

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 31.03.2025

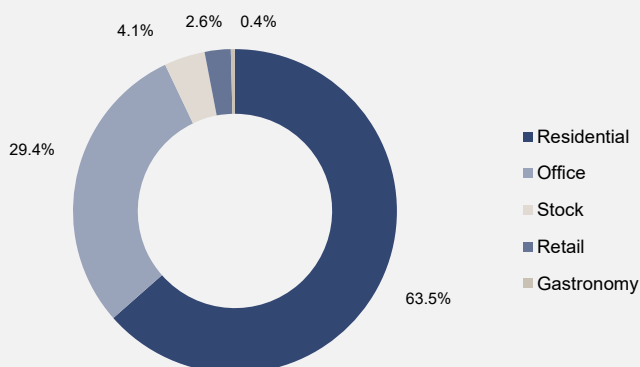
The "Perronimo" project in Wil, Untere Bahnhofstrasse 1-11, is in the realization phase and project completion is scheduled for the first quarter of 2026. The shell construction work and the lightweight construction work have been completed. The subfloors have been laid and work on the finishing is underway. 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. Marketing of the remaining apartments was successfully launched in the first quarter of 2025.

The "Roots" project in Effretikon, Bahnhofstrasse 28, is currently in the project planning phase. The amended design plan was unanimously approved by the Illnau/Effretikon municipal parliament (ILEF) and has been submitted to the Canton of Zurich for review and approval. Demolition is planned for summer 2025 and construction will therefore begin in fall/winter 2025/2026, with completion scheduled for the second half of 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	0.58%
Management Fee	0.40% p.a.

Usage distribution



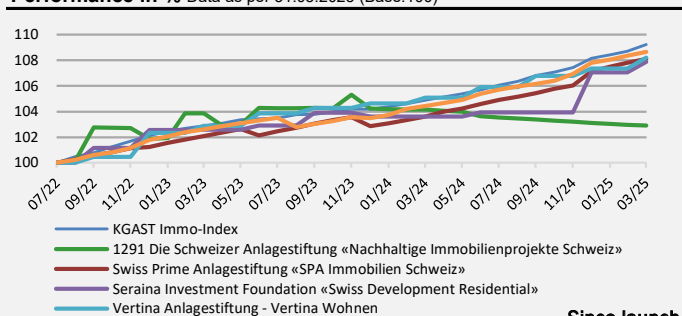
Foundation details

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

Key figures (as per 31.03.2025)

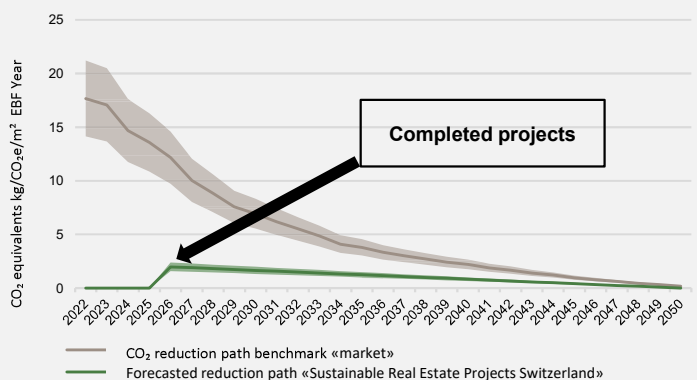
NAV	CHF 103.6933
Number of shares	738'828.381
Number of properties	2
Market value (at completion)	> CHF 185 Mio.
Debt ratio	26.34%

Performance in % Data as per 31.03.2025 (Base:100)

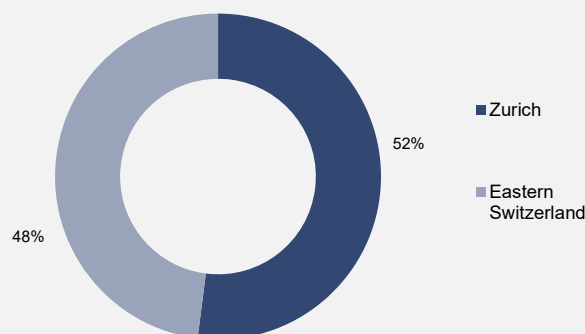


Data as per 31.03.2025	YTD	2023	Since launch 06.07.2022
1291 Sustainable Real Estate	-0.19%	-1.07%	2.92%
Projects Switzerland			
KGAST Immo-Index	0.98%	3.82%	9.22%

CO₂ reduction path



Geographical distribution



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