

# 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 30.06.2025

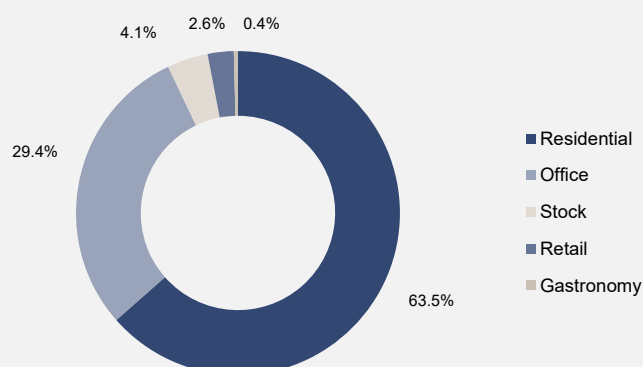
The "Perronimo" project in Wil, Untere Bahnhofstrasse 1-11, is in the realization phase, and completion of the project is scheduled for the first quarter of 2026. The structural and light construction work has been completed, and interior work is underway. In the main building, 32 apartments and commercial spaces are rented to the Thurvita senior center, and in the head building, the catering area and office spaces are rented. Further contract agreements are imminent. Marketing of the remaining apartments was successfully launched in March 2025.

The "Roots" project in Effretikon, Bahnhofstrasse 28 is in the planning phase. The design plan was approved on June 16, 2025, and is subject to a 30-day appeal period. After the law takes effect, the building permit is expected by the end of 2025. Demolition and preparatory work for the high-rise construction will begin in the third quarter of 2025. Completion is scheduled for the end of 2028. With a key tenant, a lease agreement has already been signed. Further discussions 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
TER <sub>ISA</sub> GAV	0.54%
Management Fee	0.40% p.a.

### Usage distribution



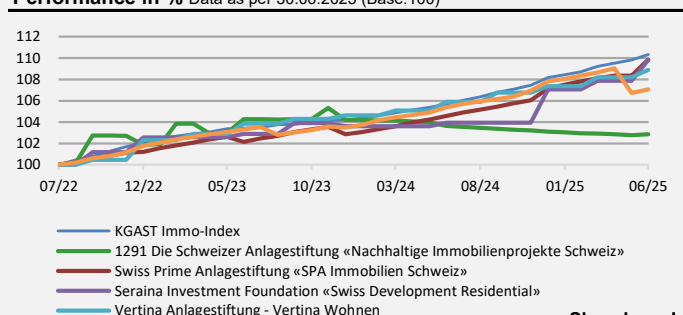
### Foundation details

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

### Key figures (as per 30.06.2025)

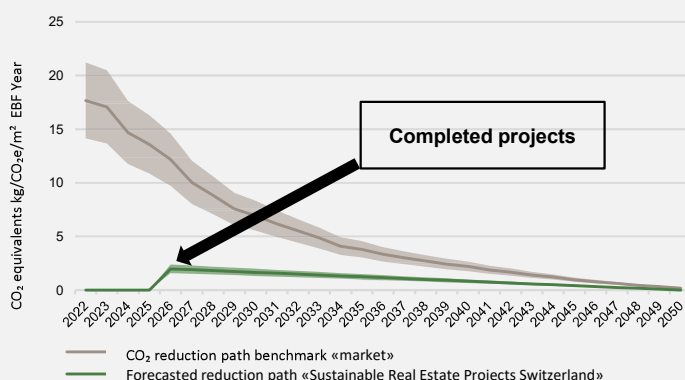
NAV	CHF 103.6560
Number of shares	738'828.381
Number of properties	2
Market value (at completion)	> CHF 185 Mio.
Debt ratio	25.26%

### Performance in % Data as per 30.06.2025 (Base:100)

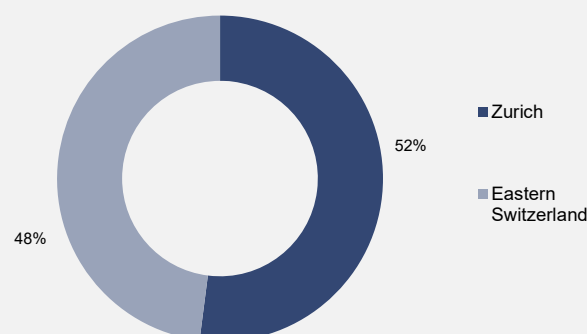


Data as per 30.06.2025	YTD	2024	Since launch 06.07.2022
1291 Sustainable Real Estate	-0.22%	-1.07%	2.88%
Projects Switzerland			
KGAST Immo-Index	1.99%	3.82%	10.32%

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



### Geographical distribution



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## Information

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