MV Immoterra - Real Estate Switzerland Selection

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Data as of 31st August 2026

KEY DATA

Currency	CHF
Category	L-QIF (Limited Qualified Investor Fund)
Domicile	Switzerland
Benchmark	SREAL
Launch Date	01.09.2026
Assets	Listed and non-listed real estate stocks and real estate funds
Liquidity	Daily (forward pricing)
Fund Management Company	CACEIS (Switzerland) SA
Fund Manager	MV Invest AG
Custodian	CACEIS Bank Switzerland Branch
Fund Size	xxx millions

	Class (N)¹	Class (R)¹
NAV	132.00	132.00
Distribution *	-	-
Taxable NAV (est.) **	39.60	39.60
Security number	123456	123457
ISIN	CH01234567	CH012345678
Bloomberg	xxxx	xxxx
Management Fee (est.)	0.35% p.a.	0.55% p.a.
Management Company Fee (e	0.065% p.a.	
Custodian Bank Fee (est.)	0.035% p.a.	
TER (est.)	0.45% p.a.	0.65% p.a.
Synthetic TER (est.)	0.84% p.a.	1.04% p.a.

¹Minimum investment: 1 unit (both classes)

KEY PRODUCT CHARACTERISTICS

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

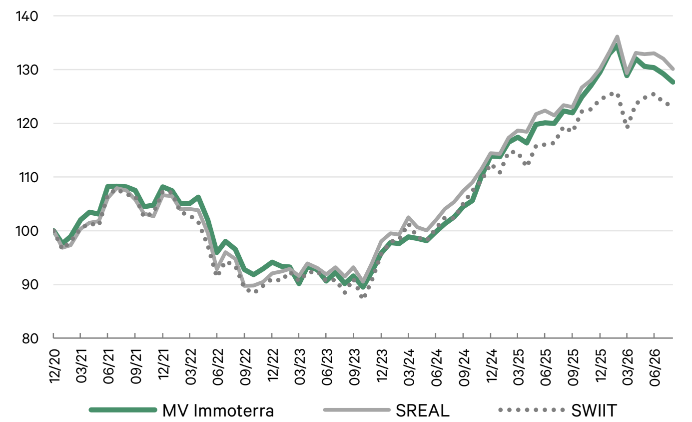
<u>Risk Management</u>
Sustainability is integrated into the investment process as a tool for risk management and long-term value creation.

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

<u>Tax Optimization</u>
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



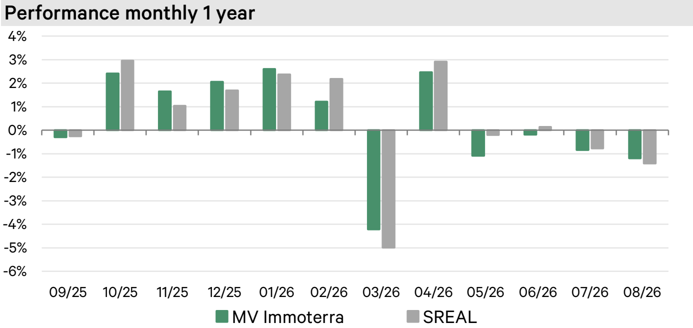
Historical performance TR (%)

	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

Performance monthly 1 year



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**	**66.02**

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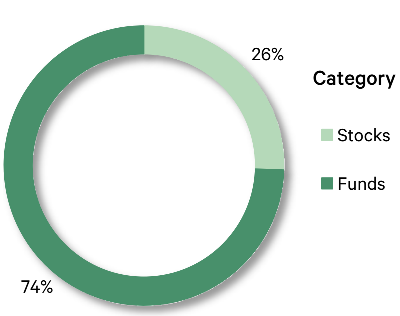
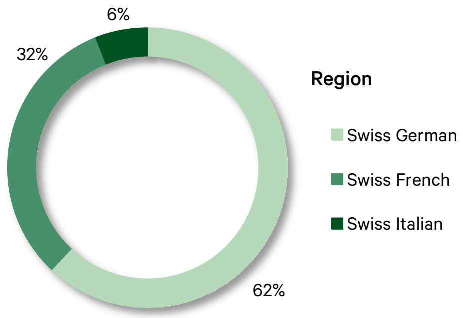
POSITION OVERVIEW

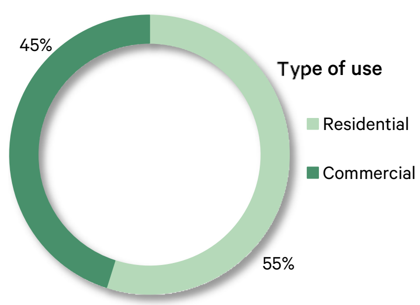
Edmond de Rothschild RE SICAV	9.00%
UBS Green Property	8.50%
Patrimonium Swiss REF	7.50%
SF Sustainable PF	5.50%
UBS LivingPlus	5.00%

Number of positions	25
Largest position (%)	9.00%
Top 5 positions (%)	35.50%
Cash	0.00%

DETAILED ALLOCATION







SUSTAINABILITY AND THE TERRA MODEL

<u>The Terra Model at the Core of Risk Management</u>

- Proprietary methodology based exclusively on publicly available and verifiable data
- Dynamic model which allows to integrate new developments in the real estate market
- Systematic sustainability assessment of the entire indirect real estate portfolio
- Identification of risks and opportunities that may have a lasting impact on asset values
- Decision-support for investment selection and risk management
- Semi-annual publication of a detailed sustainability report

<u>Key Strengths of the Fund</u>

- The MV Invest team has over 30 years of experience in investment and risk management.
- Active Asset Management
- Terra model: transparency and risk management
- Long-term investment strategy
- Possibility to contribute cash or existing positions
- Integrated tax optimization to maximize performance

ISSUANCE DETAILS

* Distribution: Dividends received from underlying assets holding real estate in direct ownership are not subject to income tax at the level of the unitholder.

** 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.