

1291 The Swiss Investment Foundation Real Estate Switzerland



J. Safra Sarasin

Investor Reporting - January 2026



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 sustainability potential.

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	0.60%
TER _{ISA} NAV	0.76%
Management Fee	0.40%

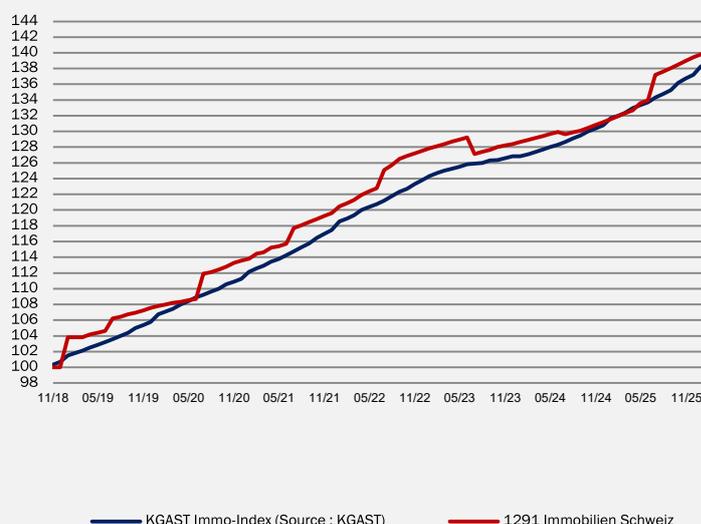
Foundation details

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

Key figures (as per 31.01.2026)

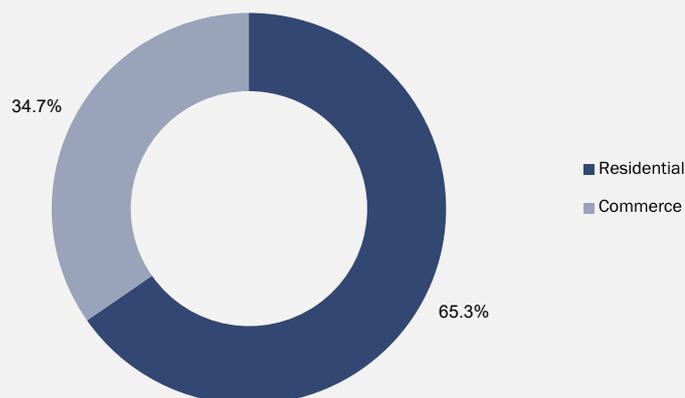
NAV	CHF 121.3646
Number of shares	10'883'620.343
Number of properties	104
Total assets	1'662'094'823.70
Vacancy rate	4.54%
Debt ratio	18.10%

Performance in % Data as per 31.01.2026 (Base: 100)

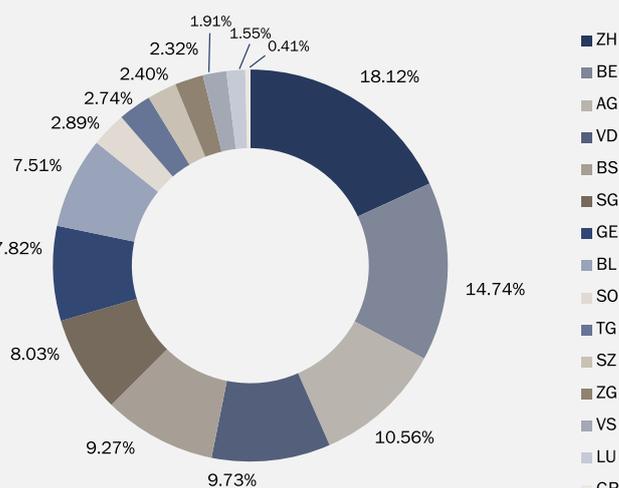


Data as per 31.01.2026	YTD	3y p.a.	5y p.a.	Since launch 17.09.2018
1291 Real Estate Switzerland	0.32%	3.05%	4.15%	40.25%
KGAST Immo-Index (Source: KGAST)	0.30%	3.60%	4.26%	38.68%

Rental income by usage (as per 31.01.2026)



Geographical breakdown (as per 31.01.2026)





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