

1291 La Fondation de Placement Suisse Immobilier Suisse

Investor Reporting - août 2026



J. Safra Sarasin



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	0.59%
TER _{ISA} NAV	0.71%
Management Fee	0.40%

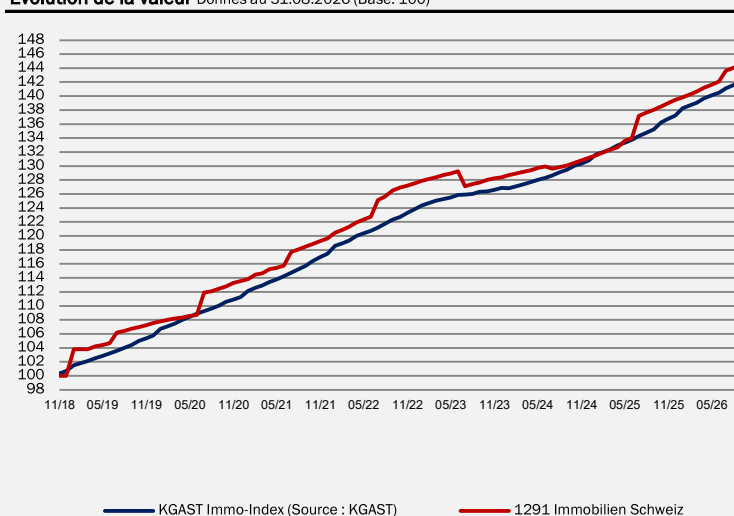
Données de base

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

Chiffres clés (au 31.08.2026)

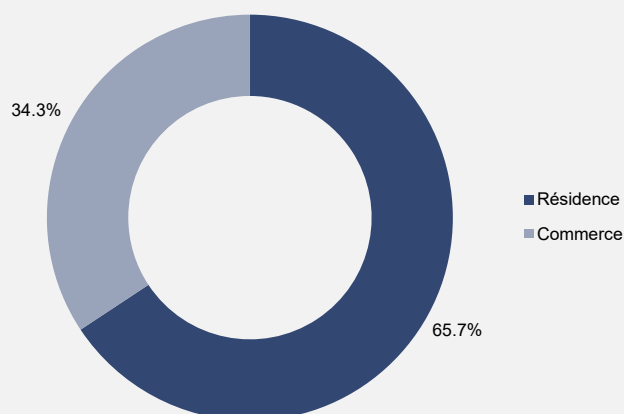
Valeur d'inventaire par part	CHF 124.9749
Nombre de parts	11'488'265.343
Nombre de propriétés	108
Fortune totale	1'734'427'206.31
Quote-part de perte sur loyer	4.14%
Coefficient d'endettement	14.30%

Evolution de la valeur Donnés au 31.08.2026 (Base: 100)

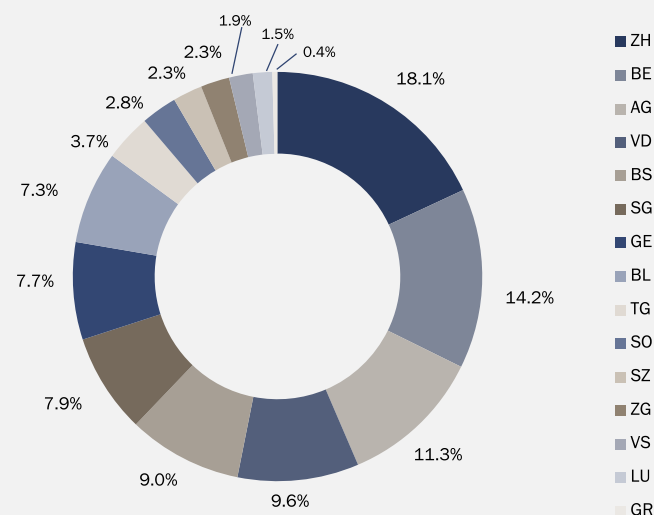


Donnés au 31.08.2026	YTD	1 an	3 ans p.a.	5 ans p.a.	Depuis lancement 17.09.2018
1291 Immobilier Suisse	3.30%	4.62%	4.20%	4.04%	44.42%
CAFP Immo Index (Source: KGAST)	2.76%	5.04%	4.00%	4.19%	42.08%

Revenue locatif par utilisation (au 31.08.2026)



Répartition géographique (au 31.08.2026)





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