

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)).

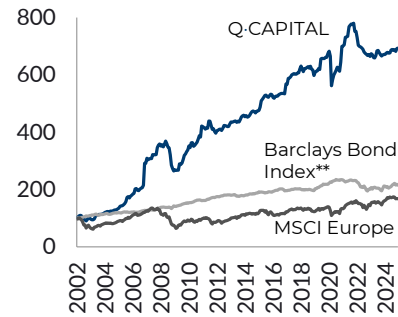
PRODUCT DETAILS

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 31.97 (e)
Annualized return	8.8%

TOP HOLDINGS

Informica Real Invest	21.0%
UCP Chemicals	9.0%
McWin Food Ecosystem Fund	7.3%

PERFORMANCE CHART



INTEREST RATES & F'CASTS

	Q4'24	Q2'25e	Q4'25e
US	4.38	3.88	3.88
Euro Area	3.00	2.25	1.25
UK	4.75	4.00	3.50
Japan	0.25	0.50	0.75

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	0.3	-0.3	0.2	-0.9	1.5	0.2 (e)	3.26%

\*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 finished the year with a net gain of 3.26% (e). The NAV stood at EUR 31.97 per share vs EUR 30.96 as per 31 December 2023. The bond market rose by 1.3% while equities advanced 4.9% as per the Barclays Aggregate Bond and MSCI Europe indices, respectively.

**Market sentiment.** While the performance of US mega cap tech ensured that global growth stocks dominated for the second year in a row, prospects for deregulation following the US election boosted financials. Commodities were held back by weak demand in China but concerns over the US fiscal direction led to a strong performance from gold (+27%). Central banks started normalising policy in 2024, but resilient growth and sticky inflation meant markets pared back expectations for how quickly rate cuts would be delivered, particularly in the US. The dollar remained strong while 10-year US yields rose and stood at 4.57%.

**The contribution our of 2024 performance** was dominated by the equities, which we estimate to have gained 20% on a stand-alone basis, largely in line with S&P 500. Venture Capital (VC), Private Equity (PE) and Real Estate have been flat or negative while the fixed income basket contributed positively.

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

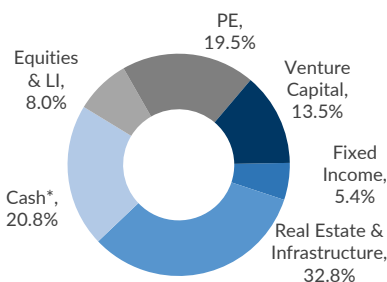
We maintained a relatively high investment level in **liquid equities (ca. 15.0% in Q4)**. Our trading efforts were concentrated in the US again as the economic decoupling vs Europe continued. European manufacturing sector is being hit due to a combination of high energy costs, damaging regulation, and a lack of export demand, coupled with government subsidised competition from China. Not to mention political turmoils in France and Germany. We see strong signs that market rally “wants” to broaden above the well-known technology names over the pond. While we kept our exposure to the usual technology suspects, we built significant positions in financials as well as ETF plays in industrials and utilities.

We continue to work on releasing capital from other parts of the portfolio (VC) in order to significantly grow the equity part in the future to above 35% .

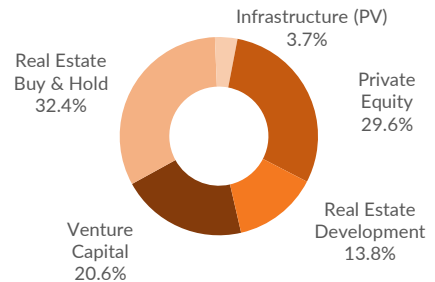
In **Private Equity (19.4%)** McWin Food Ecosystem Fund performs well (TVPI 1.25x) and prepares an exit from Gail’s bakery, a key portfolio holding. Fritz is the chairman of the Advisory Board of this EUR 240m PE-Fund. UCP (7.5% QCAP) printed relatively good revenue for 9M'24 and distributed capital on tax-free basis. **Venture Capital (13.5% incl. 1% Crypto Funds)** was flat over H2'24 and we are in advanced stages of the carve-out process due to complete in H1'25.

In **Real Estate & Infrastructure (32.8%)** our large Slovenian Project “Bellevue” distributed further capital paybacks (now at 50%) and we expect to fully realize the profits in 2025. 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)** completed the luxurious “Place to see” but still struggles with the slow demand in the market. The funding is secured. **SQ Energy’s (15.0% QCAP)** prepares to begin construction of the Ravenna project.

INVESTMENT / ASSET CLASS



PRIVATE EQUITY HOLDINGS



Looking ahead to 2025, we question whether the same drivers of performance will remain in play. Our view is that US will likely continue to outperform, but that the AI story will start to broaden, and opportunities extend beyond mega cap tech. However, we remain mindful that US equity markets are at lofty valuations and credit spreads are near record tights. Europe must solve its structural problems to become an interesting investment theme again.

UPDATE MAJOR HOLDINGS AND CHANGES IN H2 2024

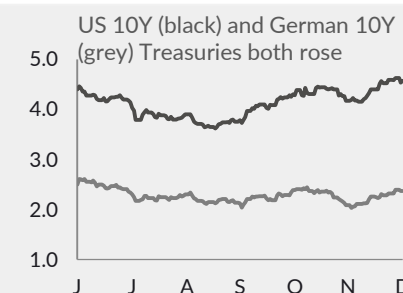


**Cash & equivalents (20.8% from 7.8%)** We remained almost fully invested throughout Q4 and only took respectable profits towards the end of the year and consequently increasing the cash levels. We neutralized USD exposure as we see USD rally ending soon. The treasury shares holding stands at ca. 3.5%.



**Bonds (5.4% from 8.3%)** No major changes across fixed income holdings. The decrease in exposure from selling the long-dated US Treasury (20+) ETF. **Piraeus 2034** (+9.2% YTD) and **DNO 2026** (+6.5% YTD) contributed most over the year. Current portfolio yields 6.1% p.a.

**Equities (8.0% from 18.0%)** were again the most active basket, particularly in Q4 when President Trump's victory fuelled the investors with expectations that the next government's policies will extend American exceptionalism in the economy and markets. We witnessed a solid although short-lived broadening of the market rally across industrials, utilities and financials plays while technology names remained strong. **Technology** (Mag7, Spotify, Netflix, Cloud related names) added most followed by **Financials** (Citigroup, BoA, JPM). We played selective **sectors** (Industrials, Utilities) and **markets** (India and Argentina) via ETFs, which we found very effective for a diversified exposure. German Auto names, Energy stocks and Chinese technology plays are still in the bottoming mode and were flat to small detractors over the course of H2'24. In listed liquid **Crypto** we traded Bitcoin up to USD 100k level and entered into ETH as BTC dominance started to weaken. We used Index futures and puts to dynamically adjust our net long equity exposure in times of stress and uncertainty. We took some good profits into the year-end to prepare for a fresh start into 2025.



Main Private Shareholdings

Private Equity / Venture Capital / Real Estate & Energy Infrastructure

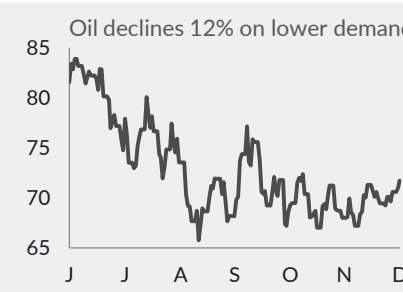
*This section has always been the main driver of the portfolio performance. We have either substantial holdings and/or strong board positions in the companies.*

**UCP Chemicals AG (9.0%, board seat for Q·Capital AG, 7.5% of the company)**. The financial performance of UCP Group reflects the macroeconomic trends. Profitability margins are under pressure due to surging production costs and distributions. The extraordinarily high level of interest rates (21%) is not only affecting the cost of debt but also posing counterparty risk. Nonetheless, the order books are full as the demand is being met with high quality products. The company reported 9M EBTIDA of EUR 12.3m (18.2% margin), which is ca 17% lower to comparable 2023 levels. UCP returned capital (ca. EUR 0.28 per share) in December. We are mindful of the regulatory restrictions, which persist however the company is taking actions to address it.

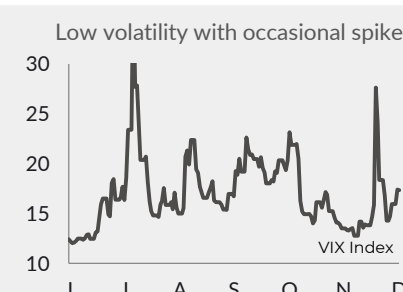


**McWin Food Ecosystem Fund (7.3% board seat)** performs well managing EUR 240m split across Food Service (70%) and Food Tech (30%) investments in Europe and the US. Portfolio comprises of 11 companies including well known food service brands such as Burger King DE and Vapiano as well as innovative food tech companies such as vertical farming company Oishii. The fund is preparing its first major exit from its strategic holding in Gail's premium UK bakery. TVPI stands at 1.25x.

**Q-BELL (3.2%/board seat/10.0%)** The handover process of flat sold is steadily progressing. Capital repaid now stands at ca. 50%. More than 75% of the flats are sold and we expect full realization of investment profits in 2025.



**Q-REAL (5.0%/board seat/25%)** Luxus Chalet "Place to see" in Kirchberg was completed in December and is now ready for sale through local agents. "Marina Arvid - Wörthersee" apartment sales in Carinthia are more challenging. Construction started in March 2024 and we are working on pre-selling apartments, perhaps with a small discount. For the residential project in Brunn am Gebirge, a legally binding building permit for a living space of 3,200 m<sup>2</sup> has been issued. The project's implementation is being re-evaluated due to the difficult market environment. The residential project at Millstätter See is in the approval process for 9 flats with a living space of 915 m<sup>2</sup>. The building permit is expected in spring 2025.



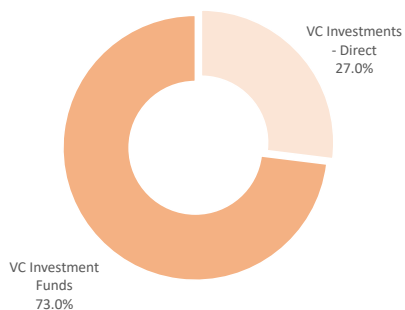
**Informica Real Invest AG (21.0%/board seat/16.3%)** As the German real estate market remains inactive in terms of deals, the company focus is on renting and current project developments. The residential portfolio runs smoothly (507 residential units, totalling 46,245 m<sup>2</sup> of rented space). NAV stands at EUR 5.00+ (x7 since 2010) and we adjust it with ca 12.5% discount. The company is well financed.

**SQ Energy (2.4%/board seat/15.0%)**. During the second half of the year, SQ Energy focused on advancing the development of the two acquired Italian projects, with particular emphasis on securing financing and exploring potential subsidiaries. Additionally, the company has been actively building a pipeline of solar and wind energy projects in collaboration with partners in Italy, further expanding its renewable energy footprint. The SQ Energy team has also grown, welcoming a new CFO and additional technicians who are contributing to project development and planning efforts. These developments mark significant progress in SQ Energy's strategic objectives for the Italian market.

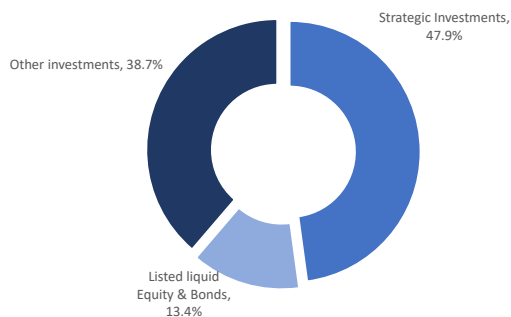
APPENDIX: FULL Q·CAPITAL PERFORMANCE TRACK RECORD

	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	0.3	-0.3	0.2	-0.9	1.5	0.2	3.26%

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	21.0%	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 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	3.2%	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	5.0%	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	2.4%	15.0%	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.

\* Including Q Capital shareholders