



# PACE Global Real Estate Securities Investments

June 30, 2021

**A high-conviction real estate fund seeking to deliver total return through bottom-up stock selection.**

## Fundamental, value-based approach.

The Fund seeks to achieve total return by investing in real estate investment trusts ("REITs") and other related securities by focusing on fundamental, bottom-up stock selection taking into account stock price and asset values.

## Broad opportunity set.

The Fund seeks opportunities to invest in securities of issuers located in a number of countries throughout the world. In most instances, it will have exposure to real estate securities in the United States and in at least three other countries.

**Focus on best ideas.** The top 10 holdings will typically represent 40% to 60% of the total portfolio, focusing portfolio assets on the highest conviction ideas.

## Morningstar rankings (Global Real Estate Category)<sup>1</sup>

	1 year	3 years	5 years	10 years
Fund ranking (percentile)	4	72	77	56
No. of Funds in category	198	195	169	108

## Performance vs. key indices<sup>2</sup>

	Average annual total return as of June 30, 2021 (%)						Since inception
	2Q21	YTD	1 yr.	3 yrs.	5 yrs.	10 yrs.	
PACE Global Real Estate Securities Class P	9.44	20.28	38.46	5.82	5.32	6.46	2.15
PACE Global Real Estate Securities Class A	9.46	20.18	38.09	5.56	5.08	6.19	2.20
after maximum sales charge of 5.50%	3.45	13.60	30.49	3.61	3.90	5.59	1.81
FTSE EPRA Nareit Developed Index	9.42	16.11	34.83	7.39	5.97	7.29	3.56

The Trust, with respect to the Fund, and UBS Asset Management (Americas) Inc., the Fund's investment advisor ("UBS AM (Americas)" or the "Advisor"), have entered into a written agreement pursuant to which the Advisor has agreed to waive a portion of its management fees and/or to reimburse certain expenses through the period ending November 30, 2021. For detailed information, please refer to the Fund's prospectus.

## Investment Advisor: UBS Asset Management's Multi-Manager Solutions Team<sup>6</sup>

Subadvisor	Allocation (%) <sup>7</sup>
Brookfield Public Securities Group LLC	50
MFS	50

Performance quoted is past performance and no guarantee of future results. Results assume the reinvestment of all dividends and capital gains. Due to market volatility, current returns may be significantly higher or lower than those shown. See [www.ubs.com/us-mutualfundperformance](http://www.ubs.com/us-mutualfundperformance) for current month-end performance. Investment return and principal value will fluctuate, so that an investor's shares, when redeemed, may be worth more or less than their original cost. You can lose money investing in the Fund. Class P share performance does not reflect the deduction of any program fees. If it had, performance would be lower.

## Morningstar rating<sup>1</sup>

As of June 30, 2021

Overall Rating (Class P) ★★★★★

Rated against 195 funds for the overall period. Morningstar ratings are based on historical risk-adjusted returns. The Overall Morningstar Rating™ for a fund is derived from a weighted average of the performance figures associated with its 3-, 5- and 10-year (if applicable) Morningstar Rating™ metrics.

## Morningstar category<sup>1</sup>

Global Real Estate

## Expense ratio<sup>3</sup>

	Gross (%)	Net (%)	Inception date
P shares	1.57	1.20	1/22/07
A shares	1.56	1.45	12/18/06

## Share class: Ticker symbol

P: PREQX A: PREAX

## Fund characteristics

As of June 30, 2021

Net assets	\$111.6 mil.
3-yr Sharpe ratio <sup>4</sup>	0.33
3-yr Standard deviation <sup>5</sup>	19.88
Redemptions:	Daily
1099 Tax Reporting	Yes

**Top 10 holdings<sup>8</sup>**

	Portfolio weight (%)
Prologis, Inc.	6.21
Welltower Inc.	3.73
Simon Property Group, Inc.	2.75
Mid-America Apartment Communities, Inc.	2.39
American Homes 4 Rent	2.00
Sun Communities, Inc.	1.94
Extra Space Storage, Inc.	1.94
VICI Properties, Inc.	1.77
Swire Properties Ltd.	1.66
Shaftesbury plc	1.60

**Country Breakdown<sup>8</sup>**

	Portfolio weight (%)
United States	56.63
Japan	6.85
Hong Kong	6.62
Germany	2.59
United Kingdom	6.45
Australia	3.81
Singapore	2.78
Canada	2.94
Sweden	0.94
France	3.76

**For more information:**

Contact your financial advisor or UBS Asset Management at 888-793 8637 for a current prospectus. Consider carefully the Fund's investment objectives, risks, charges, expenses and other matters of interest set forth in the prospectus. The prospectus contains this and other information about the Fund. Please read it carefully and consider them before investing. It is important you have all the information you need to make a sound investment decision. An investment in a fund is only one component of a balanced investment plan.

**Special considerations:**

Investors in the Fund should be able to withstand short-term fluctuations in the equity markets in return for potentially higher returns over the long term. The value of the Fund changes every day and may be affected by changes in interest rates, general market conditions, and other political, social and economic developments, as well as specific matters relating to the companies in whose securities the Fund invests. The value of the Fund's investments in foreign securities may fall due to adverse political, social and economic developments abroad, and due to decreases in foreign currency values relative to the US dollar. These risks are greater for investments in emerging market issuers than for issuers in more developed countries. Shares of Funds are not deposits or obligations of any bank or government agency and are not guaranteed by the FDIC or any other agency. Additional risks and considerations are noted in the Fund's prospectus.

**Risk information:**

- **Real estate industry risk:** An investment in the fund is subject to certain risks associated with the direct ownership of real estate and with the real estate industry in general, including possible declines in the value of real estate; risks related to general and local economic conditions; possible lack of availability of mortgage financing; variations in rental income, neighborhood values or the appeal of property to tenants; interest rates; overbuilding; extended vacancies of properties; increases in competition, property taxes and operating expenses; and changes in zoning laws. The values of securities of companies in the real estate industry, which is sensitive to economic downturns, may go through cycles of relative underperformance and outperformance in comparison to equity securities markets in general.
- **Real estate investment trust risk:** The performance of equity and mortgage REITs depends on how well each REIT manages its properties. Equity REITs, which invest directly in real estate properties and property developers, may be affected by any changes in the value of the underlying property owned by the trusts. Mortgage REITs, which specialize in lending money to developers of properties, may be affected by the quality of any credit extended.

<sup>1</sup> As of June 30, 2021, the Fund was rated 2 stars, out of 195 funds, for the 3-year period; 2 stars, out of 169 funds, for the 5-year period; and 3 stars, out of 108 funds, for the 10-year period. The Fund load-waived was rated 2 stars for the 3-year period, 2 stars for the 5-year period and 3 stars for the 10-year period out of 195, 169 and 108 funds, respectively. Please refer to Morningstar's Web site for the most recent rankings and ratings information. Morningstar percentile rankings and star ratings shown are for Class P shares only. Percentile rankings and star ratings for other share classes may vary. Morningstar percentile rankings do not account for a fund's sales charge. Morningstar star ratings do include the effects of sales charges and loads, while the load-waived ratings do not. Ten percent of funds in an investment category receive a five-star rating, 22.5% receive a four-star rating, 35% receive a three-star rating, 22.5% receive a two-star rating, and 10% receive a one-star rating. Ratings are available only for classes with at least three years of performance history. Ratings are updated monthly. Rankings and ratings are historical and do not represent future performance.

<sup>2</sup> As of June 30, 2021. Except where noted, comparative fund performance does not account for the deduction of sales charges and would be different if sales charges were included. Returns would be lower if certain expense waivers had not been in effect. Class A shares are subject to a maximum 5.50% front-end sales charge. They are subject to an ongoing 12b-1 service fee of 0.25%. Purchases of \$1 million or more are not subject to a front-end sales charge; however, there is a 1.00% contingent deferred sales charge if redeemed within one year of the purchase date. Other share classes are offered and their returns will vary depending on expenses and sales charges. Life returns for an index are as of the nearest month-end of the inception date of the Fund. The FTSE EPRA/NAREIT Developed Index is designed to represent general trends in eligible real estate equities worldwide. Index performance does not reflect deduction of fees and expenses.

<sup>3</sup> Expense ratios are as of the Fund's most recent prospectus dated November 27, 2020. The Fund and UBS Asset Management have entered into a written fee waiver/expense reimbursement agreement pursuant to which UBS Asset Management is contractually obligated to: 1) waive its management fees through November 30, 2021 to the extent necessary to offset the cost savings to UBS AM for allocating a portion of the Fund's assets to other unaffiliated pooled investment vehicles and index futures; and (2) waive a portion of its management fees and/or reimburse expenses through November 30, 2021 so that the Fund's ordinary total operating expenses (excluding dividend expense, borrowing costs and interest expense relating to short sales, and expenses attributable to investment in other investment companies, interest, taxes, brokerage commissions and extraordinary expenses) would not exceed 1.45% for Class A and 1.20% for Class P. For more information, please refer to the Fund's prospectus.

<sup>4</sup> Sharpe ratio measures a fund's return per unit of risk.

<sup>5</sup> Standard deviation is a measure of the range of a portfolio's performance—that is, the degree to which it rises above and falls below its average return.

<sup>6</sup> UBS Asset Management's Multi-Manager Solutions (MMS) team consists of 10 dedicated investment professionals with over 130 years of cumulative experience and an average of 14 years of industry experience.

<sup>7</sup> Represents the target allocation for the investment manager as of June 30, 2021. Investment managers and their allocations are subject to change.

<sup>8</sup> The Fund's portfolio is actively managed, and its composition will differ over time. Holdings and Country Breakdown are subject to change and as of June 30, 2021. Percentage totals may not equal 100% due to rounding.