

NXG Swiss Immo+

NAV: CHF 118.48

ISIN: CH1124709184

December 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	118.5
Share class currency	CHF
AUM (CHF Mn)	26.0
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 2024)	28.51%

Monthly comment

An exceptional year for the Swiss real estate market is drawing to a close, marked by strong double-digit returns in 2025 that have delighted investors. The SWIIT real estate fund index ended the year up 10.62%, while the REAL real estate equities index delivered an impressive 23.31%. By comparison, the EPRA Europe index advanced only 2.45% over the same period.

This sharp rise in listed prices has, however, led to a rapid increase in premiums—the spread between the market price and the redemption value, including accrued interest. In 2025, the SWIIT premium expanded from 37% to 42%, and the REAL premium climbed from 11% to 28%. As a result, volatility in the combined SREAL index (SWIIT + REAL) increased from 6.5% to 8.5% during the year.

Performance graph



Performance table (%)

	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2025	PTF	12.4	-0.4	1.7	0.8	-1.2	2.9	0.8	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
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
	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
2023	PTF	-1.9	-1.0	0.1	-4.2	3.2	0.0	-3.4	2.6	-4.0	2.0	-2.2	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
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
	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
2021	PTF	2.3									0.0	-1.1	0.5
	SREAL	-0.9									-1.6	-2.4	-0.5

Statistics

	PTF	SREAL	PTF	
Perf. since inception (%)	18.5	20.5	Correlation	0.84
Standard deviation p.a. (%)	4.5	4.3	Beta	0.86
Sharpe ratio	0.7	3.1	Tracking Error	2.52
Max drawdown 1-year (%)	-1.2	-0.7	Jensen Alpha	0.41
Agio/Disagio	24.6	38.3	Information ratio	-0.55

Top positions

Name	Category	Weight
1 UBS Logistics Plus	Fund	8.1%
2 Sustainable Real Estate Switze	Fund	8.0%
3 Swisscanto CH Real Estate Fund	Fund	7.9%
4 SF Sustainable Property Fund	Fund	7.2%
5 Baloise Swiss Property Fund	Fund	7.1%
6 Procimmo Real Estate SICAV - I	Fund	7.1%
7 Realstone	Fund	6.4%
8 UBS Green Property	Fund	5.8%
9 Rothschild Real Estate SICAV	Fund	5.1%
10 Investis Holding SA	Equity	5.0%

Contributors

Top contributors	Rel. contribution	Worst contributors	Rel. contribution
SF Sustainable Property Fund	0.5%	Swisscanto CH Real Estate Fund	-0.1%
Realstone	0.4%	UBS Green Property	0.0%
Baloise Swiss Property Fund	0.4%	Good Buildings Swiss Real Esta	0.0%
Investis Holding SA	0.3%	Sustainable Real Estate Switze	0.0%
UBS Logistics Plus	0.2%	Cham Swiss Properties AG	0.0%

Sectors

