

NEWS

Zurich, 30 August 2021

1291 Die Schweizer Anlagestiftung – Excellent financial year 2020/2021

- Strong increase once again in non-current assets by more than CHF 300 million to CHF 729.4 million.
- Two capital increases with total volume of more than CHF 250 million successfully completed
- Acquisition of individual properties and real estate portfolios of around CHF 309 million
- Net income doubled to CHF 17.1 million (previous year CHF 8.2 million)
- Total income for financial year increased to CHF 31.7 million (previous year CHF 15.4 million)
- Net asset value per unit increased to CHF 115.11 as at 30 June 2021 (30.06.2020: CHF 111.89)
- Investment return of 5.22% in financial year 2020/2021
- Proposal for distribution of CHF 2.75 per unit to Investors' Meeting on 28 September 2021
- 1291 admitted as member of KGAST (Conference of Investment Foundations Managers) in November 2020
- Sustainability advisory board appointed and sustainability strategy developed in financial year 2020/2021

Excellent financial year 2020/2021; Real estate portfolio expanded to CHF 729.4 million

1291 Die Schweizer Anlagestiftung ("1291") continued the successful implementation of its growth strategy during the 2020/2021 financial year. Net income increased very significantly to CHF 17.1 million (2019/2020: CHF 8.2 million). In total, 26 properties were purchased and two properties were sold. The real estate portfolio thus comprises 53 properties as at 30 June 2021.

Non-current assets increased by more than CHF 300 million or 74% year-on-year to CHF 729.4 million (30.06.2020: CHF 418.0 million). Annual target rental income increased to CHF 24.9 million (2019/2020: CHF 14.6 million) and the proportion of residential use amounts to 82% (previous year 77%) as per the balance sheet date at 30 June 2021.

In September 2020, a capital increase in the amount of CHF 103 million was successfully completed and the real estate portfolio was subsequently expanded through the acquisition of a residential property portfolio for CHF 74 million as well as further properties. As a result of a further very successful capital increase with a total volume of CHF 150 million, which was completed in February 2021, a real estate portfolio of CHF 108 million was acquired and the borrowing ratio was reduced to 9%. 1291 therefore has significant scope for the further expansion of its real estate portfolio.

The 1291 Foundation Board and Executive Management, as well as the Portfolio Management, continue to monitor the development of the COVID 19 pandemic on an ongoing basis and regularly assess its impact on the real estate portfolio. It has become evident that pressure on traditional commercial space has increased and 1291's focus on residential real estate has proven to be correct. At the same time, the market for residential real estate continues to remain at a very high price level. Despite these challenges, the Foundation Board, Executive Management and the Portfolio Management remain committed to using the strong results of the 2020/2021 reporting year as a benchmark for further development.

Proposal for distribution of CHF 2.75 per unit

The investor base further expanded during the reporting year through various subscriptions as a result of the capital increases. As at 30 June 2021, 103 tax-exempt pension funds and institutions in the 2nd pillar with 118 investment vehicles were invested in 1291 (30.06.2020: 49 institutions, 60 investment vehicles).

Net assets have more than doubled to CHF 661.5 million compared to the previous year (30.06.2020: CHF 305.0 million). The net asset value per unit prior to distribution amounted to CHF 115.11 (30.06.2020: CHF 111.89). Compared to the previous year, this results in a similarly high investment return of 5.22% for the financial year 2020/2021 after taking the distribution of CHF 2.50 in September 2020 into account. Based on the very good

annual result, the Foundation Board will propose a distribution of CHF 2.75 per unit (previous year CHF 2.50 per unit) to the Investors' Meeting on 28 September 2021. This corresponds to a distribution ratio of 92.4% (previous year 83.2%).

Sustainability strategy

In November 2020, 1291 elected Ms Katrin Mark, MRICS, member of the Management Board and Head of Real Estate Management at intep, as sustainability advisor. With her support, 1291 developed a sustainability strategy during the reporting year 2020/2021, which sets the direction of 1291 in the area of sustainability. Based on this sustainability strategy, the implementation measures and targets for 2030 will be defined and the initial position of the portfolio in relation to the sustainability criteria will be determined. With its sustainability strategy, 1291 will meet both the current and future requirements of its stakeholders and, taking social developments into account, also contribute to resource conservation and climate protection. In doing so, 1291 will adhere to the Sustainable Development Goals (SDG) of the United Nations (UN). The focus is on those goals that 1291 can positively influence through its business activities with a successful investment process. The prioritization and positioning of 1291's commitment in relation to the SDGs will be made in 2021/2022 with the definition of goals within its sustainability strategy.

One example of sustainability is "THE VALLEY" at the Kempththal site: the Givaudan Business Center with an attractive research and service campus containing around 1,500 workplaces; as well as the conversion of the historically listed former Maggi factory into a modern office building with around 200 state-of-the-art workplaces. The conversion received the LEED Gold building certificate award, which confirms that it was developed, planned and realized in a measurably sustainable manner. The renovation and extension of the historically listed building were realized as a timber structure which blends harmoniously with the building's industrial brick architecture. Both the extension and the interior of the Givaudan Business Center are also designed in modern timber architecture using wood sourced from sustainable Swiss cultivation.

Outlook

The 1291 Foundation Board and Executive Management are confident that the new financial year will continue to provide suitable opportunities for the Foundation in order to achieve both the targeted growth of its real estate portfolio above the first billion mark and an attractive return for investors.

The complete Annual Report 2020/2021 (in German) and a Summary Report for the financial year 2020/2021 in English are available on the 1291 website under Investors, Annual Reports.

<https://www.1291ast.ch/en/investors/annual-reports/>

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1291 Die Schweizer Anlagestiftung is an investment foundation under Swiss law. It invests in selected real estate with residential, office, service, retail or commercial use throughout Switzerland, with a clear focus on a longer-term target allocation of >60% in residential use. *1291* is aimed at Swiss pension funds and institutions in 2nd pillar, which can join the investment foundation by purchasing foundation units or contributing real estate as a contribution in kind. The Investment Foundation publishes its Net Asset Value (NAV) monthly. Valor 42726072; ISIN CH0427260721