1291
Die Schweizer Anlagestiftung

NEWS

Zurich, 19 November 2025

1291 The Swiss Investment Foundation – Successful capital increase of CHF 126.4 million in investment group "Real Estate Switzerland" for further return-oriented expansion of the property portfolio

- **Capital increase in investment group "Real Estate Switzerland" very successfully completed**
- **In total over CHF 126.4 million of new capital; divided into CHF 105.1 million from newly subscribed capital and CHF 21.3 million from subscribed units out of dividend**
- **New capital will be used for further portfolio expansion in residential properties, various investments in the existing portfolio and the repayment of debt**
- **Market value of the two real estate portfolios of 1291 amounted CHF 1.67 billion (as at end of October 2025) prior to the capital increase**

1291 The Swiss Investment Foundation ("1291") successfully completed a capital increase for its investment group "Real Estate Switzerland" in November 2025, by raising additional capital from existing and new investors. A total of CHF 126.4 million in new capital was subscribed, of which about CHF 21.3 million was through the subscription of new units from the dividend and CHF 105.1 million through direct subscriptions of new units. Payment date will be 20 November 2025, after which a total of 10,883,620 units held by over 140 investors will be outstanding in the investment group "Real Estate Switzerland".

With the strengthened capital, the investment foundation will continue to expand its residential property portfolio in a return-oriented way. In this regard, 1291 has secured various investment opportunities totalling around CHF 100 million, comprising of attractive residential properties in eastern Switzerland, central Switzerland, the Swiss Middle land and western Switzerland. With the further expansion of the residential share in the portfolio of the investment group "Real Estate Switzerland", 1291 is aiming for a residential share of 65-70% (as at the end of October 2025: 64.8%).

Furthermore, part of the proceeds will be used for investments in the existing portfolio and to reduce the borrowing ratio. At the end of October 2025, the portfolio value of the investment group "Real Estate Switzerland" was about CHF 1.55 billion, while that of the second investment group "Sustainable Real Estate Projects Switzerland" was approximately CHF 121 million. In December 2025, a capital call is scheduled for "Sustainable Real Estate Projects Switzerland" to further enhance the financing of the two new construction projects in Wil and Effretikon.

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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).

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