

# 1291 The Investment Foundation

## «Sustainable Real Estate Projects Switzerland»



J. Safra Sarasin

Information



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 01.2024

The «Perronimo» project in Wil, Untere Bahnhofstrasse 1-11, is in the realization phase, is proceeding according to plan and is on schedule. The shell of the head-end building has reached full height, meaning that the next construction phase, including window installation, has begun. The remaining structures will follow the head-end building. The project is scheduled for completion at the end of March 2026. In the main building, the restaurant and office space as well as 32 apartments have already been let to the Thurvita senior center. A 309 m<sup>2</sup> retail space has also been let in the head-end building. The remaining commercial space is being actively marketed and in-depth discussions are underway with prospective tenants.

The «Roots» project in Effretikon, Bahnhofstrasse 28, is in the project planning phase and is proceeding according to plan. The amended design plan was unanimously approved by the Illnau/Effretikon municipal parliament (ILEF). The process is now continuing. Legal force is expected in August 2024. Provided the canton of Zurich examines the planning application in parallel, the city of ILEF can also issue the building permit once the design plan becomes legally valid. Construction is scheduled to begin in mid-October 2024, with the aim of completing the project by the end of 2027. Contract negotiations with an anchor tenant are already in the finalization phase. Initial discussions with interested parties are already underway for the remaining 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 <sub>ISA</sub> GAV	0.61% p.a.
Management Fee	0.40% p.a.

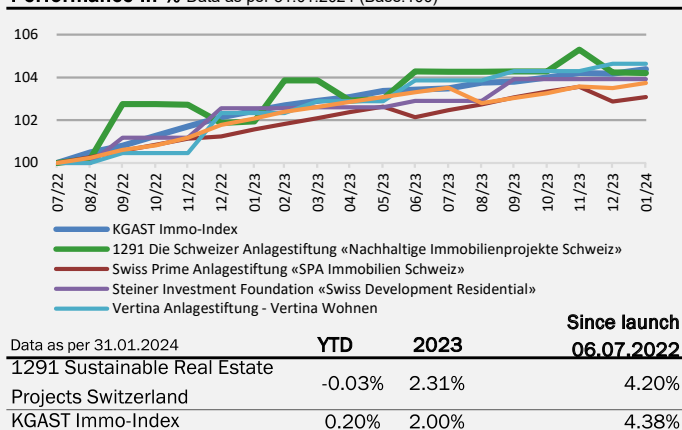
### Foundation details

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

### Key figures (as per 31.01.2024)

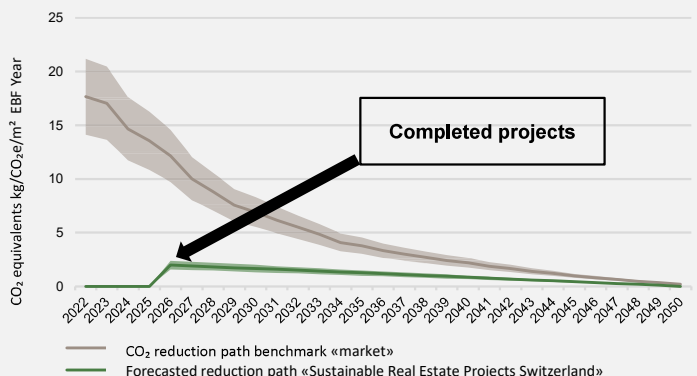
NAV	CHF 106.03
Number of shares	557'300
Number of properties	2
Market value (at completion)	> CHF 175 Mio.
Debt ratio	21.62%

### Performance in % Data as per 31.01.2024 (Base:100)

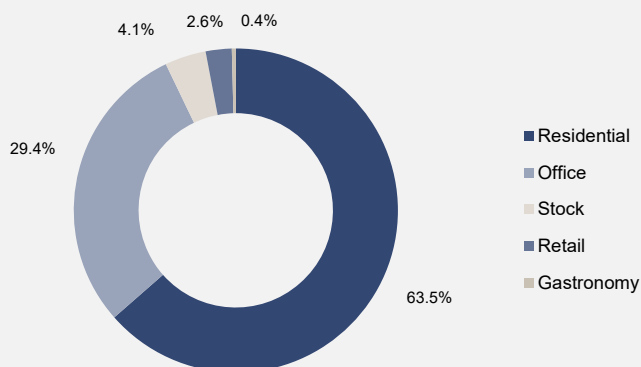


Data as per 31.01.2024	YTD	2023	Since launch 06.07.2022
1291 Sustainable Real Estate	-0.03%	2.31%	4.20%
Projects Switzerland			
KGAST Immo-Index	0.20%	2.00%	4.38%

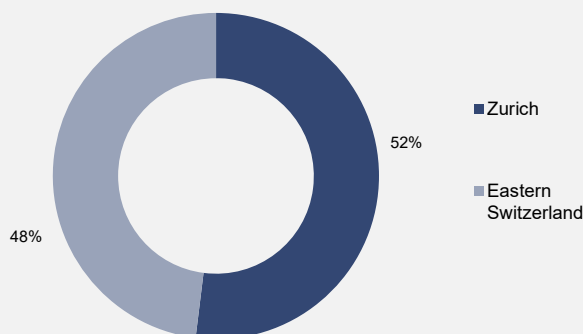
### CO<sub>2</sub> reduction path



### Usage distribution



### Geographical distribution





### Information

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