



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 _{ISA} GAV	0.60%
TER _{ISA} NAV	0.78%
Management Fee	0.40%

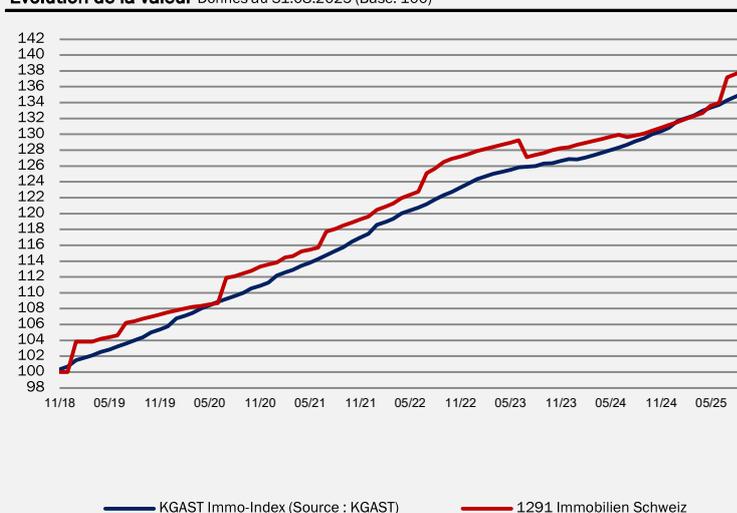
Données de base

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

Chiffres clés (au 31.08.2025)

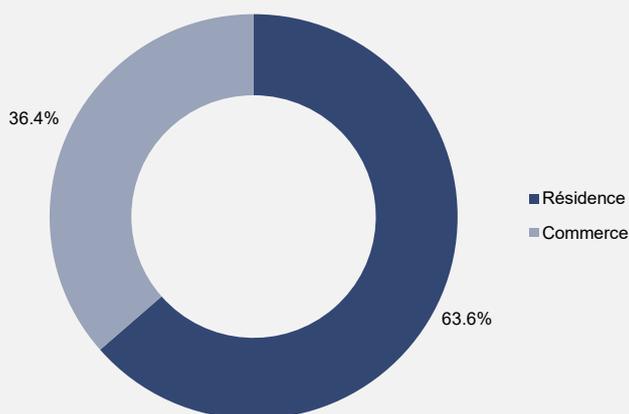
Valeur d'inventaire par part	CHF 122.4402
Nombre de parts	9'834'697.255
Nombre de propriétés	97
Fortune totale	1'557'137'642.30
Quote-part de perte sur loyer	4.34%
Coefficient d'endettement	20.06%

Evolution de la valeur Donnés au 31.08.2025 (Base: 100)

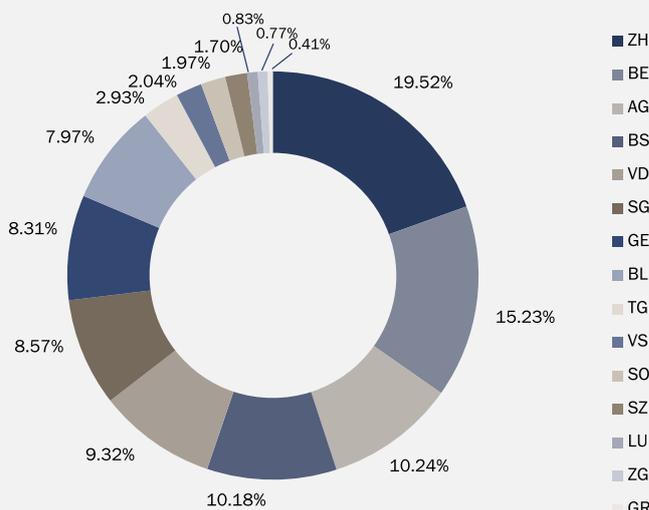


Donnés au 31.08.2025	YTD	3 ans p.a.	5 ans p.a.	Depuis lancement 17.09.2018
1291 Immobilier Suisse	4.93%	2.95%	4.19%	38.05%
CAFP Immo Index (Source : KGAST)	2.72%	3.40%	4.22%	35.26%

Revenu locatif par utilisation (au 31.08.2025)



Répartition géographique (au 31.08.2025)





Disclaimer

This document has been prepared by Bank J. Safra Sarasin Ltd ("Bank") for information purposes and the sole use of the recipient only. This document is based on publicly available information and data ("the Information") believed to be correct, accurate and complete. The Bank has not verified and is unable to guarantee the accuracy and completeness of the Information contained herein. Possible errors or incompleteness of the Information do not constitute legal grounds (contractual or tacit) for liability, either with regard to direct, indirect or consequential damages.

This document is not the result of financial research conducted, by the Bank's research department nor of any other detailed due diligence. Therefore the "Directives on the Independence of Financial Research" of the Swiss Bankers Association do not apply to this document. This document does not constitute a request or offer, solicitation or recommendation to buy or sell investments or other specific financial instruments, products or services. It should not be considered as a substitute for individual advice and risk disclosure by a qualified financial, legal or tax advisor. Past performance is no indication of current or future performance. Information containing forecasts are intended for information purpose only and are neither projections nor guarantees for future results and could differ significantly for various reasons from actual performance.

Investments in foreign currencies are subject to exchange rate fluctuations. Exchange rate risk will apply if the investor's reference currency is not the same as the investment currency. In particular, neither the Bank nor its shareholders and employees shall be liable for the opinions, estimations and (investment) strategies contained in this document. The views and opinions contained in this document, along with the quoted figures, data and forecasts, may be subject to change without notice.

Discrepancies may emerge in respect of our own financial research or other publications of the J. Safra Sarasin Group relating to the same financial instruments or issuers. The Bank or an affiliate of the J. Safra Sarasin Group, to the extent legally permissible, may also provide advisory and/or other services to companies mentioned in this document and/or may solicit business from such companies, which may result in conflicts of interest, which could affect the Bank's objectivity. While the Bank has taken steps to avoid or disclose, respectively, such conflicts, it cannot make any representation in such regard. The Bank and/or an affiliate of the J. Safra Sarasin Group, its clients and/or officers may hold a position or engage in transactions in any of the financial instruments mentioned.

Neither this document nor any copy thereof may be sent to or taken into the United States or distributed in the United States or to a US person. This document may only be distributed in countries where its distribution is legally permitted. The Bank does not accept any liability whatsoever for losses arising from the use of the Information (or parts thereof) contained in this document.

© Copyright Bank J. Safra Sarasin Ltd. All rights reserved

Banque J. Safra Sarasin SA
Real Estate Hub Switzerland
Alfred-Escher-Strasse 50
CH-8002 Zurich

T: +41 (0)58 317 37 70 | F: +41 (0)58 317 32 62
real-estate-hub-ch@jsafrasarasin.com <http://www.jsafrasarasin.com>