

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 31.12.2025

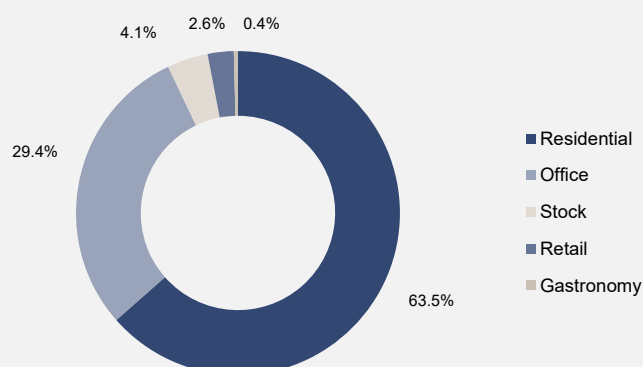
The Perronimo project at Untere Bahnhofstrasse 1–11 in Wil is currently in the implementation phase and will be completed in the first quarter of 2026. All restaurant and office space in the front building has already been leased. In the main building, 32 retirement apartments and commercial space have been successfully leased to Thurvita AG and other companies in the healthcare industry. Further contracts are about to be signed. Marketing of the remaining apartments is progressing very positively and is nearing full occupancy.

The Roots project at Bahnhofstrasse 28 in Effretikon is currently in the implementation phase. The design plan was approved on June 16, 2025, and has been legally binding since July 16, 2025. Demolition and disposal of contaminated building materials have been underway in parallel since September 1, 2025. The building permit for the structure is expected in the first quarter of 2026. Preparatory work for the structure began in the fourth quarter of 2025. Completion is scheduled for the first quarter of 2029. A lease agreement has already been signed with an anchor tenant; further discussions with potential tenants are ongoing.

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 _{ISA} GAV	0.52%
Management Fee	0.40% p.a.

Usage distribution



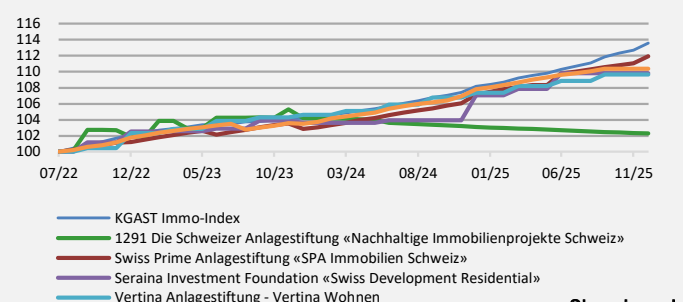
Foundation details

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

Key figures (as per 31.12.2025)

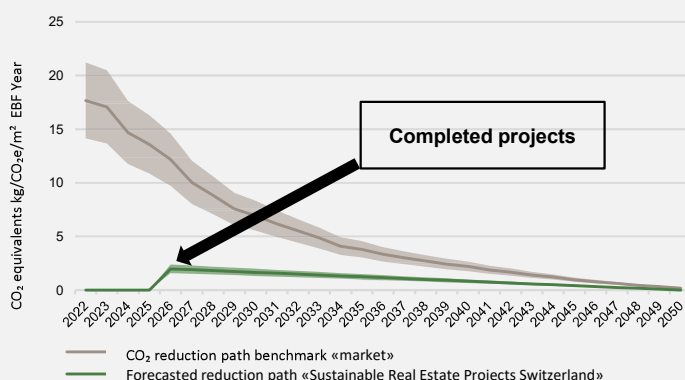
NAV	CHF 103.0872
Number of shares	864'920.899
Number of properties	2
Market value (at completion)	> CHF 185 Mio.
Debt ratio	24.88%

Performance in % Data as per 31.12.2025 (Base:100)

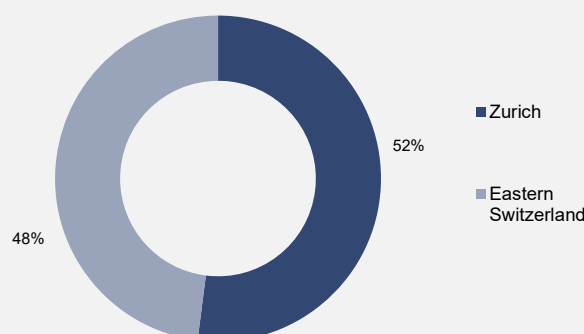


Data as per 31.12.2025	2025	2024	Since launch 06.07.2022
1291 Sustainable Real Estate	-0.77%	-1.07%	2.32%
Projects Switzerland			
KGAST Immo-Index	5.00%	3.82%	13.57%

CO₂ reduction path



Geographical distribution



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