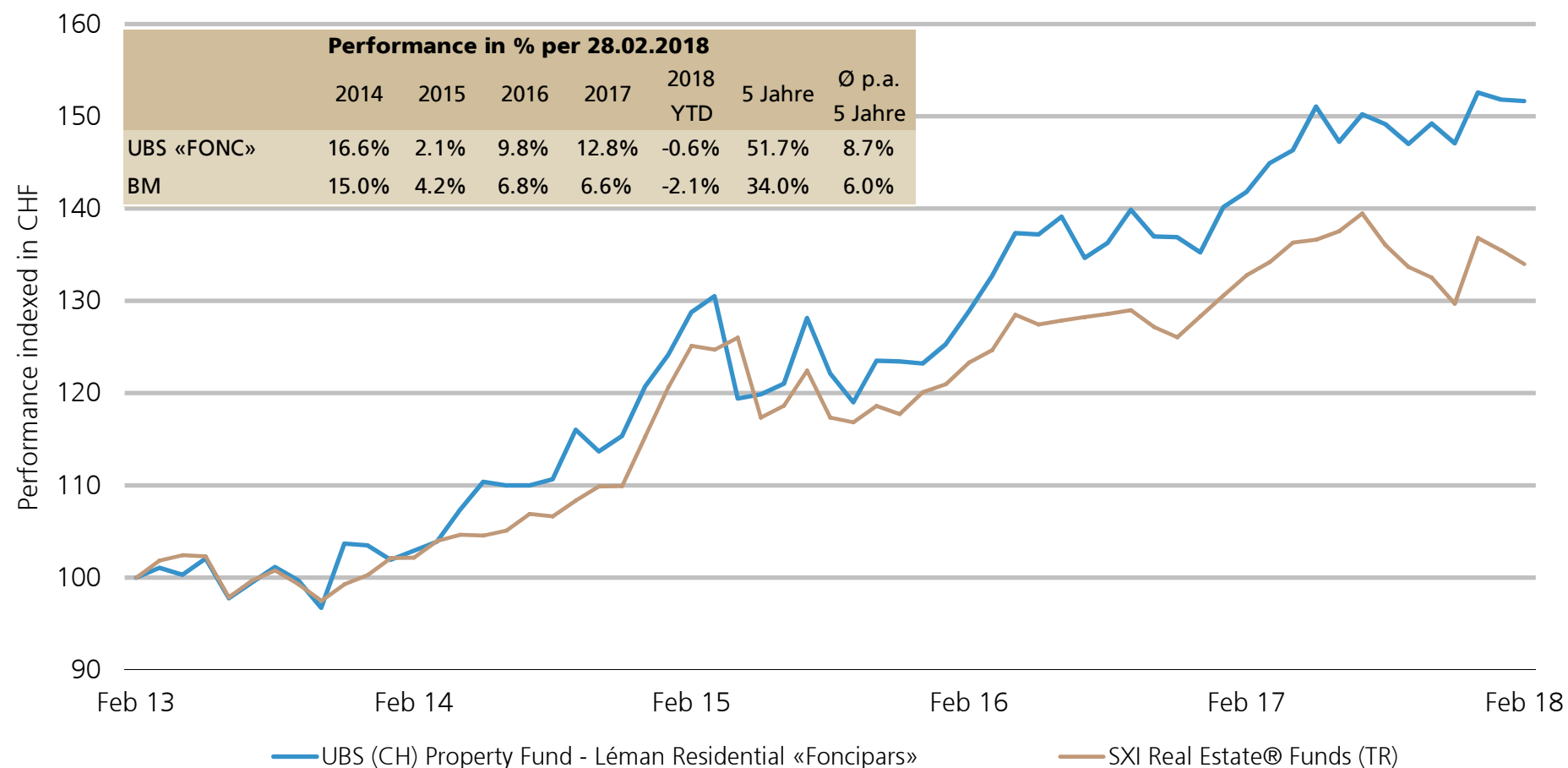
Lausanne (VD), Rue des Echelettes

- Refurbishment with stock piling
- Investment amount approx. CHF 26m
- 2 buildings with totally 111 apartments (from which 17 new)
- Completion in stages until the end of 2018
- Gross rate: approx. 5.1%

Source: UBS Asset Management, Real Estate & Private Markets (REPM)

UBS «Foncipars»

Comparison with its Benchmark



Source: UBS Asset Management/Datastream, as at end of February 2018

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.

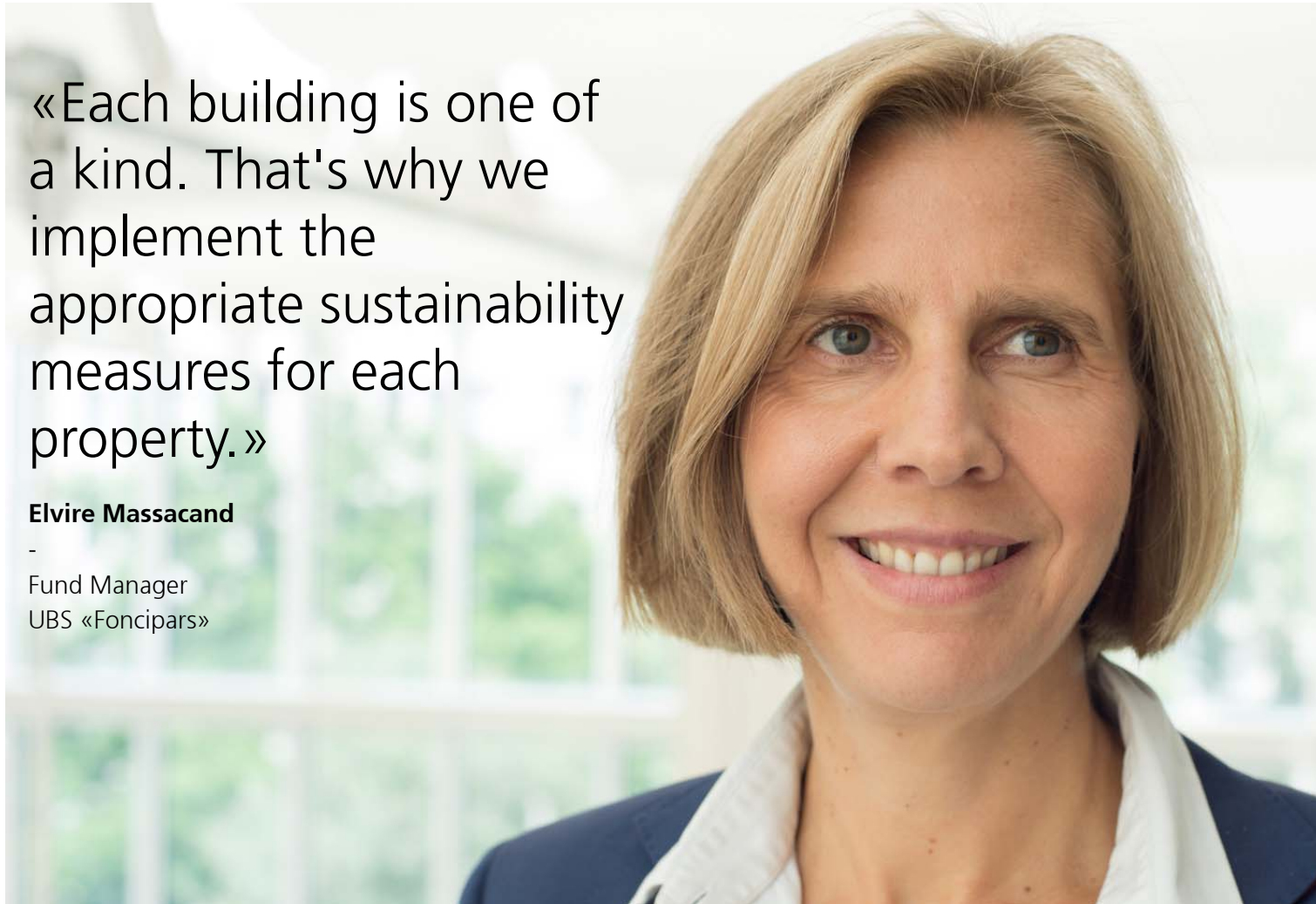
Responsible real estate management

«Each building is one of a kind. That's why we implement the appropriate sustainability measures for each property.»

Elvire Massacand

-

Fund Manager
UBS «Foncipars»



Sustainability report of UBS «Foncipars» as per December 31, 2017 under www.ubs.com/realestatefunds-switzerland

Section 5

Financial statement UBS «Swissreal»

UBS «Swissreal»

Important product information

Charakteristics

- Fund under Swiss law with indirectly held properties
- Fund units are traded on the SIX Swiss Exchange
- Investor profile: Private and institutional investors
- Launch year: 1962

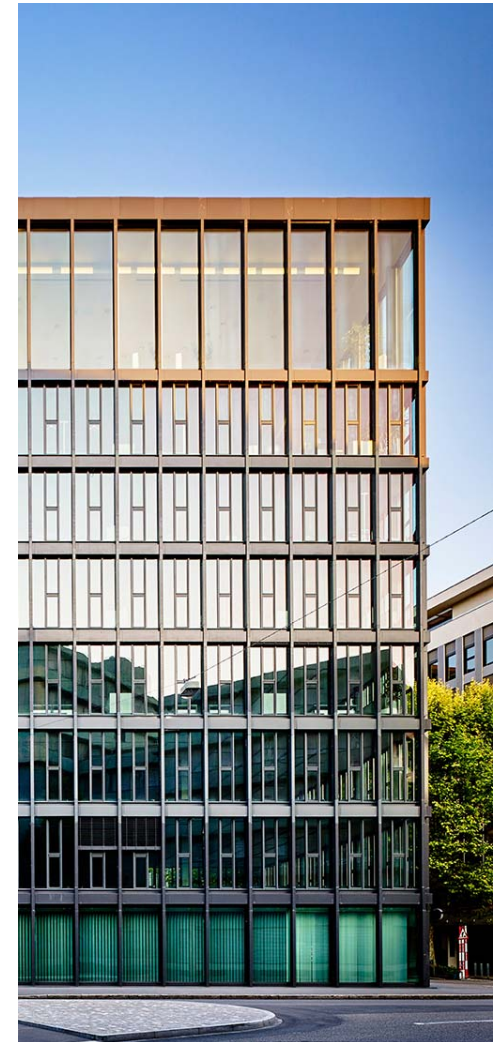
USP

- Listed Swiss real estate fund
- High stock exchange liquidity thanks to high market capitalization and small denomination
- Attractive total return on NAV and yield on distribution
- High diversification of property uses and regions
- Potential for developments in the existing portfolio

Strategy

- Product with core strategy
- Regional allocation: Main and selected regional economic centers
- Sector allocation: Commercial usage (office, retail, etc)

Source: UBS Asset Management, Real Estate & Private Markets (REPM), Data as per 31. December 2017



UBS «Swissreal»

Further product information

Fund Management	UBS Fund Management (Switzerland) AG
Custodian bank	UBS Switzerland AG
Portfolio Management	UBS Asset Management, Real Estate & Private Markets (REPM)
Fund Manager	Jürgen Zimmermann
Auditor	Ernst & Young
Valuation Experts	KPMG AG, Real Estate, Zürich
Property Management	Livit AG, Wincasa AG, Apleona GVA AG, Privera AG, de Rham & Cie SA

Accounting year	1. January to 31. December
Distribution	Annually in April

Fund domicil	Switzerland
Currency	Swiss francs (CHF)
Benchmark	SXI Real Estate Funds TR
ISIN-Nr.	CH0014420886
Valoren-Nr.	1442088
Telekurs ID	SREA
Bloomberg-Ticker	SREA SW

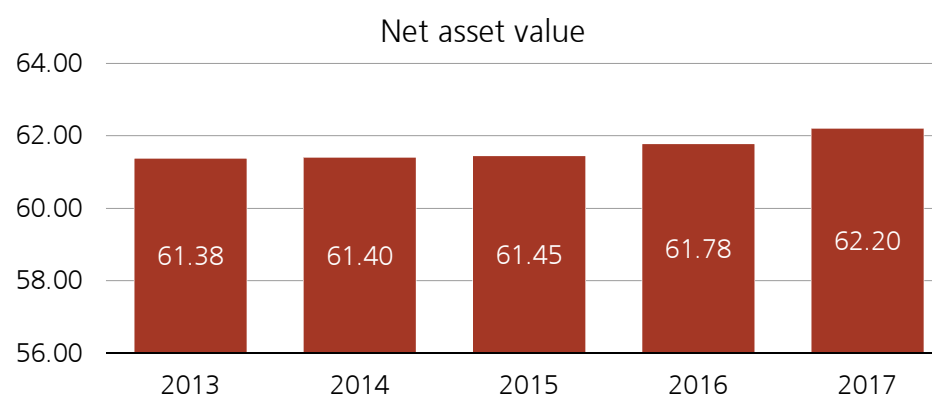
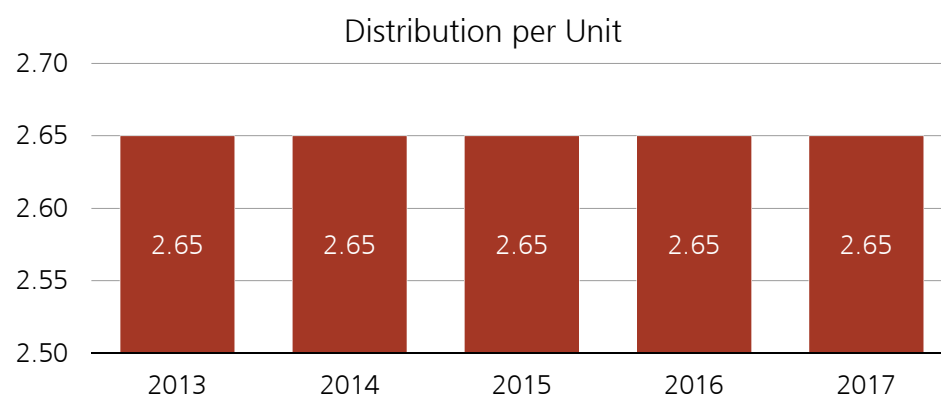
Source: UBS Asset Management, Real Estate & Private Markets (REPM), Data as per 31. December 2017

UBS «Swissreal»

Key Data

- Distribution per unit of CHF 2.65 on the same level as the previous year
- NAV growth of 0.7% in 2017 due to positive market development such as attractive refurbishments and new construction projects

	31.12.2017	31.12.2016	31.12.2015
Performance	10,6%	0,6%	3,9%
Total return on NAV	5,2%	5,1%	4,6%
Yield on distribution	3,7%	3,9%	3,8%
Agio	15,4%	10,0%	13,9%
Rental loss rate	4,5%	4,4%	5,3%
Leverage	20,3%	25,7%	19,9%



Source: UBS Asset Management, Real Estate & Privat Markets (REPM)

UBS «Swissreal»

Key data as per December 31, 2017

The fund invests predominantly in Swiss commercial properties, concentrating on large cities and their agglomerations.

Year of inception	1962
Number of properties	79
Use	
Office	35%
Commercial	24%
Retail	18%
Other commercial	9%
Residential	8%
Parking	6%

Property Location	
Canton of Zurich	22%
Canton of Basel-City / Basel-District	19%
Canton of Vaud	16%
Canton of Bern	14%
Canton of Geneva	10%

Net asset value	CHF 1423m
Market value	CHF 1898m
Rental income	CHF 96 m
Rental loss rate	4.5%
Leverage	20.3%
Total return on NAV	5.2%
Performance	10.6%



Note: 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.

UBS «Swissreal»

Highlights



Pratteln (BL), «Mercedes City»

- Replacement
- Investment amount approx. CHF 23m
- Approx. 5000 sqm rentable area
- Mercedes-Benz Autocenter with garage, storage, sales and show room
- Long-term rental contract with Kestenholtz Automobil AG
- Completion in 2019
- Gross rate: 5.0% - 5.3%



Pratteln (BL), «Classic Center»

- Refurbishment
- Investment amount approx. CHF 2,5m
- Approx. 2200 sqm rentable area
- Old-time center with garage, safe, sale and showroom
- Opening in January 2018
- Gross rate: approx. 5,5% - 6%



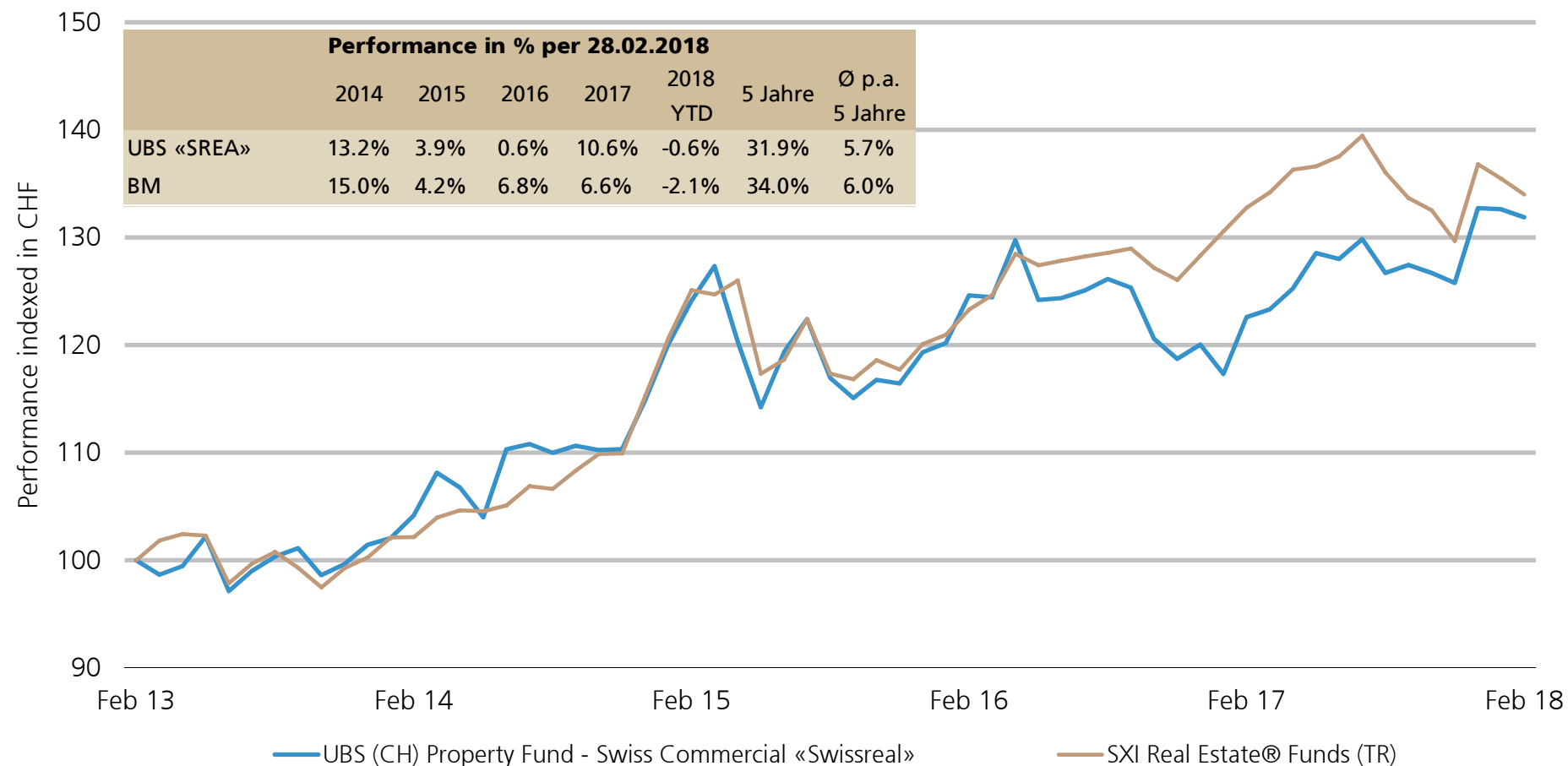
Muri b. Bern (BE), «Gümligenfeld Center»

- Acquisition construction project
- Investment amount approx. CHF 60m
- Approx. 14 500 sqm rentable area
- Centre with retail, offices, cinema and gastronomy
- Full occupancy with long-term rental contracts
- Completion per 2nd quarter 2018
- Gross rate: 5.6% - 5.9%

Source: UBS Asset Management, Real Estate & Private Markets (REPM)

UBS «Swissreal»

Comparison with its Benchmark



Source: UBS Asset Management/Datastream, as at end of February 2018

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.

Responsible real estate management

«Sustainable real estate management serves all - the investors, the users and the environment.»

Jürgen Zimmermann

-

Fund Manager
UBS «Swissreal»



Sustainability report of UBS «Swissreal» as per December 31, 2017 under www.ubs.com/realestatefunds-switzerland

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Swiss edition
Issue 8, December 2017



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Intelligent solutions for Real Estate and Real Estate products



UBS Anfos

Jahresbericht 2014/2015
UBS (CH) Property Fund – Swiss Residential «Anfos»



News

November 2017

[UBS «Anfos»: capital increase with subscription](#)
17 Nov 2017, 17:45



Immo-Flash

UBS Asset Management's Real Estate Newsletter

Anlagenfonds schweizerischen Rechts

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Editorial



Dear Real

Estate
increasing
efficiency

At the beginning of December we were granted the mandate of the Pension Fund of UBS for a successful capital increase of UBS Anfos on January 1, 2018.

Immo-Update

News on our UBS real estate investment products



Market report: Swiss economy on a growth trajectory
Focus/insight: New sustainability reporting at Real Estate Switzerland

Real Estate Switzerland

Sustainability Report 2016/2017



www.ubs.com/realestatefunds-switzerland

For illustrative purposes



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