



1291

Die Schweizer Anlagestiftung

The Investment Foundation 1291 invests in real estate throughout Switzerland. In addition to residential properties, it also acquires properties with other uses such as office, retail, commercial and logistics.

The main focus is on an appropriate distribution by region, location and type of use, with the emphasis on housing. The selection of locations takes particular account of real estate market cycles, economic strength, economic forecasts and the political, legal and fiscal environment. The selection of locations takes particular account of real estate market cycles, economic strength, economic forecasts and the political, legal and fiscal environment.

Investments in real estate are primarily made according to the following criteria:

- Attractive locations with value enhancement potential
- Sustainable earnings security through long-term leases
- Quality of construction and building fabric in line with usage
- Environmental awareness and sustainability potential.

In July 2022, the new investment group has received capital commitments of CHF 55.7 million from more than 10 investors in the first subscription period. With a "develop and hold" investment strategy, the investment group will aim for a long-term portfolio with a residential share of at least 60%. The initial portfolio includes two attractive and sustainable new construction and development projects in Effretikon (ZH) and Wil (SG) with an expected investment value of approximately CHF 175 million upon completion.

Key data investment group

Name	Sustainable Real Estate Projects Switzerland
Sector	Sustainable Real Estate Projects
Strategy	Core/Core Plus
Benchmark	KGAST Immo-Index
Advisory and portfolio management	Nova Property Fund Management AG
Depository bank	Bank J. Safra Sarasin AG
Distribution partner	J. Safra Sarasin Asset Management
Auditors	BDO AG
Foundation accounting	Nova Property Fund Management AG
Valuation experts	Wüest Partner AG, Zurich
Regulatory authority	OAK BV, Bern
Fiscal year	01.07. to 30.06.
Market value estimation	yearly as per 30.06.
NAV-Publication	monthly
Appropriation of earnings	accumulating
TER _{ISA} GAV	indicative 0.65% - 0.70% p.a.
Management Fee	0.40% p.a.

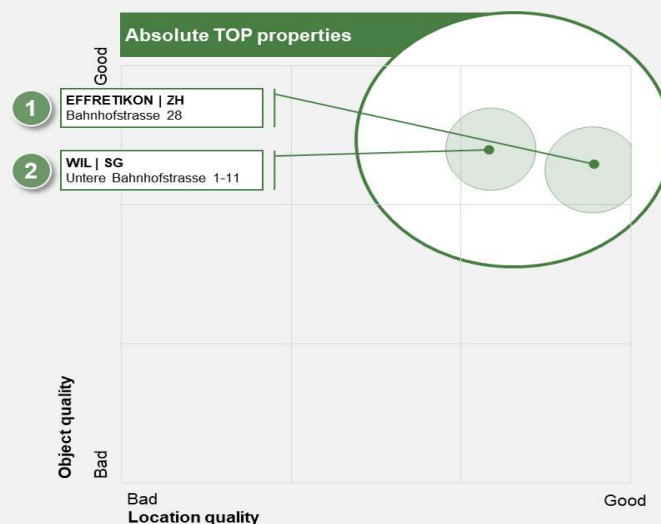
Foundation details

Sector	Real Estate
Valor number	116 649 698
ISIN	CH1166496989
Legal form	Investment Foundation under Swiss law

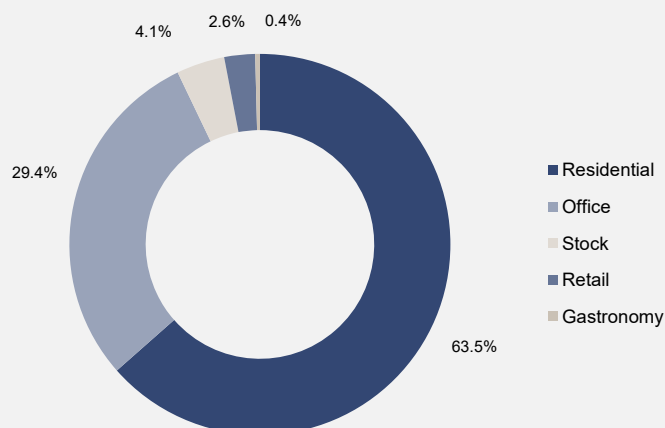
Key figures (as per 31.12.2022)

NAV	CHF 102.64
Number of shares	557'300
Number of properties	2
Market value (at completion)	CHF 175m
Debt ratio	under 20%

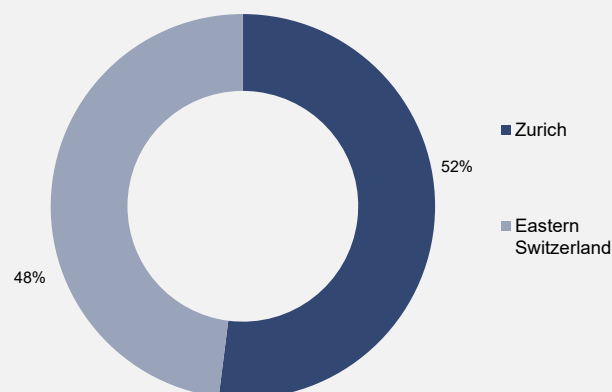
Portfolio evaluation



Usage distribution



Geographical distribution



1291 The Investment Foundation

«Sustainable Real Estate Projects Switzerland»



J. Safra Sarasin

Information

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