

1291 The Swiss 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

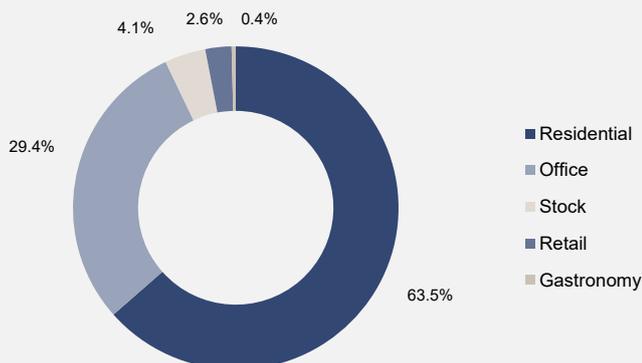
The Perronimo project at Untere Bahnhofstrasse 1–11 in Wil is currently in the implementation phase and will be completed in the first quarter of 2026. All restaurant and office space in the front building has already been leased. In the main building, 32 retirement apartments and commercial space have 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 |
| TERISA GAV | 0.52% |
| Management Fee | 0.40% p.a. |

Usage distribution



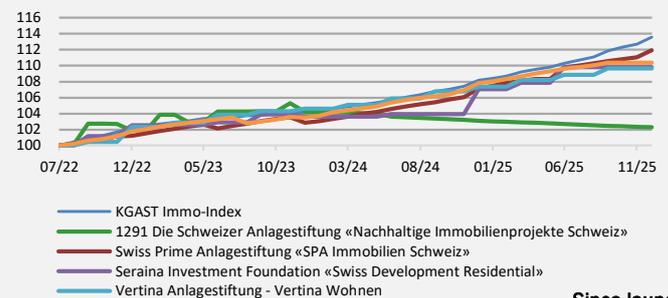
Foundation details

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

Key figures (as per 31.12.2025)

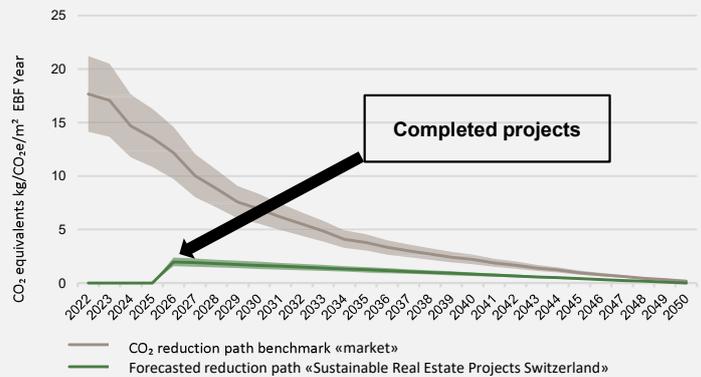
| | |
|------------------------------|----------------|
| NAV | CHF 103.0872 |
| Number of shares | 864'920.899 |
| Number of properties | 2 |
| Market value (at completion) | > CHF 185 Mio. |
| Debt ratio | 24.88% |

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

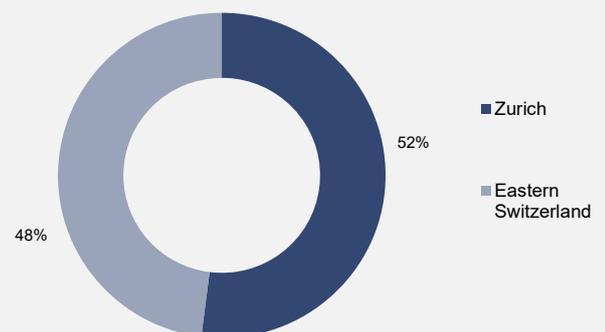


| Data as per 31.12.2025 | 2025 | 2024 | Since launch 06.07.2022 |
|------------------------------|--------|--------|-------------------------|
| 1291 Sustainable Real Estate | -0.77% | -1.07% | 2.32% |
| Projects Switzerland | | | |
| KGAST Immo-Index | 5.00% | 3.82% | 13.57% |

CO₂ reduction path



Geographical distribution





Information

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