

# NXG Swiss Immo+

NAV: CHF 119.23

ISIN: CH1124709184

January 2026

## 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

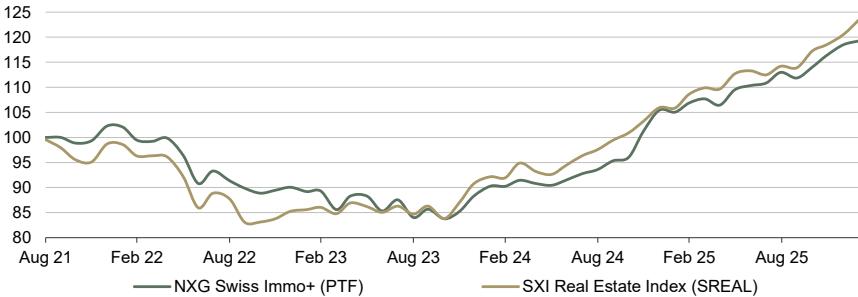
Quote	119.2
Share class currency	CHF
AUM (CHF Mn)	26.1
Sponsor	NextGen Wealth Managers SA
Advisor	MV Invest AG
Calculation Agent	Bank Vontobel AG, Zurich
ISIN	CH1124709184
Valor	112470918
Benchmark	SXI Real Estate Index (SREAL)
Issue date	26.08.2021
Management fees	0.70%
Administration fees	0.45%
Quotation	Daily
Subscription/redemption	Daily/daily
Minimum investment	1 Certificate
Domicile	Switzerland
Dividend distribution	Capitalized
Fiscal Value (AFC 2024)	28.51%

## Monthly comment

As every year, January is a particularly active period for real estate investments. The IMMO26 fair, held in mid-January, once again provided key guidance for the months ahead. In this context, political decisions remain central, often marked by contradictions. More than 60% of urban residents complain about a housing shortage, while at the same time 50% to 70% oppose increased densification or the construction of high-rise buildings. Meanwhile, authorities call for stronger tenant protection, even though tenants already have the right to request a rent reduction following the decrease in the reference mortgage rate — a right that more than half do not exercise.

Demographic differences between cantons are becoming more apparent. According to MoneyPark, regions such as Ticino, Bern, Jura and Grisons could face medium-term challenges due to an ageing population and slowing demand. At the macroeconomic level, geopolitical tensions are supporting the Swiss franc and sustaining strong demand from foreign real estate investors. Opinions differ, however, on the market's remaining potential: Morgan Stanley considers Swiss Prime Site overvalued, while UBS takes the opposite view. Finally, the arrival of new investment vehicles, such as the Mofibonds and Swiss Life's upcoming real estate fund scheduled to list on SIX this spring, is expected to influence the market's trajectory.

## Performance graph



## Performance table (%)

	Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2026	PTF	0.6	0.6										
	SREAL	2.4	2.4										
2025	PTF	12.4	-0.4	1.7	0.8	-1.2	2.9	0.8	0.5	1.9	-1.0	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	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	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
	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	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 (%)	19.2	23.4	Correlation
Standard deviation p.a. (%)	4.2	4.3	Beta
Sharpe ratio	3.1	3.7	Tracking Error
Max drawdown 1-year (%)	-1.2	-0.7	Jensen Alpha
Agio/Disagio	23.8	41.2	Information ratio

## Top positions

Name	Category	Weight
1 Sustainable Real Estate Switze	Fund	8.1%
2 UBS Logistics Plus	Fund	7.8%
3 Swisscanto CH Real Estate Fund	Fund	7.8%
4 SF Sustainable Property Fund	Fund	7.0%
5 Procimmo Real Estate SICAV - I	Fund	5.7%
6 Investis Holding SA	Equity	5.3%
7 Rothschild Real Estate SICAV	Fund	5.1%
8 Plaza AG	Equity	5.0%
9 Good Buildings Swiss Real Esta	Fund	4.8%
10 Realstone	Fund	4.8%

## Contributors

Top contributors	Rel. contribution	Worst contributors	Rel. contribution
Investis Holding SA	0.4%	SF Sustainable Property Fund	-0.2%
Plaza AG	0.3%	UBS Logistics Plus	-0.2%
Cham Swiss Properties AG	0.3%	Procimmo Real Estate SICAV - I	-0.1%
UBS Green Property	0.1%	Realstone	-0.1%
Sustainable Real Estate Switze	0.1%	Baloise Swiss Property Fund	0.0%

## Sectors

