

# 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 30.06.2024

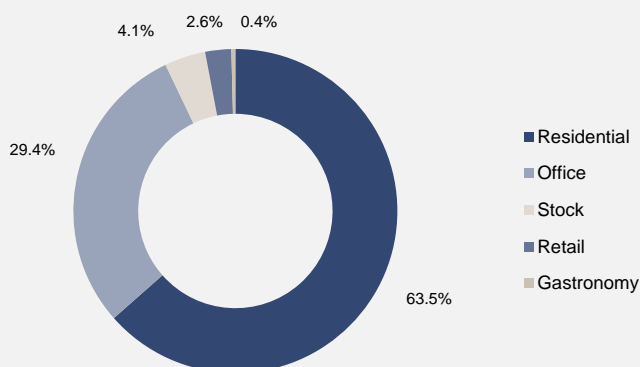
The «Perronimo» project in Wil, Untere Bahnhofstrasse 1-11, is currently in the realization phase. It continues to proceed according to plan and is on schedule. The head-end building and the main building have reached their full construction height. The windows and lightweight walls are currently being installed in the head-end building. The remaining structures will follow the head building. The project is scheduled for completion at the end of March 2026. In the main building, 32 apartments have already been let to the Thurvita senior citizens' center, while the restaurant space and an office space have been let in the head-end building. The remaining commercial space is being actively marketed and negotiations 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 design plan is now with the Canton of Zurich and is expected to become legally binding in August 2024. The building permit is expected in fall 2024 so that construction can begin in winter. Completion is scheduled for spring 2028. A rental agreement has already been signed with an anchor tenant. Further talks with prospective tenants are underway.

### 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
TERISA GAV	0.60% p.a.
Management Fee	0.40% p.a.

### Usage distribution



### Foundation details

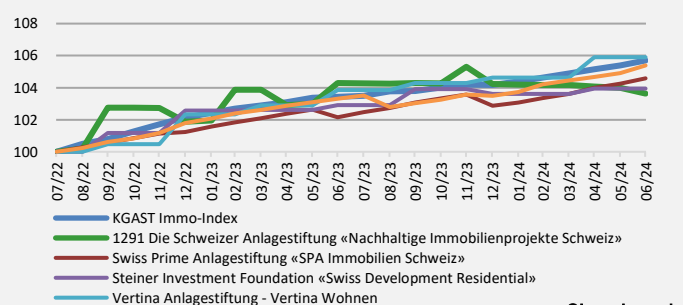
Sector	Real Estate
Valor number	116 649 698
ISIN	CH1166496989

Legal form	Investment Foundation under Swiss law
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### Key figures (as per 30.06.2024)

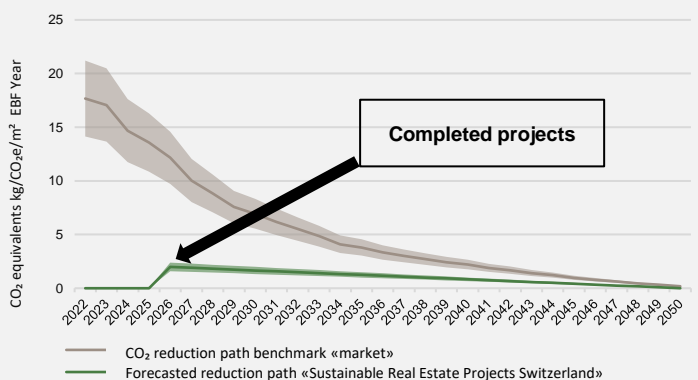
NAV	CHF 104.41
Number of shares	557'300
Number of properties	2
Market value (at completion)	> CHF 185 Mio.
Debt ratio	27.62%

### Performance in % Data as per 30.06.2024 (Base:100)

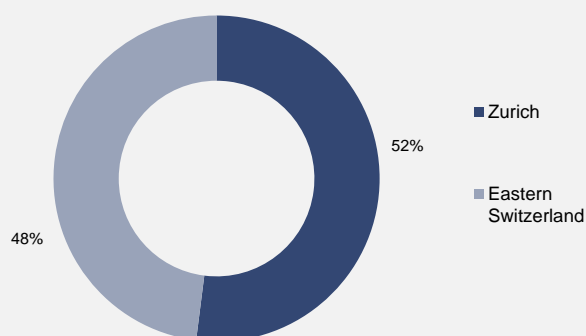


Data as per 30.06.2024	YTD	2023	Since launch 06.07.2022
1291 Sustainable Real Estate	-0.57%	2.31%	3.64%
Projects Switzerland	-0.57%	2.31%	3.64%
KGAST Immo-Index	1.46%	2.00%	5.70%

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



### Geographical distribution



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### Information

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