



NAV: CHF 116.35

ISIN: CH1124709184

November 2025

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

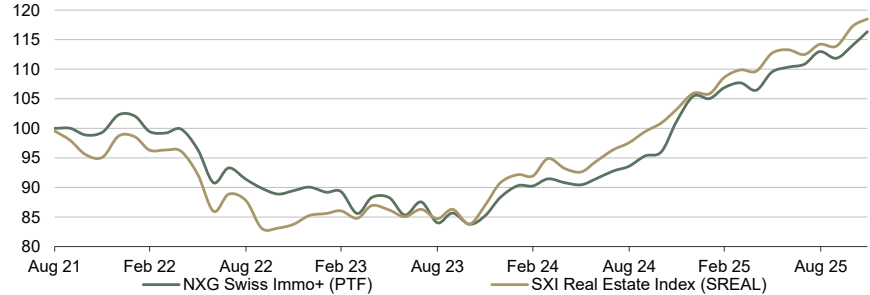
Quote	116.4
Share class currency	CHF
AUM (CHF Mn)	20.5
Sponsor	NextGen Wealth Managers SA
Advisor	MV Invest AG
Calculation Agent	Bank Vontobel AG, Zurich
ISIN	CH1124709184
Valor	112470918
Benchmark	SXI Real Estate Index (SREAL)
Issue date	26.08.2021
Management fees	0.70%
Administration fees	0.45%
Quotation	Daily
Subscription/redemption	Daily/daily
Minimum investment	1 Certificate
Domicile	Switzerland
Dividend distribution	Capitalized
Fiscal Value (AFC 2024)	28.51%

Monthly comment

As the year ends, the real estate market remains highly active, driven by new capital inflows and strong demand. Key factors include limited investment alternatives and the continued strength of the Swiss franc. National vacancy rates stand at 1%, and asking rents have risen sharply. Despite these trends, Zurich voters rejected a pre-emption rights initiative with 59.3% of votes last weekend. This was the first of at least five upcoming housing policy decisions in the canton and is expected to influence future debates on residential market tensions. The Zurich Chamber of Commerce and several real estate firms launched fuerschizuerei.ch to argue that state interventions are not an effective solution for creating more housing. The sector promotes affordable housing through new construction, streamlined approval processes, and development of new districts. A current example is the rezoning of the former gas plant site in Bern, enabling 500 new apartments.

The listed market is dynamic: a new IPO (SPSS) is expected before year-end, and La Mobilière plans to list its fund in Q1. All capital increases were successfully placed, confirming strong demand. Liquidity flows to major cities, pushing prices higher. Residential transactions occur below a 3% gross yield. UBS will finalize the Green-Urban Property merger on March 31, 2026, creating UBS (CH) Property Fund – Direct Mixed Urban.

Performance graph



Performance table (%)

		Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2025	PTF	10.3	-0.4	1.7	0.8	-1.2	2.9	0.8	0.5	1.9	-1.0	2.0	2.0	
	SREAL	11.9	-0.1	2.6	1.2	-0.2	2.8	0.5	-0.7	1.5	-0.3	3.0	1.0	
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 (%)	16.4	18.5	0.84
Standard deviation p.a. (%)	5.5	4.6	1.00
Sharpe ratio	2.7	3.1	3.04
Max drawdown 1-year (%)	-1.2	-0.7	0.26
Agio/Disagio	23.7	36.8	0.07
Correlation			
Beta			
Tracking Error			
Jensen Alpha			
Information ratio			

Top positions

Name	Category	Weight
1 UBS (CH) Property Fund - Direc	Fund	9.1%
2 Baloise Swiss Property Fund	Fund	8.8%
3 SF Sustainable Property Fund	Fund	8.6%
4 Procimmo Real Estate SICAV - I	Fund	8.2%
5 Realstone	Fund	7.7%
6 Swisscanto CH Real Estate Fund	Fund	7.2%
7 Rothschild Real Estate SICAV	Fund	6.3%
8 Good Buildings Swiss Real Esta	Fund	6.2%
9 UBS (CH) Property Fund - Direc	Fund	6.0%
10 UBS CH Property Fund - Residen	Fund	5.8%

Contributors

Top contributors	Rel. contribution	Worst contributors	Rel. contribution
SF Sustainable Property Fund	0.4%	UBS CH Property Fund - Residen	-0.1%
UBS (CH) Property Fund - Direc	0.3%	Cham Swiss Properties AG	0.0%
Realstone	0.2%	Novavest Real Estate AG	0.0%
Baloise Swiss Property Fund	0.2%	Swisscanto CH Real Estate Fund	0.0%
Procimmo Real Estate SICAV - I	0.2%	Good Buildings Swiss Real Esta	0.0%

Sectors

