

KEY INFORMATION DOCUMENT

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains, and losses of this product and to help you compare it with other products.

Product name	Lend Hypovest nETP
ISIN	CH1357099691
Manufacturer	Helveteq AG (the Issuer)
Competent Authority	There is no competent authority in connection with the key information document.
Website	www.helveteq.com
Phone Number	+41 41 554 50 99
This key information is accurate as at 23.06.2025	

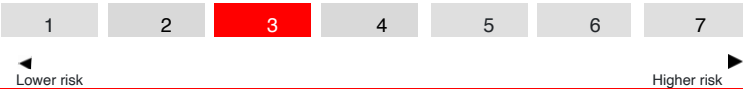
You are about to purchase a product that is not simple and may be difficult to understand.

What is this product?

Type	This product is a debt instrument under Swiss law that is fully secured by loan claims secured by Swiss mortgages. This product is not an investment fund and thus not governed by the Swiss Federal Act on Collective Investment Schemes (CISA), but rather exclusively by SER (SIX Exchange Regulation). This product is not listed on an exchange.
Objectives	The product refers to mortgages to private individuals and companies in the form of loan claims secured by (subordinated) Swiss mortgages. The mortgages will be selected strictly rule-based. The lending universe will be restricted to loans rated A+, A, B and C (based on Switzerland AG Rating scheme) and to maturities of up to a maximum of 5 years. The maximum amount per single loan will be restricted to avoid cluster risk. You participate in the performance of the underlying via the product. The redemption of the product depends on the performance of the underlying. The notes have no final maturity date and will only be redeemed on a best-effort basis. Redemptions may be delayed depending on the liquidity of the underlying mortgage claims, which are not traded on an exchange. The redemption amount may also be zero. The notes are secured by security interests comprising (i) a pledge over the mortgages to private individuals and companies in the form of loan claims secured by (subordinated) Swiss mortgages and (ii) a pledge over a cash account. The collateral shall secure the Issuer's obligations in respect of the notes. If the Issuer is unable to meet the payment obligations due under the notes, ADEXAS Rechtsanwälte AG, acting as security agent may, in accordance with the security agent agreement, enforce its rights over the collateral to fulfil the due claims of the noteholders against the Issuer. You will not receive any scheduled income (e.g., interest) during the term of the product. All claims and receivables from and under the notes are limited to the assets segregated for this product. The segregated assets comprise mainly (i) mortgages to private individuals and companies in the form of loan claims secured by (subordinated) Swiss mortgages and (ii) a targeted minimum cash amount of 5% of the AuM of the Product (the targeted minimum cash might be, for a restricted moment of time, lower than 5% to manage secondary trading in the Product as well as to cover accruing fees). If the segregated assets are not sufficient to fully satisfy the claims of all investors under the notes, the Issuer will not be liable to you for any shortfall and you may not assert any further claims against the Issuer. You will suffer a loss if the amount repayable is less than the purchase price of the product. This product is not designed for investors needing guaranteed liquidity or short-term access to funds.
Intended retail investor	The product is intended for private clients who pursue the objective of general asset formation/asset optimization and have a long-term investment horizon. This product is a product for clients with advanced knowledge and/or experience with financial products. The investor may bear losses up to total loss of the capital invested and does not require capital protection.

What are the risks and what could I get in return?

Risk Indicator



The risk indicator assumes you keep the product for 5 years. The actual risk can vary significantly if you cash in at an early stage and you might get back less.

The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this product as 3 out of 7, which is a medium-low risk class. The risk of potential losses from future performance is considered medium-low. If market conditions are unfavourable, it could affect the Issuer's ability to pay you.

This product is not traded on an exchange and may have limited or no secondary market. This means you might not be able to sell your investment before the end of the 5-year recommended holding period without significant cost or delay. You may get back less than you invested.

The product's performance depends on specific underlying mortgage loan transactions. If these loans underperform or default, your return will be directly affected, potentially leading to loss of capital.

Be aware of currency risk. If you buy and trade this product in a currency other than CHF, the final return you get depends on the exchange rate between that currency and CHF at that time. This risk is not considered in the indicator shown above.

This product does not include any protection from future market performance so you could lose some or all your investment.

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If we are not able to pay you what is owed, and the amounts payable to you after realization of the collateral are insufficient, you could lose your entire investment.

Performance scenarios

Investment CHF 10,000		1 year	5 years
Stress scenario	What you might get back after costs (Average return each year)	CHF 9'330 (-6.70%)	CHF 7'290 (-5.42%)
Unfavorable scenario	What you might get back after costs (Average return each year)	CHF 9'880 (-1.20%)	CHF 9'052 (-1.90%)
Moderate scenario	What you might get back after costs (Average return each year)	CHF 10'160 (1.60%)	CHF 11'006 (2.01%)
Favorable scenario	What you might get back after costs (Average return each year)	CHF 10'370 (+3.70%)	CHF 11'992 (+3.98%)

This table shows the money you could get back under different scenarios, if you invest CHF 10,000.

The scenarios shown illustrate how your investment could perform. You can compare them with the scenarios of other products. The scenarios presented are an estimate of future performance based on evidence from the past on how the value of this investment varies and are not an exact indicator. What you get will vary depending on how the market performs and how long you keep the investment. The stress scenario shows what you might get back in extreme market circumstances, and it does not consider the situation where we are not able to pay you. The figures shown include all the costs of the product itself but may not include all the costs that you pay to your advisor or distributor and any on exchange bid/offer spreads. Your maximum loss would be that you will lose all your investment. The figures do not consider your personal tax situation, which may also affect how much you get back.

What happens if Helveteq AG is unable to payout?

The manufacturer is a special purpose vehicle. In the case of default by the manufacturer the assets it holds as collateral may be realized to meet its obligations to investors and the cash proceeds of this will be paid out in the order of priority of payments applicable to the products. These proceeds may not be sufficient to meet all obligations and make all payments due in respect of the securities. In these circumstances you may not be able to realize the full value of your securities and suffer a loss on your investment. There is no compensation or guarantee scheme in place which may offset, all or any of, this loss.

The collateral is held by a custodian bank and monitored by a security agent. In the event of insolvency of either party, investor access to collateral may be delayed, resulting in valuation or timing risks.

What are the costs?

The Reduction in Yield (RIY) shows what impact the total costs you pay will have on the investment return you might get. The total costs consider one-off, ongoing, and incidental costs. The amounts shown here are the cumulative costs of the product itself for the recommended holding period. They include potential early exit penalties. The figures assume you invest CHF 10,000. The figures are estimates and may change in the future. The person selling you or advising you about this product may charge you other costs. If so, this person will provide you with information about these costs and show you the impact that all costs will have on your investment over time.

Table 1: Costs over time

The product may be traded in multiple currencies, but the numbers below are only calculated in CHF. The investor should be aware of the currency risk associated with the product.

Investment CHF 10,000	If you cash in after 1 year	If you cash in after 5 years
Total costs	195 CHF	575 CHF
Impact on return (RIY) per year	-1.95%	-1.15%

Table 2: Composition of Costs

The table below shows:

- The impact each year of the different types of costs on the investment return you might get at the end of the recommended holding period.
- The meaning of the different cost categories.

One-off costs	Entry costs	Up to 1.00%*	The impact of the costs you pay when entering your investment. The impact of the costs is already included in the price. This includes the cost of distribution of your product.
	Exit costs	0.00%*	The impact of the costs of exiting your investment when it matures.
Ongoing costs	Portfolio transaction costs	0.00%	The impact of the costs of us buying and selling underlying investments for the product.
	Other ongoing costs	0.95%	The impact of the costs that we take each year for managing your investments.
Incidental costs	Performance fees	0.00%	The impact of the performance fee.

*Investors who purchase the product on the secondary market conclude trades directly with a participating bank, broker or via an exchange and therefore additional costs may apply. The trading costs are publicly available on the stock exchanges on which the product is listed or can be requested from the banks or brokers. One-off costs above are estimates of these trading costs. You can find out the actual costs from your bank, broker, financial advisor, or sales company.

How long should I hold it and can I take my money out early?

Recommended holding period: five years

This period enhances the comparability with other investment products without a fixed term. You may also request a redemption of the product from the issuer on the Investor Redemption Date specified in the relevant Final Terms.

You can sell the product over the counter. You can also exercise the product. You must instruct your custodian bank, which is responsible for executing the transfer of the specific product. As described in more detail under "What is this product?", you will receive a redemption amount in the event of effective exercise. If you exercise or sell the product before the end of the recommended holding period, the amount you receive may be less - even significantly - than the amount you would otherwise have received. Please note that actual redemption processing may take additional time depending on market conditions and administrative procedures, and there may be notice period requirements.

How can I complain?

In case of any unexpected problems in the understanding, trading, or handling of the product, please feel free to directly contact Helveteq AG.

Postal address: Helveteq AG, Churerstrasse 25, 8808 Pfäffikon, Switzerland

Website: www.helveteq.com

E-mail: info@helveteq.com

Helveteq AG will handle your request and provide you with feedback as soon as possible.

Other relevant information

We are required to provide you with further documentation, such as the product's latest prospectus and annual reports. Updated and additional documents on the product, in particular the prospectus, the final terms, supplements, and financial statements can be requested from Helveteq AG and are partly published on the company website www.helveteq.com in accordance with the relevant legal provisions. It is recommended that you read these documents for more information, particularly on the structure of the product and the risks associated with investing in the product.