

1291 The Swiss Investment Foundation Real Estate Switzerland

Investor Reporting - april 2025



J. Safra Sarasin



The Investment Foundation 1291 invests in real estate throughout Switzerland. In addition to residential properties, it also acquires properties with other uses such as office, retail, commercial and logistics.

The main focus is on an appropriate distribution by region, location and type of use, with the emphasis on housing. The selection of locations takes particular account of real estate market cycles, economic strength, economic forecasts and the political, legal and fiscal environment. The selection of locations takes particular account of real estate market cycles, economic strength, economic forecasts and the political, legal and fiscal environment.

Investments in real estate are primarily made according to the following criteria:

- Attractive locations with value enhancement potential
- Sustainable earnings security through long-term leases
- Quality of construction and building fabric in line with usage
- Environmental awareness and sustainabilitypotential.

Key data Investment group

| | |
|-----------------------------------|-------------------------------------|
| Name | Real Estate Switzerland |
| Sector | Residential real estate Switzerland |
| 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 | distributing |
| TER _{ISA} GAV | 0.66% |
| TER _{ISA} NAV | 0.87% |
| Management Fee | 0.40% |

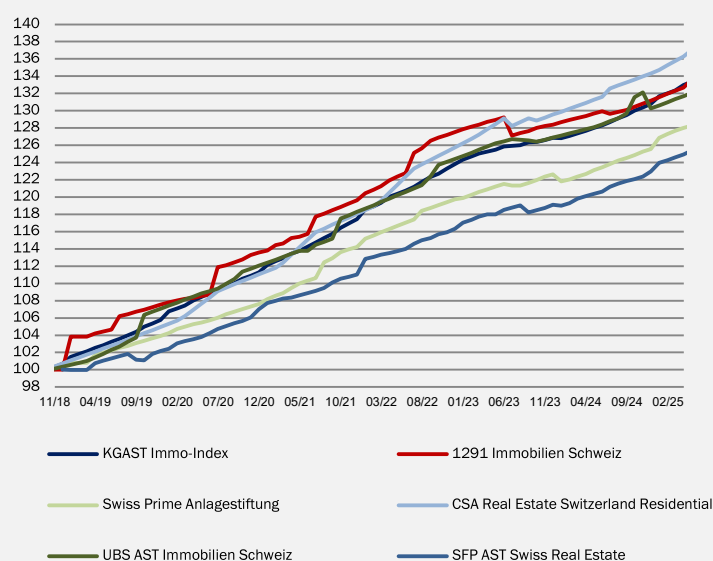
Foundation details

| | |
|--------------|---------------------------------------|
| Sector | Real Estate |
| Valor number | 42 726 072 |
| ISIN | CH0427260721 |
| Legal form | Investment Foundation under Swiss law |

Key figures (as per 30.04.2025)

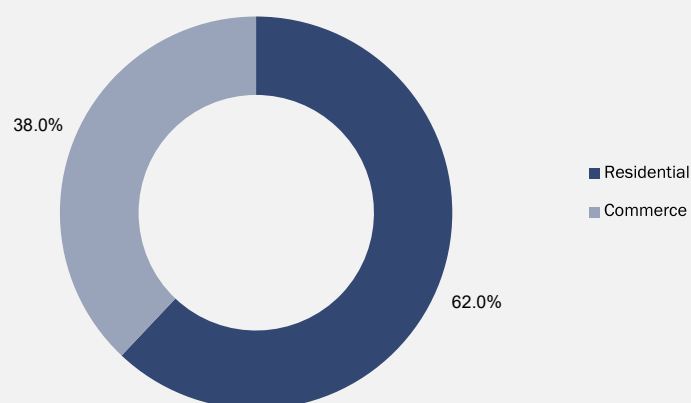
| | |
|----------------------|------------------|
| NAV | CHF 118.4846 |
| Number of shares | 9'530'269.525 |
| Number of properties | 96 |
| Total assets | 1'500'474'527.16 |
| Vacancy rate | 4.82% |
| Debt ratio | 22.78% |

Performance in % Data as per 30.04.2025 (Base: 100)

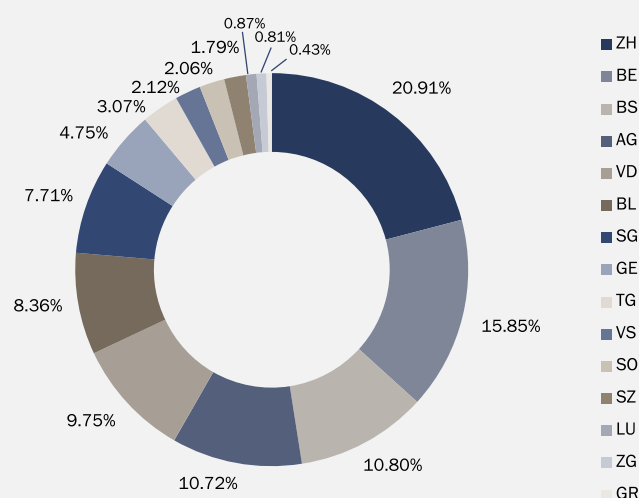


| Data as per 30.04.2025 | YTD | 2024 | 2023 | 3y p.a. | 5y p.a. | Since launch 17.09.2018 |
|------------------------------|-------|-------|-------|---------|---------|----------------------------|
| 1291 Real Estate Switzerland | 1.54% | 2.23% | 0.64% | 2.97% | 4.24% | 33.59% |
| KGAST Immo-Index | 1.26% | 3.82% | 2.00% | 3.47% | 4.22% | 32.44% |

Rental income by usage (as per 30.04.2025)



Geographical breakdown (as per 30.04.2025)



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Bank J. Safra Sarasin Ltd
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>