

Zurich investment foundation

Real Estate - Global (Index)

Innovative and tailor-made solutions for Swiss Pension Funds

Real estate is an important element for successful investment. The low correlation with equity and bond markets substantially improves the risk/return ratio in a portfolio.

Your advantages at a glance

- **Modules for flexibly implementing the investment strategy of a pension plan**
 - **Broadly diversified and transparent investments**
 - **Independent investment management process, which meets the highest compliance requirements**
 - **Attractive terms**
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Investment universe

The investment group «Real Estate Global Index» tracks the FTSE EPRA/NAREIT Developed Rental Index. Listed real estate companies can be part of this index if if their rental revenue from investment properties is at least 70% of total revenue. The investment group is hedged to 100% in CHF.

Investment process

Risk control

- Proprietary indexing and risk systems
- No counterparty risk through effective stock purchases and no securities lending
- Independent surveillance and review
- FX currency risks are fully hedged

Added value

- Intelligent trading when changes are made to the index
- Value maximization in relation to «corporate events»
- Minimization of transaction costs

Full Replication Method

- Minimisation of the tracking error, taking transaction costs into account

Manager

UBS AG, UBS Global Asset Management

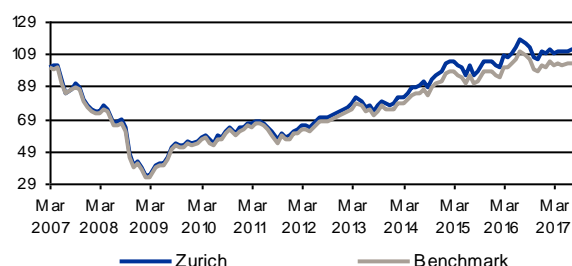
UBS Global Asset Management, a UBS division, is a world-leading asset manager offering investment solutions for private clients, financial intermediaries and institutional investors around the globe. With some 3,500 employees in 25 countries, UBS Global Asset Management is a global company that really deserves this epithet.

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As of 31.10.2017

Performance (indexed)



Key characteristics

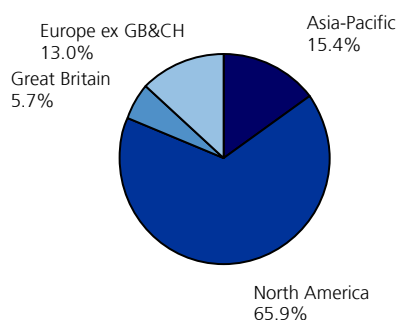
Manager	UBS AG
ISIN	CH0029744171
Bloomberg Ticker	VANIMGL SW
Benchmark	FTSE EPRA/NAREIT hdg CHF
First issue	03.2007
Financial year	1.1. - 31.12.
Currency	CHF
Risk currency	Hegded in CHF
AuM (in mio.)	90.71
Net asset value	1,031.42
Management Fee	0.35%
TER (KGAST)	0.73%
Spread	0.20%
Issue/Redemption	Daily
Number of issuers	298
Off-BM positions	0.00%

For further information please visit: www.zurichinvest.ch

Utilisation structure (in %)

	Zurich
Office	27.75
Retail	25.79
Apartments	13.11
Others	33.35

Locations (in %)



Performance (net of fees in %, in CHF)

	Zurich	Benchmark
1 month	-0.59	-0.81
3 month	-1.16	-1.47
Current year	0.38	-0.36
1 year p.a.	3.10	2.27
5 years p.a.	8.65	8.24
10 years p.a.	1.69	1.55
Since inception p.a.	0.41	0.17

Volatility (in %)

	Zurich	Benchmark
1 year p.a.	6.14	6.02
5 years p.a.	10.59	10.58
10 years p.a.	18.28	18.51
Since inception p.a.	18.28	18.40

Risk figures since inception

	Zurich	Benchmark
Sharpe Ratio	0.00	-0.01
Tracking Error p.a.	1.55	-
Information Ratio	0.15	-
Jensen's Alpha (in %)	0.23	-
Max. Drawdown (in %)	209.19	212.82
Recovery Period*	85	85

*) in months

Risk figures for other time periods

	1 year p.a.	5 years p.a.	10 years p.a.	Since inception p.a.
Sharpe Ratio	0.62	0.85	0.08	0.00
Tracking Error p.a.	0.39	0.35	0.60	1.55
Tracking Error Ex Ante	0.07	-	-	-
Information Ratio	2.15	1.18	0.23	0.15
Jensen's Alpha (in %)	0.77	0.41	0.16	0.23

Overview performance (net of fees in %)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	-1.16	3.21	-2.20	0.37	0.06	0.61	0.75	-0.30	-0.28	-0.59			0.38
2016	-2.38	-0.88	7.00	-1.26	2.46	3.36	4.25	-2.40	-2.15	-5.40	-1.24	3.99	4.73
2015	4.95	1.89	0.08	-3.44	-0.73	-4.67	5.60	-5.34	2.42	5.99	-0.03	0.01	6.10
2014	1.29	4.70	-0.92	3.38	4.09	1.00	0.60	2.45	-3.81	5.72	2.72	2.05	25.46
2013	2.07	1.94	1.86	5.43	-2.54	-4.73	1.62	-4.55	4.07	3.77	-2.30	-0.83	5.28
2012	5.17	0.84	3.59	0.70	-2.58	4.47	4.95	-0.51	0.11	2.89	1.07	1.69	24.47
2011	1.19	3.28	-0.70	2.73	0.47	-2.35	-3.81	-5.16	-8.05	7.80	-3.56	1.06	-7.82
2010	-3.19	2.08	5.67	1.92	-5.69	-3.66	8.08	-1.17	5.98	4.20	-4.92	4.71	13.56
2009	-8.54	-13.54	1.58	18.95	2.28	-0.70	9.32	14.09	4.99	-2.75	1.06	4.92	31.03
2008	-3.45	-1.33	-0.26	4.29	-2.35	-11.66	0.18	2.44	-7.25	-25.75	-13.89	3.46	-46.17
2007				1.38	0.10	-7.95	-10.02	3.76	2.94	-1.65	-9.41	-3.60	-22.89

¹ TER according to KGAST: The figure corresponds to the Total Expense Ratio (TER) from the last year and is no guarantee for a similar TER in the future.

² Spread: Settlement with an additional subscription or redemption charge (protection of the fund performance)

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