

NEWS

Zurich, 2 August 2022

1291 The Swiss Investment Foundation acquires real estate portfolio with four commercial properties at total investment costs of CHF 256 million

- Acquisition of a real estate portfolio with 4 commercial properties in Bern BE, Bremgarten AG and Adliswil ZH for the investment group "Real Estate Switzerland"
- Increase of target rental income of the portfolio by CHF 12.3 million to CHF 47.0 million
- Increase of gross yield by 29 bp to 3.61%
- Real estate portfolio of 1291 Investment Foundation is exceeding CHF 1.3 billion

1291 The Swiss Investment Foundation ("1291 Investment Foundation") has acquired a real estate portfolio with four attractive commercial properties in Bern, Bremgarten and Adliswil at a total investment cost of about CHF 256 million. The properties will be integrated into the investment group "Real Estate Switzerland" with retroactive effect as of 1 July 2022. The real estate portfolio offers a unique opportunity and ensures additional cash flow and earnings potential through various long-term leases with first-class tenants.

The largest of the acquired properties (three connected buildings), with a total investment cost of around CHF 163 million, is located in the Beundenfeld district of Bern and has over 51,000 m² of floor space (40% commercial, 36% office, 21% storage, 2% parking). The largest anchor tenants are the Canton of Bern (47%) and DPD (18%). The rental income generates a gross yield of 4.2%. The second commercial property in Bern with around 5,400 m² of floor space is located in the same city district; with BKW Energie AG as the main tenant (96%). The total investment costs amount to CHF 11 million and the gross yield is 7.5%. The purchase agreement for this property is still subject to a pre-emptive right of the Burgergemeinde Bern. However, 1291 Investment Foundation does not assume that the Burgergemeinde will exercise this pre-emptive right. The third property in Bremgarten with floor space of approximately 11,700 m² is fully leased to Jeld-Wen Schweiz AG (a subsidiary of the American door and window manufacturer Jeld-Wen Holding, Inc.). With total investment costs of around CHF 31 million, the property has a gross yield of 5.1%. The fourth property in Adliswil has a rental area of 15,200 m² with various individual tenants. Total investment costs amount to CHF 51 million and the gross yield is 6.0%.

Portfolio exceeding CHF 1.3 billion now

With the acquisition of these four properties, the total portfolio of 1291 Investment Foundation in its investment group "Real Estate Switzerland" increases to over CHF 1.3 billion. With currently 84 properties and two projects in 15 cantons, the portfolio is already well diversified and generates target rental income of CHF 47.0 million. 1291 Investment Foundation will consistently follow its growth strategy and portfolio focus on residential use and is examining further opportunities to expand the portfolio.

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