

## COMPANY INFORMATION

Q·Capital AG ([www.qcapital.ch](http://www.qcapital.ch)) is a listed Swiss holding company aiming to generate a sustainable long-term capital appreciation with a target return of 7-12 % p.a. It invests in private and public equity, bonds, loans, real estate, currencies and in other managers. It is not restricted by a defined investment strategy. Base currency is EUR. The shares are quoted on the Bern Stock Exchange ([www.berne-x.com](http://www.berne-x.com)) under the ticker QCAP SW. Q·Capital is part of the Q·ADVISERS network ([www.q-advisers.com](http://www.q-advisers.com)).

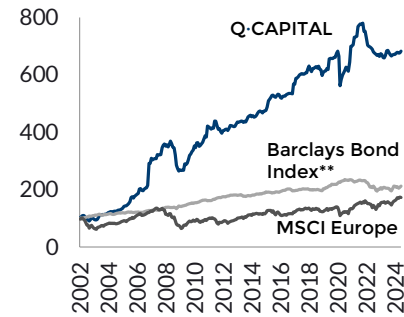
## PRODUCT DETAILS

Domicile	Switzerland
External expenses	1.68% net
Success-based expenses (up to): 20% (HWM)	
Hurdle rate	3% Net-Min. Return
Investment Advisor	QINO Group Services
Website	<a href="http://www.qcapital.ch">www.qcapital.ch</a>
ISIN	CH0017855088
WKN	1785508
SE Ticker	QCAP SW
NAV (30.06.24)	EUR 31.66
Annualized return	8.9%

## TOP HOLDINGS

Informica Real Invest	21.2%
UCP Chemicals	9.0%
McWin Food Ecosystem Fund	7.0%

## PERFORMANCE CHART



## INTEREST RATES & F'CASTS

	Q2'24e	Q4'24e	Q4'25e
US	5.38	4.63	3.65
Euro Area	3.75	3.25	2.25
UK	5.25	4.50	3.25
Japan	0.10	0.25	0.50

Source: Morgan Stanley Research

## PERFORMANCE SNAPSHOT

(See appendix for full track record)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2016	-2.0	-0.5	1.3	0.1	0.0	1.0	0.5	0.4	0.0	0.0	-0.2	6.4	6.72%
2017	-0.3	3.8	0.1	0.7	1.1	0.4	0.4	-0.3	-0.1	0.7	0.1	2.4	9.39%
2018	1.6	-1.7	-1.4	1.8	0.0	0.6	0.4	-0.9	1.1	-1.7	-0.4	-2.9	-3.63%
2019	1.7	0.7	0.2	1.3	-0.6	6.0	0.3	-0.1	-0.1	0.6	0.0	2.1	12.84%
2020	1.2	-2.6	-15.4	3.8	2.6	1.4	1.4	1.8	-1.3	-0.9	5.1	8.6	3.60%
2021	0.2	0.6	3.8	0.2	0.3	4.5	0.6	0.5	-0.2	0.6	-3.6	0.0	7.51%
2022	-2.8	-3.7	-0.6	-0.3	-0.6	-0.6	-1.4	-0.7	-0.6	-0.5	0.5	-1.0	-11.60%
2023	1.4	-0.5	-1.6	-0.2	1.3	2.6	0.1	-1.2	-1.0	-0.7	0.7	0.2	1.04%
2024	0.0	0.6	0.5	-0.4	0.1	1.5							2.26%

\*Cash, cash equivalents and treasury shares | \*\*Barclays Aggregate Bond Index (EUR) | NB: Monthly NAVs are calculated in EUR net of all fees

## ADVISOR COMMENTARY

Q·Capital AG gained 2.3% net in H1'24. The NAV stood at EUR 31.66 per share vs EUR 30.96 as per 31 December 2023. The bond market declined by 0.7% while equities advanced 7.0% as per the Barclays Aggregate Bond and MSCI Europe indices, respectively.

**Market sentiment.** We came into the year with markets expecting (1) an acceleration in global growth and corporate earnings, (2) declining inflation, and (3) massive central bank rate cuts. The combination of all three of these expectations seemed to be too good to be true, and so it has proved. Growth has been resilient but so too has inflation. This dynamic supported risk assets but challenged government bond markets as the prospect of large and imminent rate cuts has diminished. Interest rate environment has showed first signs of normalization (ECB cut rates in June by 25bps).

**The contribution our of H1'24 performance** was dominated by the equity performance, which we estimate to have gained 15% on a stand-alone basis, inline or outperforming major global equity indices. Market remains concentrated among few names and the AI-related excitement (largely chips) accounts for a substantial part of the rally we witnessed this year. Venture Capital (VC) Private Equity (PE) and Real Estate have been negative while bonds yielded positively.

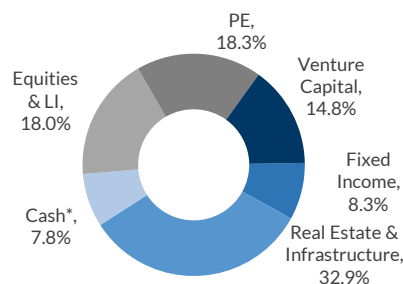
## PORTFOLIO CHANGES / UPDATE FOR THE SECOND HALF OF THE YEAR / OUTLOOK

We maintained a relatively high investment level in **liquid equities (18.0%)**. The market rally not only did not broaden across non-tech sectors but got even more concentrated with names like Nvidia dominating. US technology was our core exposure alongside selective value and financial plays. We often chose to act conservatively and hedged out risks via options and futures. Although our equity quota currently was not large enough for a more meaningful impact. We are working on releasing capital from other parts of the portfolio in order to significantly grow the equity part in the future to above 35% **Bond exposure** added marginally (DNO, US Treasury ETF).

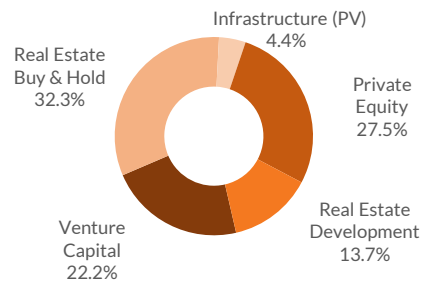
In **Private Equity (18.3%)** McWin Food Ecosystem Fund performs well (TVPI 1.2x). Fritz is the chairman of the Advisory Board of this EUR 240m PE-Fund. UCP (7.5 % QCAP) printed good revenue for 4M'24. In **Venture Capital (14.8% incl. 1% Crypto Funds)** we suffered under substantial write downs of investments like SpeedInvest 2.

In **Real Estate & Infrastructure (32.9%)** our large Slovenian Project "Bellevue" paid back 45% of capital and financing as the handover process of sold flats is underway. We expect further distributions H2 2024. German **Informica Real Invest (16.3% QCAP)** is cash-positive, rent income went up, some developments stall, but the company is well financed. Our Austrian arm **Q-REAL (25% QCAP)** is due to complete the luxurious "Place to see" in the summer but still struggles with the slow demand in the market. The funding is secured. **SQ Energy's (25.1% QCAP)** prepares to begin construction of the Ravenna project, which we expect to commence in Q3/Q4).

## INVESTMENT / ASSET CLASS

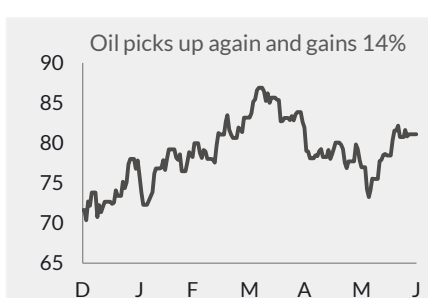
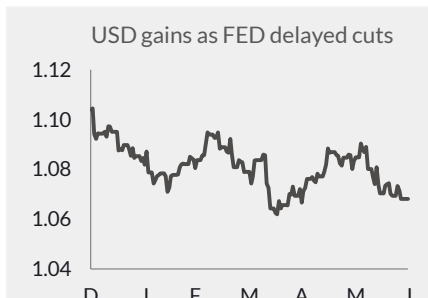
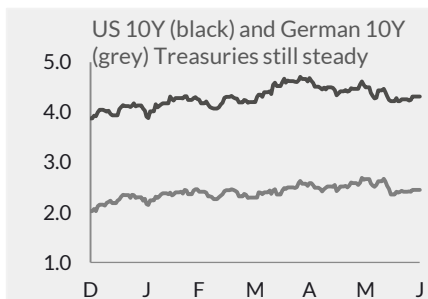
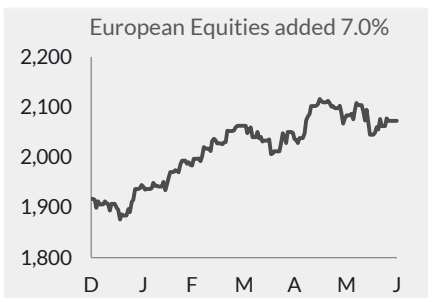
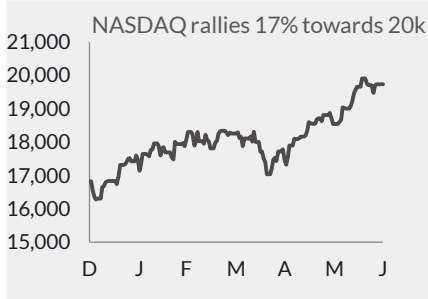


## PRIVATE EQUITY HOLDINGS



Moderate growth, disinflation, rate cuts, and supportive flows and fundamentals make for a good set-up for risk assets in 2H24 and hence we expect to maintain a high equity weighting. Some light in the tunnel Real Estate as the prospect for lower interest rates is nearing. VC will continue to be weak in the next months. Beyond year-end, many uncertainties drive a wider-than-normal bull versus bear skew, reflecting a greater range of potential outcomes over the next 12 months.

UPDATE MAJOR HOLDINGS AND CHANGES IN H1 2024



**Cash & equivalents (7.8% from 9.4%)** We remained almost fully invested across liquid equities throughout the first half of the year and hence cash levels were largely unchanged. We kept a small (2-5%) long exposure in the USD due to delayed rate cuts. The treasury shares holding stands at ca. 3%. We are mindful of ca 7-10 % cash reserves for committed capital calls across private investments.

**Bonds (8.3% from 8.6%)** Relatively little action across fixed income holdings. We bought a new **Piraeus 2034** (6.3% yield) issue and sold the **BNP Paribas** perpetual ahead of the French election turmoil. We also added a **US Treasury (20+)** ETF, which we expect to gain in value as yields head more decisively south in the latter part of the year. Private loans are fully repaid.

**Equities (18.0% from 15.3%)** were by far the most active portfolio part. Core exposure was focused on **Technology** (Mag7 names along with selective chip manufacturers) occasionally hedged with long index puts and short futures. Our long-term holding in **DO & CO** (+23% YTD) started yield good results during Euro2024. Other thematic calls were placed in **Pharma** (Novo, Eli Lilly, Merck), **Defence** (RHM) and **Financials** (Addiko, JPM, Citi, Erste, UCG, Visa) as the prospect for lower interest yields became more distant. We were less successful in **Autos** (MBG, BMW) and selective **China** plays. In listed liquid **Crypto** we traded Bitcoin with moderate success.

Main Private Shareholdings

Private Equity / Venture Capital / Real Estate & Energy Infrastructure

*This section has always been the main driver of the portfolio performance. We have either substantial holdings and/or strong board positions in the companies.*

**UCP Chemicals AG (9.0%, board seat for Q·Capital AG, 7.5% of the company).** The first 4 months of the year were characterized by growth both in volumes (41 tons) and revenue (EUR 27.8m) while profitability margins have been under pressure from increasing unit costs, especially in key raw materials prices (phenol). The company reported 4M EBTIDA of EUR 5.1m (18.2% margin), which is ca 20% lower to comparable 2023 levels. Nonetheless UCP is expected to return capital (ca. EUR 0.28 per share) over the course of Q4. We are mindful of the regulatory restrictions, which persist however the company is taking actions to address it.

**McWin Food Ecosystem Fund (7.0% board seat)** performs well managing EUR 240m split across Food Service (70%) and Food Tech (30%) investments in Europe and the US. The fund is home to many well-known brands including Burger King DE, Vapiano, Stick'n'Sushi and Gail's, a premium UK bakery chain which has been key driver of NAV growth. Within Food Tech, the fund has invested into leading companies such as precision fermentation company EVERY as well as vertical farming company Oishii (closed Series B in Q1'24). The fund has drawn most of its committed capital and its TVPI stands at 1.2x.

**Q-BELL (3.5%/board seat/10.0%)** The handover process of flat sold is steadily progressing and as a consequence the company was able to repay the accrued interest on the mezzanine loan as well as repay ca. 45% of our funds employed in the project (both capital and financing). More than 60% of the flats are sold and we expect subsequent tranches of capital to be repaid in the latter part of the year.

**Q-REAL (4.7%/board seat/25%)** the completion of the "Place to see" in Kirchberg is scheduled for August 2024 and the existing bank financing has been extended for another year. During this period, the chalet is to be sold through local real estate agents. Marina Arvid - Wörthersee apartment sales in Carinthia are challenging in today's difficult market but we are very confident that the demand will be better during the summer. Construction started in this March and is due to complete by the end of 2025. The residential project in Brunn am Gebirge received a legally binding building permit for a living space of 3,200 m<sup>2</sup> but further steps are under review due to the difficult market environment. The residential project at Millstätter See is in the approval process. The building permit is expected in autumn 2024.

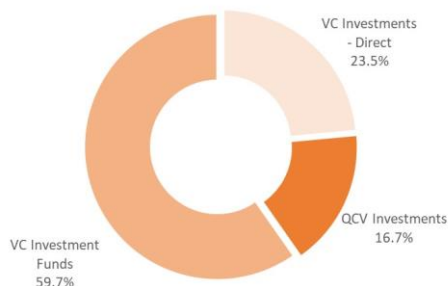
**Informica Real Invest AG (21.2%/board seat/16.3%)** As the German real estate market remains inactive in terms of deals, the company focus is on renting and current project developments. The company is in discussions to sell 4 current projects and recently closed on a building plot sale in Wandlitz. The residential portfolio runs smoothly (507 residential units, totalling 46,245 m<sup>2</sup> of rented space). 2023 NAV stood at EUR 5.15 (x7 since 2010) and we adjust it with ca 12.5% discount. The company is well financed.

**SQ Energy (2.3%/board seat/25.1%)** acquired the two Italian PV projects via its subsidiary SQ Energy Italia from local developers. SQ Energy Italia (SQEI) will take-over 100% of the respective project development SPVs in a multi-step closing process. In the meantime, the two projects have reached the important ready-to-build status, which allows SQEI to sell the Padova project to a third-party investor and to construct the Ravenna project in Q3/Q4 2024. Furthermore, SQEI is working on an agreement to take-over a local renewable energy developer in Bozen. The required capital was pledged by the majority SQE shareholder. We currently discuss with a new potential investor looking to step in.

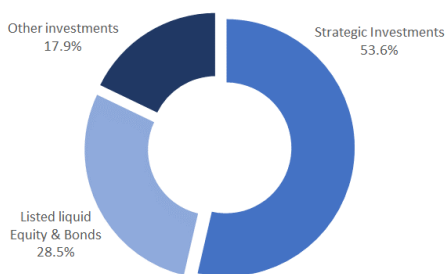
APPENDIX: FULL Q·CAPITAL PERFORMANCE TRACK RECORD

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
2003	-3.5	-2.8	0.3	2.9	9.1	4.2	0.9	1.4	-0.5	1.5	-0.4	2.6	16.26%
2004	2.8	1.4	1.2	-0.0	0.1	1.0	0.4	-0.3	2.8	0.6	0.5	1.8	13.10%
2005	2.3	4.7	1.0	0.5	2.4	2.6	4.5	9.7	1.5	-2.6	3.2	2.0	36.26%
2006	2.4	1.4	8.3	0.6	-3.0	-0.5	2.7	1.7	0.6	4.4	35.4	0.1	62.20%
2007	6.1	-1.8	1.0	0.6	-0.2	4.6	-0.2	0.0	0.3	7.5	2.6	1.1	23.16%
2008	-2.1	1.5	-2.2	2.6	3.1	-2.3	-3.4	-0.8	-6.9	-11.4	-4.0	-3.2	-26.24%
2009	1.5	-0.8	0.2	5.1	3.2	-0.9	1.8	4.2	5.0	1.4	2.6	1.8	27.77%
2010	4.0	-1.7	4.9	0.3	-3.6	1.0	1.6	1.4	3.0	3.1	-1.1	10.0	24.68%
2011	-0.6	-0.9	-1.2	1.3	-0.3	5.9	-0.1	-3.3	-3.2	0.4	-2.2	-1.5	-5.95%
2012	2.2	0.4	0.8	0.0	-1.2	1.8	2.6	-0.3	-0.3	-0.4	0.1	2.1	8.12%
2013	1.5	-0.0	0.3	0.3	0.2	-1.1	1.0	-0.7	1.8	2.1	1.0	0.4	7.15%
2014	-1.1	0.8	-1.2	0.5	0.9	1.7	1.1	0.5	-0.6	-0.9	1.3	0.2	3.31%
2015	0.4	2.5	4.4	1.1	1.2	1.4	0.2	-1.0	-0.5	1.2	0.9	-0.2	12.04%
2016	-2.0	-0.5	1.3	0.1	0.0	1.0	0.5	0.4	0.0	0.0	-0.2	6.4	6.72%
2017	-0.3	3.8	0.1	0.7	1.1	0.4	0.4	-0.3	-0.1	0.7	0.1	2.4	9.39%
2018	1.6	-1.7	-1.4	1.8	0.0	0.6	0.4	-0.9	1.1	-1.7	-0.4	-2.9	-3.63%
2019	1.7	0.7	0.2	1.3	-0.6	6.0	0.3	-0.1	-0.1	0.6	0.0	2.1	12.84%
2020	1.2	-2.6	-15.4	3.8	2.6	1.4	1.4	1.8	-1.3	-0.9	5.1	8.6	3.60%
2021	0.2	0.6	3.8	0.2	0.3	4.5	0.6	0.5	-0.2	0.6	-3.6	0.0	7.51%
2022	-2.8	-3.7	-0.6	-0.3	-0.6	-0.6	-1.4	-0.7	-0.6	-0.5	0.5	-1.0	-11.60%
2023	1.4	-0.5	-1.6	-0.2	1.3	2.6	0.1	-1.2	-1.0	-0.7	0.7	0.2	1.04%
2024	0.0	0.6	0.5	-0.4	0.1	1.5							2.26%

APPENDIX: VC HOLDINGS



APPENDIX: STRATEGIC HOLDINGS



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Investment	% of Q Capital	Q Capital stake	Board Seat	Short comment
Informica Real Invest AG	21.2%	16.3%	Yes	Informica is based in Würzburg and primarily involved in managing and renting out real estate assets in Germany (Leipzig, Berlin, Würzburg). The rental portfolio is predominantly residential (70%) with ca 30% rented out to high quality retail clients. The company is also developing residential projects in Germany which are sold once the building permit has been granted. The company has a lean structure with a management consisting of a CEO & CFO) which in weekly exchange with the board, consisting of Harry Wengust, Markus Rezny and Fritz Schweiger.
UCP Chemicals AG	9.0%	7.5%	Yes	UCP Chemicals AG is a holding company with assets in the specialty chemicals sector as producers of synthetic resins.
McWin Food Ecosystem Fund	7.0%	0.9%*	Yes	The McWin Food Ecosystem Fund is a 240mn EUR Private Equity Fund set up by the entrepreneurs Henry McGovern and Steven Winegar. The fund is investing into leading food services brands as well as innovative food tech companies.
Q-BELL	3.5%	10.0%	Yes	The company is a special purpose vehicle for the financing of the mixed use (residential/retail/office) development Bellevue Living in the city centre of Ljubljana, Slovenia. The project partners – Austrians based locally – are responsible for the operational management
Q Real GmbH	4.7%	25.0%	Yes	Q Real GmbH is investing mainly into high-end on real estate development projects in Austria with live projects in Tyrol, Carinthia, Lower Austria and Styria. The company is actively involved in the project management, fulfills controlling functions and is deeply involved in financing negotiations.
SQ Energy GmbH	2.3%	25.1%	Yes	SQ Energy is a JV with the entrepreneur Thomas Bogdanowicz and Selina Photovoltaic, the market leader in Austria for planning, contracting and operating large scale PV projects. The aim of SQ Energy is to acquire, develop, build and operate PV projects in northern Italy.
QCV Main GmbH & Co KG	1.7%	25.0%	Yes	QCV Main is the Special Purpose Vehicle held jointly with several investment partners housing early-stage Venture investments since 2017.

\* Including Q Capital shareholders