

MV Immoterra - Real Estate Switzerland Selection



Data as of 31st August 2026

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KEY DATA

Currency	CHF
Category	L-QIF (Limited Qualified Investor Fund)
Domicile	Switzerland
Benchmark	SREAL
Launch Date	01.10.26
Assets	Listed and non-listed real estate stocks and real estate funds
Liquidity	Daily (forward pricing)
Fund Management Company	CACEIS (Switzerland) SA
Custodian	CACEIS Bank Switzerland Branch
Fund Manager	MV Invest AG
Fund Size	

	Class (P)	Class (M) ¹
NAV	100.00	100.00
Distribution	Accumulating	Accumulating
Taxable NAV (est.) *	25.00	25.00
Security number	160053433	160053434
ISIN	CH1600534338	CH1600534346
Bloomberg		
Management Fee (est.)	0.55% p.a.	0.35% p.a.
Management Company Fee (e		0.065% p.a.
Custodian Bank Fee (est.)		0.035% p.a.
TER (est.)	0.65% p.a.	0.45% p.a.
Synthetic TER (est.)	1.04% p.a.	0.84% p.a.

¹Minimum investment Class M: CHF 1 million

KEY PRODUCT CHARACTERISTICS

Active Management

Active selection of listed and non-listed Swiss real estate funds and stocks to identify the most attractive market opportunities.

Risk Management

Sustainability is integrated into the investment process as a tool for risk management and long-term value creation.

Transparency

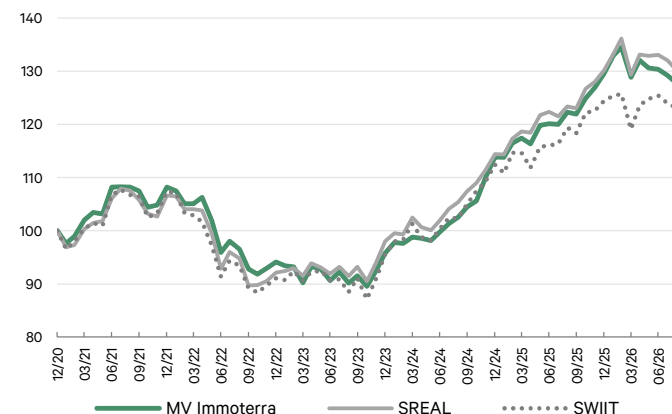
Sustainability monitoring based on the proprietary Terra Model, with the publication of a detailed sustainability report every six months.

Tax Optimization

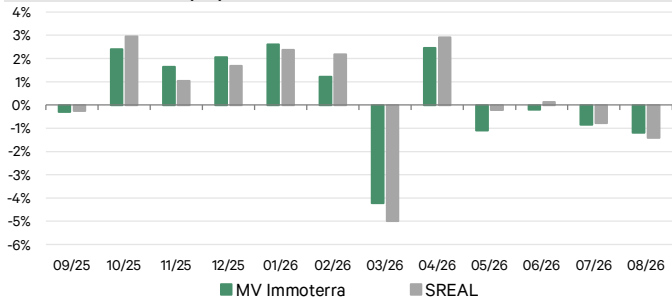
Focus on investments offering optimal tax characteristics to enhance investors' net returns.

PERFORMANCE (Backtesting has been conducted since 08/2021 based on the current portfolio)

Since inception



Performance monthly 1 year



Historical performance TR (%)

	MV Immoterra	SREAL	SWIIT
Month to Date	-1.19	-1.41	-0.71
Year to Date	-1.43	-0.00	-1.06
3 months	-2.22	-2.04	-1.37
6 months	-5.08	-4.40	-2.10
1 year	+4.40	+5.51	+3.11
2 years	+24.52	+23.53	+20.25
3 years	+41.63	+42.27	+39.07

Monthly performance TR (%)

	01	02	03	04	05	06	07	08	09	10	11	12	Year
2022	-0.6	-2.2	+0.0	+1.1	-4.1	-5.9	+2.2	-1.5	-3.9	-1.0	+1.2	+1.3	-13.0
2023	-0.8	-0.1	-3.3	+3.5	-0.6	-2.4	+1.8	-2.3	+1.6	-2.2	+3.3	+3.7	+1.8
2024	+2.0	-0.2	+1.3	-0.3	-0.4	+1.6	+1.6	+1.2	+1.9	+1.0	+4.2	+3.5	+18.8
2025	-0.1	+2.4	+0.8	-0.9	+3.0	+0.3	-0.1	+1.9	-0.3	+2.4	+1.6	+2.1	+13.8
2026	+2.6	+1.2	-4.2	+2.5	-1.1	-0.2	-0.8	-1.2					-1.4

Risk statistics (12 months / monthly / annualized) (%)

	MV Immoterra	SREAL	SWIIT
Volatility	7.16	7.91	8.04
Sharpe Ratio (0.5%)	0.54	0.63	0.32
Maximum Drawdown	-5.08	-4.99	-5.26
Agio/Disagio	22.41	32.93	35.83
Correlation	0.97		
Beta	0.88		
Tracking Error	1.94		
Jensen Alpha	-0.50		
Information Ratio	-0.57		
Sustainability rating	80.71	79.29	67.68

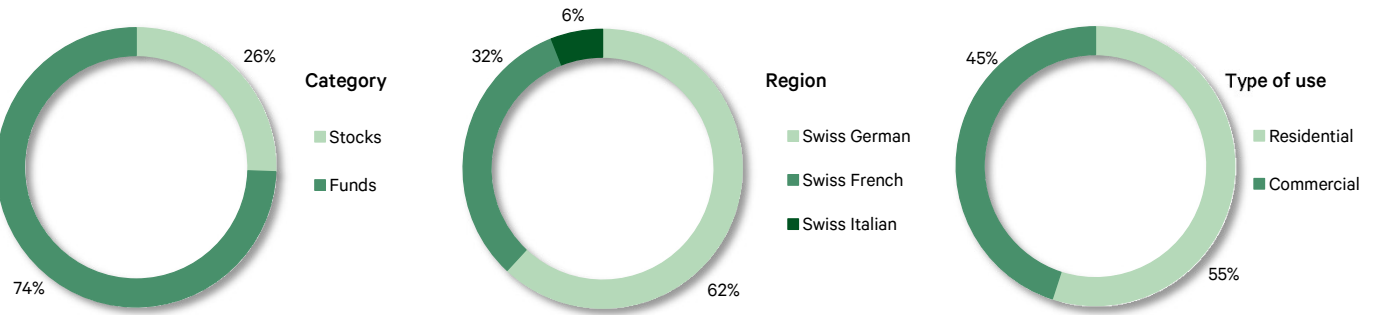
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POSITION OVERVIEW

Edmond de Rothschild RE SICAV	9.00%	Number of positions	25
UBS Green Property	8.50%	Largest position (%)	9.00%
Patrimonium Swiss REF	7.50%	Top 5 positions (%)	35.50%
SF Sustainable PF	5.50%		
UBS LivingPlus	5.00%	Cash	0.00%

DETAILED ALLOCATION



SUSTAINABILITY AND THE TERRA MODEL

- Active management with a focus on the risk-return profile
- Diversification at multiple levels
- The TERRA model at the heart of risk control
- Enhanced transparency through detailed sustainability reporting
- Over 30 years of experience in investment and risk management
- A strategy backed by a 5-year track record
- Integrated tax optimisation
- High investment flexibility
- A long-term investment perspective

The official documents will be available on the websites mvinvest.ch and swissfunddata.ch.

* The taxable value depends on the weighting of the underlying assets holding real estate in direct ownership, for which the share of assets invested in real estate is not subject to wealth tax for the unitholder.