



1291

Die Schweizer Anlagestiftung

Investment Foundation 1291 invests in real estate throughout Switzerland. In addition to residential properties, properties with other uses such as office, retail, commercial and logistics are also acquired. With a "develop and hold" investment strategy in sustainable real estate projects, the investment group aims for a long-term portfolio with a residential share of at least 60%. The portfolio currently includes two projects directly at the respective railway stations in Wil (SG) and Effretikon (ZH).

Investor Update as of 09.2023

The "Perronimo" project in Wil, Untere Bahnhofstrasse 1-11 is in the realisation phase, is proceeding according to plan and is on schedule. The shell of the head building has reached full height, so that the next construction phase can begin. The remaining buildings will follow the head building in terms of time. The project is scheduled for completion at the end of March 2026. In the main building, the restaurant and office areas as well as 32 flats have already been let to the Thurvita senior citizens' centre. In addition, a retail space of over 300 m² has already been let in the front building. The other commercial spaces are being actively marketed and are meeting with a lively response.

The "Roots" project in Effretikon, Bahnhofstrasse 28, is in the project planning phase and is proceeding according to plan. The amended design plan has been approved by the Effretikon City Council and the final cantonal inspection has been completed. The building permit is expected at the beginning of March 2024. Construction is scheduled to start in mid-October 2024, with the aim of completing the project by the end of 2027. Concrete contract negotiations are already underway with an anchor tenant for the retail space.

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	Bank J. Safra Sarasin AG
Auditors	BDO AG
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	0.65% p.a.
Management Fee	0.40% p.a.

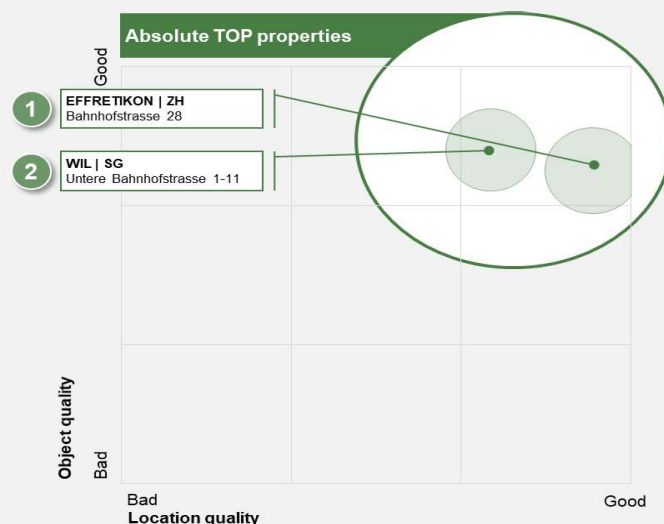
Foundation details

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

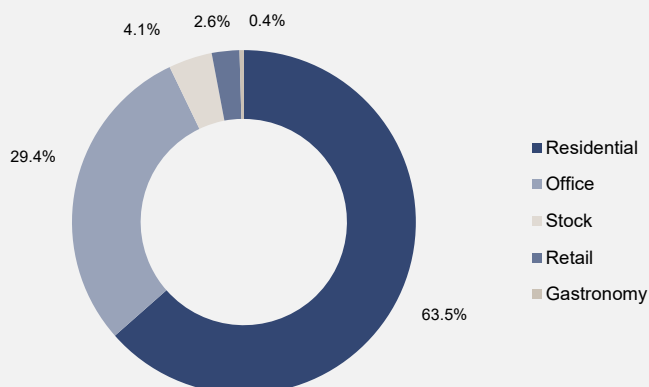
Key figures (as per 30.09.2023)

NAV	CHF 106.12
Number of shares	557'300
Number of properties	2
Market value (at completion)	> CHF 175 m
Debt ratio	17.26%

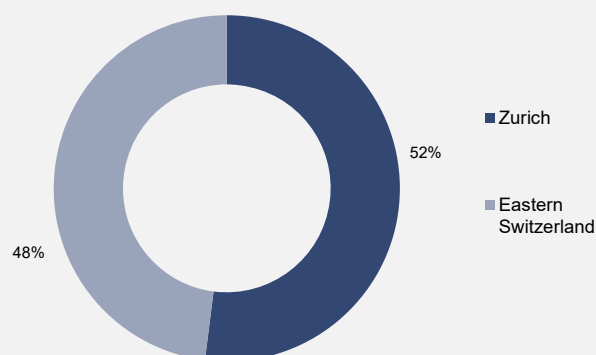
Portfolio evaluation



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