

Zurich, 21 August 2025

1291 The Swiss Investment Foundation reports a very successful financial year 2024/2025

- Strong growth in line with strategy for both real estate portfolios, up by 12% to total of CHF 1.62 billion
- **Investment group “Real Estate Switzerland”** Acquisition of various fully let residential properties during the reporting year; Residential property ratio increased by 4.1 percentage points to 63.7% and target rental income from existing properties rose by 6% to CHF 55.7 million as at 30 June 2025; Replacement construction project ‘Wächter-Areal’ in Zurich’s Seefeld district is proceeding according to plan, completion expected by the end of 2026
- Net income for the financial year rose by 22% to CHF 30.2 million
- Investment yield of 5.84% in the 2024/2025 reporting year
- Increase in distribution to CHF 3.00 per unit (previous year: CHF 2.90) for the investment group “Real Estate Switzerland”
- Corresponding proposal to be submitted to the Investors’ Meeting on 17 September 2025
- **Investment group “Sustainable Real Estate Projects Switzerland”** with further scheduled investments and construction progress in the 2024/2025 financial year; the investment group comprises two new construction projects with a market value of CHF 115.9 million as at 30 June 2025 and an expected investment value of around CHF 185 million upon completion

1291 The Swiss Investment Foundation (“1291”) successfully expanded its two investment groups in the 2024/2025 financial year and recorded a very good, high-yield investment result in the investment group “Real Estate Switzerland”.

Investment group “Real Estate Switzerland”

Real estate portfolio

In the 2024/2025 financial year, the Investment Foundation took advantage of suitable purchase opportunities and acquired five fully let residential properties in the municipalities of Füllinsdorf/BL, Trübbach/SG, Villmergen/AG, Würenlingen/AG and in the city of Geneva/GE. The market value of the real estate portfolio increased by 11% compared to the previous year to CHF 1,503.0 million (30.06.2024: CHF 1,354.1 million). The portfolio is broadly diversified with 97 properties and is also well diversified in terms of region: north-western Switzerland (29.4%), Zurich (23.5%), Lake Geneva (18.2%), Bern (12.6%), Eastern Switzerland (10.1%), Central Switzerland (3.8%) and Southern Switzerland (2.4%).

The annual target rental income from existing properties (excluding projects) increased by 6% year-on-year to CHF 55.7 million (2023/2024: CHF 52.5 million). The residential share of the portfolio increased by a total of 4.1 percentage points to 63.7%, mainly due to the new acquisitions of the aforementioned residential properties. The vacancy rate was 4.1% (30.06.2024: 3.3%).

Results

Net rental income increased by 3% to CHF 50.7 million in the reporting year (2023/2024: CHF 49.1 million). Net income for the 2024/2025 financial year rose by 22% to CHF 30.2 million (2023/2024: CHF 24.7 million). The significant improvement in the result is mainly due to higher rental income (CHF +1.6 million), lower property maintenance costs (CHF -0.8 million) and lower mortgage interest expenses as a result of the lower interest rate environment (CHF -2.2 million).

The valuation of the real estate portfolio by the independent real estate valuer Wüest Partner AG resulted in an unrealised capital gain on the properties of CHF 35.6 million (2023/2024: capital loss of CHF -8.0 million). In relation to the total value of the portfolio, the revaluation of the real estate portfolio corresponds to an increase in value of 2.4%. The total income for the financial year more than tripled to CHF 65.6 million (2023/2024: CHF 20.6 million).

Compared with the previous year, net assets of the investment group "Real Estate Switzerland" rose by 14% to CHF 1,196.6 million (30.06.2024: CHF 1,052.8 million). The net asset value per unit before distribution amounts to CHF 121.67 (30.06. 2024: CHF 117.86). For the 2024/2025 financial year, the investment yield, taking into account the distribution of CHF 2.90 per unit in September 2024, is on an attractive level of 5.84%.

In line with the very good annual results, the Board of Trustees will propose to the Investors' Meeting on 17 September 2025 an increase in the distribution for the "Real Estate Switzerland" investment group of CHF 0.10 to CHF 3.00 per unit. Investors will have the choice between a cash distribution or reinvestment through the allocation of new units. The distribution ratio is 97.58%, with a distribution yield of 2.47%. The ex-date for the distribution is 19 September 2025, with the payment date set for 10 October 2025.

Investment group "Sustainable Real Estate Projects Switzerland"

In July 2022, 1291 launched its new investment group "Sustainable Real Estate Projects Switzerland", which focuses on investments in sustainable construction projects with first-class locations and property quality. This investment group currently comprises two extremely attractive and sustainable new construction projects in Wil/SG and Effretikon/ZH. Upon completion, the two new construction projects are expected to have an investment value of around CHF 185 million. The project in Wil is in the implementation phase and is progressing according to plan. The project is scheduled for completion in the first quarter of 2026. In the main building, 32 apartments have already been let to the Thurvita senior citizens' centre, and both the restaurant and office space in the front building have been let. Marketing of the remaining apartments was successfully launched in March 2025. As of 30 June 2025, a total of 63% of the space has been secured with signed leases. The design plan for the Effretikon project was finally approved in July 2025. The building permit for the new construction is expected at the end of 2025. Completion of the project is scheduled for spring 2029. The building has already been provisionally certified according to SNBS Gold.

As at 30 June 2025, these two new construction projects were valued at CHF 115.9 million (30.06.2024: CHF 96.3 million). The net income for the financial year in this investment group, as well as the total income, was CHF -0.7 million. The net assets as at 30 June 2025 amounted to CHF 76.5 million (30.06.2024: CHF 58.2 million), corresponding to a net asset value per unit of CHF 103.48 (30.06.2024: CHF 104.41). The Board of Trustees proposes to the 2025 Investors' Meeting that the net income be retained and deducted from the capital value of the investment group.

Sustainability

In the 2024/2025 reporting year, 1291 further intensified its sustainability initiatives and expanded its reporting. These include increasing the transparency of relevant environmental data, further optimising energy efficiency and CO₂ emissions, optimising energy and electricity procurement, and expanding renewable energies. Existing properties are certified by the Swiss Sustainable Real Estate Index (SSREI), which evaluates properties based on 36 indicators in the areas of society, economy and environment. In the 2024/2025 reporting year, 1291 participated in the Global Real Estate Sustainability Benchmark (GRESB) and achieved an established ESG performance with 3 out of 5 GRESB stars and a GRESB score of 80/100 points, which is to be further expanded in the coming years.

The 2024/2025 Annual Report, including the integrated Sustainability Report (both in German) and a summary report (in English), are available on the Investment Foundation's website at:

www.1291ast.ch/en/investment-foundation/download-center

Agenda for the Investors' Meeting on 17 September 2025

The Board of Trustees proposes to the Investors' Meeting the approval of the 2024/2025 annual financial statements, the distribution of CHF 3.00 per outstanding unit as at 30 June 2025 for the investment group "Real Estate Switzerland" and the retention or offsetting of net income for the "Sustainable Real Estate Projects Switzerland" investment group. Furthermore, the discharge of the Board of Trustees and the Executive Board, the re-election of the current members of the Board of Trustees, Dr Mark Montanari (also as Chairman of the Board of



Die Schweizer Anlagestiftung

Trustees), Albert Leiser, Sandra Wolfensberger and Rudolf B. Zeller, and the re-election of BDO AG, Zurich, as auditors are proposed.

Contact person

Dieter Marmet

Managing Director

1291 Die Schweizer Anlagestiftung

Feldeggstrasse 26

CH-8008 Zurich

T: +41 44 218 1291

info@1291ast.ch

www.1291ast.ch

1291 Die Schweizer Anlagestiftung

www.1291ast.ch

1291 Die Schweizer Anlagestiftung (1291 The Swiss Investment Foundation) is an investment foundation under Swiss law. In its investment group "Real Estate Switzerland", it invests in selected properties with residential, office, service, retail or commercial use throughout Switzerland, with a clear focus and target allocation of at least 60% in residential use. In the second investment group "Sustainable Real Estate Projects Switzerland", the investment focus is on the establishment and expansion of a diversified sustainable real estate portfolio of new construction projects and project developments, whereby residential use shall also be represented with at least 60%. All portfolio properties shall meet key sustainability requirements and thus contribute to ESG in the long-term. The investment foundation is represented in the Conference of Managers of Investment Foundations (KGAST) and is supervised by the Occupational Pension Supervisory Commission (OAK BV).

Disclaimer

This media release does not constitute a prospectus within the meaning of the Swiss Financial Services Act (FIDLEG) or the ordinance on investment foundations (ASV). It constitutes neither an offer nor a recommendation to subscribe to or to sell financial instruments or services, but is intended solely for information purposes. This media release may contain forward-looking statements that are subject to uncertainties and risks. The reader must therefore be aware that such statements may differ from future actual events. Historical performance is no indicator of current or future performance. All statements relating to the future are based on data available to 1291 The Swiss Investment Foundation at the time this media release was prepared. 1291 The Swiss Investment Foundation assumes no obligation whatsoever to revise and update any forward-looking statements in this media release at a later date as a result of new information, future events or the like. Decisions to purchase or subscribe to new units of the investment groups of 1291 The Swiss Investment Foundation should be made exclusively on the basis of the relevant prospectuses of the investment groups (available in German), which can be ordered free of charge from the investment foundation.

This media release is intended for the territory of Switzerland only.