

UB Real REIT

UB Fund Management Company Ltd

STRATEGY DESCRIPTION

UB Real REIT is an alternative investment fund investing primarily in real estate, such as REITs and property development companies. The fund may also invest in other property-related equities, debt instruments and derivatives globally. UB Real REIT invests globally and investments are not restricted to a specific market area. The fund may use debt leverage, as well as leverage obtained through derivatives.

FUND INFORMATION

NHX Category	Diversified
NHX Country	Finland
Legal Structure	Open Ended Investment Fund
Fund Domicile	Finland
Minimum Investment	-
AUM	19M EUR
Inception Date	Jun 2012
Management Fee	1.45%
Performance Fee	20.00%

COMPANY INFORMATION

Company	UB Fund Management Company Ltd
Address	Aleksanterinkatu 21 A Helsinki, 00100
Phone	+358 9 2538 0300
E-mail	-
Website	http://www.ubrealassets.com/
Social Media	

MONTHLY PERFORMANCE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2020	-1.97	-2.54	-15.26	11.75	-3.43	3.20							-9.83
2019	12.42	-0.56	3.94	-1.26	-1.63	-3.07	0.62	0.19	6.85	0.34	-1.31	0.03	16.72
2018	-6.02	-3.88	3.07	4.40	1.26	-0.18	-0.13	0.26	-3.15	-0.45	-1.47	-7.33	-13.39
2017	-0.75	0.34	-0.22	1.59	-1.81	0.50	-0.95	-1.29	-0.72	-2.03	-0.61	1.10	-4.81
2016	-2.01	2.46	0.71	2.14	-0.17	1.94	4.09	1.37	-1.95	-3.45	-1.18	2.98	6.84
2015	11.56	-0.18	1.48	-2.99	-3.50	-6.10	2.36	-0.20	0.40	4.30	0.41	-2.36	4.18
2014	2.27	4.55	-1.60	3.14	4.54	0.27	4.62	0.64	-3.84	3.32	2.61	0.61	22.84
2013	2.41	3.15	2.37	1.16	0.74	-5.13	0.12	-3.10	2.71	0.52	-2.11	-1.34	1.14
2012						0.33	0.88	-0.20	1.15	1.06	-0.20	1.14	4.22

PORTFOLIO MANAGERS

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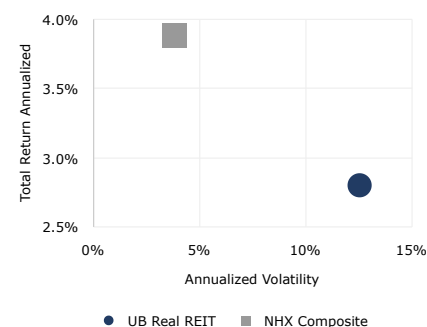
RETURN STATISTICS

Last Month Return	-
3 Month Return	11.37%
Year to Date Return	-9.83%
12 Month Return	-3.79%
36 Month Return	-12.90%
Total Return Annualized	2.80%
Winning Months (%)	54.64%
Average Winning Month	2.50%
Average Losing Month	-2.36%
Total Return Cumulative	25.05%

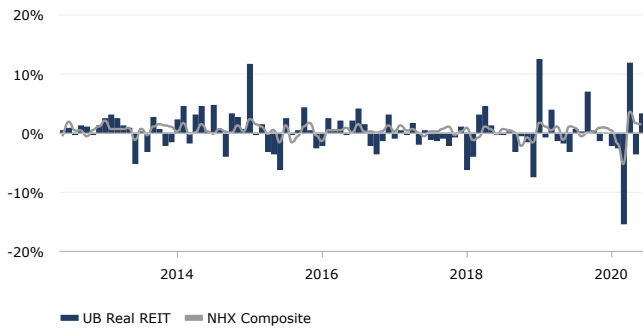
RISK STATISTICS (12M)

Sharpe Ratio	-0.07
Sortino Ratio	-0.24
Sterling	-0.13
Calmar	-0.19
Skewness	-0.69
Kurtosis	4.29
Maximum Drawdown	-20.08%
Correlation vs S&P 500	0.81
Annualized Volatility	21.27%
Annualized Down. Deviation	18.10%

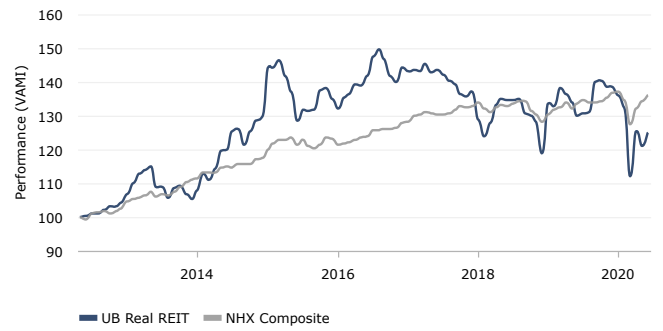
RISK/RETURN COMPARISON



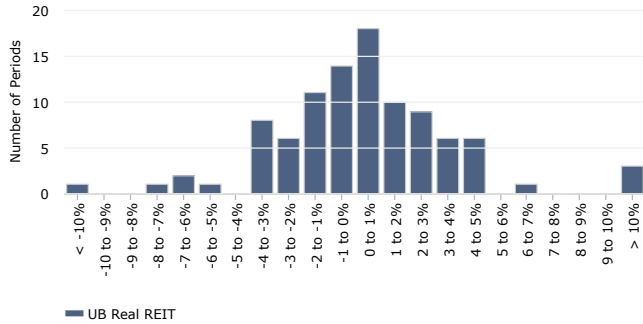
MONTHLY RETURNS



PERFORMANCE (VAMI)



DISTRIBUTION OF MONTHLY RETURNS



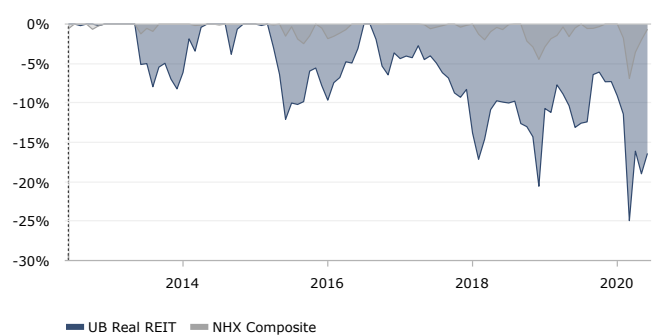
12 MONTH ROLLING ROR RETURN



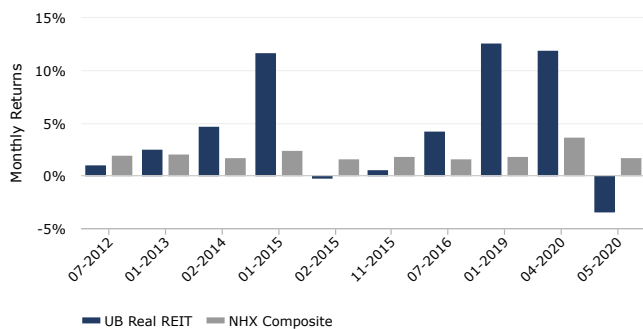
DRAWDOWN REPORT

No.	Depth (%)	Length (Months)	Recovery (Months)	Start date	End date
1	-24.95%	43	0	09/2016	-
2	-12.10%	3	13	04/2015	07/2016
3	-8.23%	7	5	06/2013	05/2014
4	-3.84%	1	2	09/2014	11/2014
5	-0.20%	1	1	08/2012	09/2012

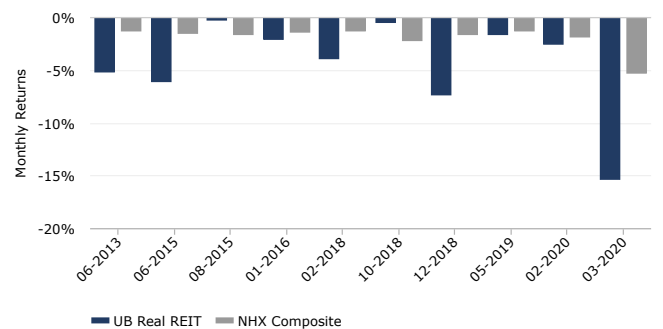
DRAWDOWN



UP CAPTURE VS. NHX COMPOSITE



DOWN CAPTURE VS. NHX COMPOSITE



TIME WINDOW ANALYSIS

	3 Months	6 Months	1 Year	2 Years	3 Years
Avg. Monthly Return	3.65%	-1.71%	-0.32%	-0.31%	-0.38%
% Positive	66.67%	33.33%	58.33%	41.67%	38.89%
Avg. Pos. Period	7.48%	7.48%	3.28%	3.96%	3.53%
Avg. Neg. Period	-3.43%	-5.80%	-4.90%	-3.11%	-2.69%
Sharpe Ratio	2.14	-0.59	-0.07	-0.11	-0.20
Sortino Ratio	6.39	-0.91	-0.24	-0.29	-0.40
Monthly Volatility	6.21%	8.08%	6.14%	5.41%	4.68%

VOLATILITY (12 MONTHS ROLLING)



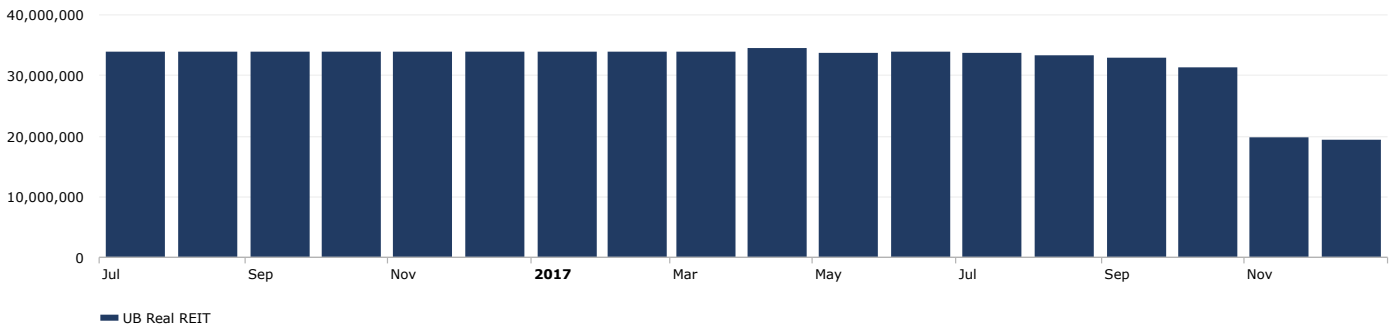
RETURN REPORT

Period	Best	Worst	Average	Median	Last	Winning %
1 Month	12.42%	-15.26%	0.30%	0.27%	3.20%	54.64%
3 Months	16.20%	-19.04%	0.84%	1.01%	11.37%	55.79%
6 Months	20.54%	-19.80%	1.65%	1.65%	-9.83%	58.70%
1 Year	34.00%	-18.67%	3.60%	3.26%	-3.79%	62.79%
2 Years	35.34%	-17.56%	7.68%	5.54%	-7.23%	60.81%
3 Years	41.52%	-21.60%	10.21%	5.70%	-12.90%	59.68%
5 Years	43.10%	-23.26%	16.29%	17.71%	-2.78%	84.21%

CORRELATION (12 MONTH ROLLING)



AUM (EUR)



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