



La Fondation de placement 1291 investit dans l'immobilier dans toute la Suisse. Outre les immeubles d'habitation, des immeubles à usage de bureaux, de commerce de détail, de commerce et de logistique sont également acquis.

L'accent est ici mis sur une répartition appropriée par région, emplacement et type d'utilisation, avec un focus sur le logement. Le choix des emplacements tient compte en particulier des cycles du marché immobilier, de la vigueur de l'économie, des prévisions économiques et de l'environnement politique, juridique et fiscal. Avant tout, l'emplacement et la qualité des propriétés sont d'une grande importance, parce que la location, la rentabilité à long terme et le potentiel de croissance de la valeur y sont liés.

Les investissements dans l'immobilier se font principalement selon les critères suivants:

- Des sites attrayants avec un potentiel de croissance de la valeur
- Protection durable des revenus par le biais de baux à long terme

### Chiffres clés

|  |                                  |
|--|----------------------------------|
| Nom  | Immobilier Suisse                |
| Secteur                                      | Immobilier résidentiel suisse    |
| Stratégie                                    | Core/Core Plus                   |
| Benchmark                                    | CAFP Immo Index                  |
| Advisory et Portfolio Management             | Nova Property Management SA      |
| Banque dépositaire                           | Banque J. Safra Sarasin SA       |
| Partenaire de distribution                   | Banque J. Safra Sarasin SA       |
| Organe de révision                           | BDO SA                           |
| Comptabilité                                 | Nova Property Fund Management SA |
| Experts indépendants chargés des estimations | Wüest Partner AG, Zürich         |
| Autorités de surveillance                    | CHS PP, Berne                    |
| Exercice financier                           | 01.07. au 30.06.                 |
| Estimation de la valeur vénale               | annuel au 30.06.                 |
| Publication de NAV                           | mensuel                          |
| Affectation                                  | distribuant                      |
| TER <sub>ISA</sub> GAV                       | 0.67%                            |
| TER <sub>ISA</sub> NAV                       | 0.88%                            |
| Management Fee                               | 0.40%                            |

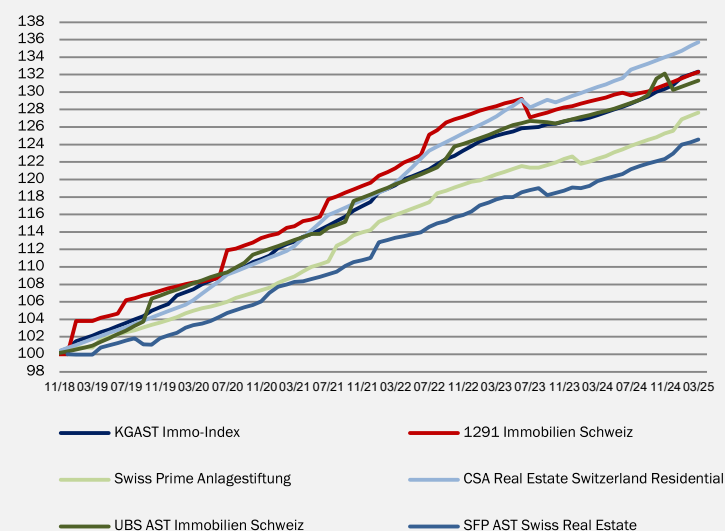
### Données de base

|                 |  |
|-----------------|--|
| Secteur         | Immobilier                             |
| N° de valeur    | 42 726 072                             |
| N° ISIN         | CH0427260721                           |
| Forme juridique | Fondation de placement de droit suisse |

### Chiffres clés (au 31.03.2025)

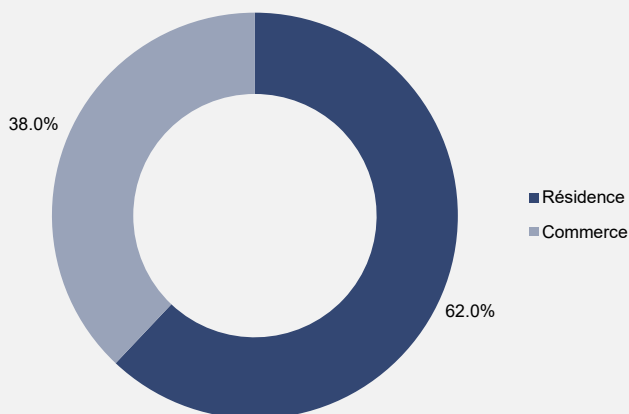
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|-------------------------------|------------------|
| Valeur d'inventaire par part  | CHF 117.6746     |
| Nombre de parts               | 9'484'380.268    |
| Nombre de propriétés          | 95               |
| Fortune totale                | 1'439'608'225.49 |
| Quote-part de perte sur loyer | 4.77%            |
| Coefficient d'endettement     | 20.51%           |

### Evolution de la valeur (Donnés au 31.03.2025 (Base: 100))

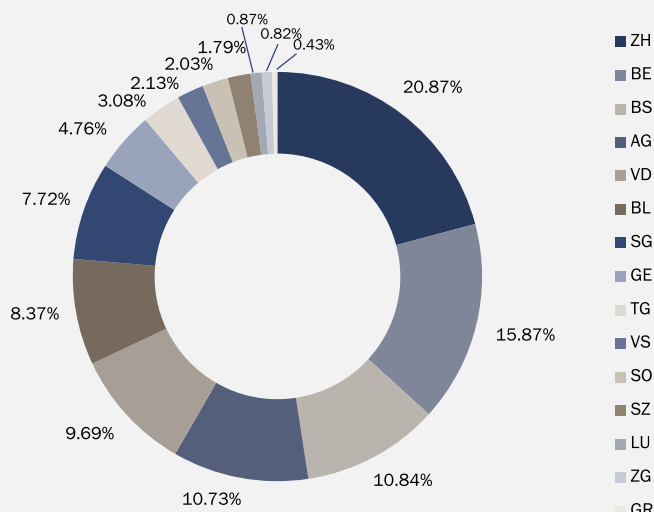


| Donnés au 31.03.2025   | YTD   | 2024  | 2023  | 3 ans p.a. | 5 ans p.a. | Depuis lancement<br>17.09.2018 |
|------------------------|-------|-------|-------|------------|------------|--------------------------------|
| 1291 Immobilier Suisse | 0.85% | 2.23% | 0.64% | 2.85%      | 4.14%      | 32.67%                         |
| CAFP Immo Index        | 0.98% | 3.82% | 2.00% | 3.47%      | 4.24%      | 32.08%                         |

### Revenu locatif par utilisation (au 31.03.2025)



### Répartition géographique (au 31.03.2025)





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