



Investment objective

The NXG Swiss Immo+ Strategy aims to indirectly build exposure to quality residential, commercial, and logistics real estate located in several geographical regions in Switzerland by selecting Swiss real estate stocks and listed funds. The process is based on a top down approach for the consideration of the underlying real estate categories and a bottom up approach for the selection of the constituents.

Key features

- Concentrated portfolio composed of 20-30 components
- Real estate expertise from MV Invest AG
- Fiscally attractive condition of Swiss real estate funds

AMC data

Quote	118.7
Share class currency	CHF
AUM (CHF Mn)	22.0
Sponsor	NextGen Wealth Managers SA
Advisor	MV Invest AG
Calculation Agent	Bank Vontobel AG, Zurich
ISIN	CH1124709184
Valor	112470918
Benchmark	SXI Real Estate Index (SREAL)
Issue date	26.08.2021
Management fees	0.70%
Administration fees	0.45%
Quotation	Daily
Subscription/redemption	Daily/daily
Minimum investment	1 Certificate
Domicile	Switzerland
Dividend distribution	Capitalized
Fiscal Value (AFC 2025)	34.0%

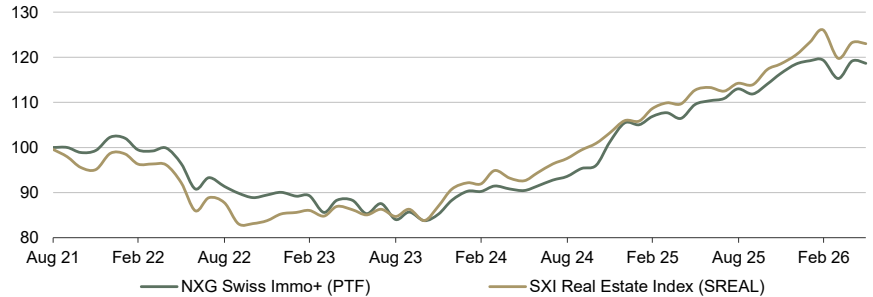
Monthly comment

Over the past month, the Swiss listed real estate funds and equities market has shown a mixed performance, marked by alternating periods of heightened volatility and temporary recoveries. The evolution of key indices has been driven by both technical factors and capital flows from institutional investors. At the same time, robust trading volumes highlight ongoing portfolio reallocations, particularly in response to numerous capital increases by real estate funds, as well as the initial public offering of the Pretium Real Estate Fund.

Despite these active market dynamics, investor sentiment has remained constrained by uncertainties surrounding the broader economic outlook and various external factors. These concerns have contributed to profit-taking across several real estate securities, limiting upward momentum. As a result, the sector has not followed a clear directional trend but rather fluctuated in response to shifting expectations and market developments.

Overall, the current environment reflects a delicate balance between strong underlying fundamentals, such as stable property values and income streams, and short-term market volatility driven by external pressures and tactical investment decisions.

Performance graph



Performance table (%)

		Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2026	PTF	0.1	0.6	0.1	-3.4	3.4	-0.4							
	SREAL	2.1	2.4	2.2	-5.0	2.9	-0.2							
2025	PTF	12.4	-0.4	1.7	0.8	-1.2	2.9	0.8	0.5	1.9	-1.0	2.0	2.0	1.8
	SREAL	13.7	-0.1	2.6	1.2	-0.2	2.8	0.5	-0.7	1.5	-0.3	3.0	1.0	1.7
2024	PTF	19.4	2.2	0.0	1.3	-0.7	-0.4	1.1	1.5	0.9	1.9	0.7	5.3	4.2
	SREAL	16.7	1.5	-0.2	3.2	-1.8	-0.6	1.9	2.1	1.2	1.9	1.5	2.3	2.7
2023	PTF	-1.9	-1.0	0.1	-4.2	3.2	0.0	-3.4	2.6	-4.0	2.0	-2.2	1.7	3.6
	SREAL	6.5	0.4	0.5	-1.5	2.5	-0.9	-1.3	1.5	-1.8	1.9	-2.9	3.8	4.4
2022	PTF	-12.0	-0.2	-2.5	-0.2	0.7	-3.5	-5.8	2.8	-2.1	-1.6	-1.1	0.7	0.7
	SREAL	-13.6	-0.1	-2.3	0.0	-0.2	-4.1	-6.7	3.4	-1.3	-5.3	0.1	0.8	1.8
2021	PTF	2.3									0.0	-1.1	0.5	3.0
	SREAL	-0.9									-1.6	-2.4	-0.5	3.8

Statistics

	PTF	SREAL		PTF
Perf. since inception (%)	18.7	23.0	Correlation	0.86
Standard deviation p.a. (%)	6.2	7.7	Beta	0.69
Sharpe ratio	1.3	1.1	Tracking Error	3.91
Max drawdown 1-year (%)	-3.4	-5.0	Jensen Alpha	1.88
Agio/Disagio	19.6	38.1	Information ratio	-0.21

Top positions

Name	Category	Weight
1 UBS Logistics Plus	Fund	9.3%
2 Sustainable Real Estate Switze	Fund	7.9%
3 Swisscanto CH Real Estate Fund	Fund	7.4%
4 SF Sustainable Property Fund	Fund	6.9%
5 Procimmo Real Estate SICAV - I	Fund	6.6%
6 Realstone	Fund	6.5%
7 Investis Holding SA	Equity	6.3%
8 Piazza AG	Equity	6.1%
9 Rothschild Real Estate SICAV	Fund	5.9%
10 UBS Green Property	Fund	5.5%

Contributors

Top contributors	Rel. contribution	Worst contributors	Rel. contribution
Sustainable Real Estate Switze	0.4%	Good Buildings Swiss Real Esta	-0.3%
UBS Green Property	0.2%	Cham Swiss Properties AG	-0.2%
UBS Logistics Plus	0.1%	Procimmo Real Estate SICAV - I	-0.2%
SF Sustainable Property Fund	0.1%	Investis Holding SA	-0.1%
Swisscanto CH Real Estate Fund	0.1%	Realstone	-0.1%

Sectors

