



Summary Report 2025/2026

as at 30 June 2026

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Report

by the President and the Executive Management

The 2025/2026 financial year was characterised by significant operational and strategic progress for 1291 The Swiss Investment Foundation. The acquisition of 11 new properties, with an overall residential share of around 95%, increased the residential allocation of the Real Estate Switzerland investment group to 65.8%. The completion of the “Perronimo” new-build project marked the first time a development project has been converted into an income-generating investment property within the Sustainable Real Estate Projects Switzerland investment group. In addition, debt financing was concluded with significantly longer maturities and at a low average interest rate. The investment foundation’s total assets rose to CHF 1.86 billion in the past financial year. This development is in line with our strategy, which focuses on living quality, sustainability and financial stability.

The Swiss National Bank (SNB) also kept its policy rate at a low level during the past financial year. Against the background of persistently low inflation and global trade policy uncertainty, the policy rate remained at 0%. At the same time, demand for housing remains consistently high, while construction activity across Switzerland – although increasing – is still low by historical standards. The Swiss housing market is characterised by limited supply, falling vacancy rates and rising rents. The investment foundation is benefiting from this environment due to its focus on residential properties.

Our investment foundation consistently implemented its residential strategy in the past financial year. The portfolio was strengthened in a targeted manner with the acquisition of 11 properties – all with a residential share of more than 95%. The market value of the acquisitions amounts to around CHF 133 million and target rental income to around CHF 4.9 million. The new properties are located in Baar, Einsiedeln, Bellach, Reinach, Payerne, Concise, Lucerne, Frauenfeld, Kleindöttingen, Menziken and Rapperswil. The newly acquired properties are spread geographically across Switzerland, which further increases the geographical diversification of the portfolio. At the same time, significant leasing successes were achieved: new contracts and lease extensions covering more than 22,000 m² of commercial space with annual target rental income of more than CHF 4.0 million underline the attractiveness of the portfolio. The residential share of the Real Estate Switzerland investment group rose from 63.7% to 65.8%, while the rent default rate was reduced from 4.72% to 4.48%.

65.8%

The residential share of the Real Estate Switzerland investment group rose from 63.7% to 65.8%, while the rent default rate was reduced from 4.72% to 4.48%.

One highlight of the financial year was the successful completion of the new-build project “Perronimo” at Unterer Bahnhofstrasse 1-11 in Wil in the first quarter of 2026. While the restaurant and office space in the head building and the 32 apartments for retired occupants in the main building had already been vacated ahead of schedule, all remaining apartments have since also been let, along with additional commercial space to companies in the healthcare sector and a fitness centre. With a letter of intent for a lease agreement having already been signed for the last available commercial unit, the project is now approaching full occupancy upon its conclusion. The new building was certified in accordance with the SNBS site standard, demonstrating how a prime location can be combined with sustainable construction methods.

The “Roots” project at Bahnhofstrasse 28 in Effretikon is currently in its implementation phase. The development plan became legally binding on 16 July 2025. The building permit for the construction is expected in the third quarter of 2026. The disposal of contaminated building materials and dismantling have been completed, and preparations for the building construction are underway. Completion is scheduled for Q2 2029. A rental agreement has already been concluded with an anchor tenant. The new construction project has received SNBS Gold pre-certification.

The project on the Wächter site in Zurich is proceeding according to plan and is scheduled for completion in the fourth quarter of 2026. Initial letting started successfully in spring 2026. Further projects are planned within the existing portfolio: the modernisation of the high-bay warehouse in Bern (Ostermundigenstrasse), the conversion of the upper floors into micro-living apartments in Basel (Steinenvorstadt) and the conversion of retail space on the first and second floors into residential space on Spalenring in Basel, with simultaneous re-letting of the ground floor space to a well-known retailer. Various project studies are currently underway to assess utilisation reserves in existing buildings.

The key financial figures for the Real Estate Switzerland investment group reflect its operational strength, with target rental income increasing to CHF 60.8 million (previous year: CHF 55.7 million). The borrowing ratio was reduced to 14.08% (previous year: 20.26%), while remaining terms were extended from 1.13 to 2.72 years and the average debt financing interest rate remained at just 1.03%. The investment yield was 4.73% (previous year: 5.84%), with total assets growing to CHF 1.73 billion (previous year: CHF 1.54 billion). Geographical diversification remains broad and balanced, with properties in more than 15 cantons along major transport routes in German- and French-speaking Switzerland.

4.73%

The Real Estate Switzerland investment group had a return on investment of 4.73% (previous year: 5.84%), with total assets growing to CHF 1.73 billion (previous year: CHF 1.54 billion).

The financial key figures for the Sustainable Real Estate Projects Switzerland investment group also experienced a positive upswing. The market value of the properties increased to CHF 128.1 million (previous year: CHF 115.9 million). The average residual term of the debt financing was extended from 0.43 to 1.88 years, while the average interest rate was reduced from 1.34% to 1.09%. The investment yield improved to 0.72% (previous year: -0.89%). The completion of the new-build project "Perronimo" enabled a meaningful rent default rate to be reported for the first time, coming in at a very low 0.92%.

The confidence of existing and new investors is clearly reflected in the capital inflows. In the Real Estate Switzerland investment group, two capital increases in October 2025 and May 2026, together with the distribution of entitlements, generated total new capital of CHF 201.0 million and attracted eight new investors. Two capital increases in November 2025 and February 2026 generated funds totalling CHF 18 million in the Sustainable Real Estate Projects Switzerland investment group, and the investor base has been expanded by another investor.

CHF 18 million

Two capital increases in November 2025 and February 2026 generated funds totalling CHF 18 million in the Sustainable Real Estate Projects Switzerland investment group, and the investor base saw the addition of another investor.

1291 The Swiss Investment Foundation is systematically pursuing its sustainability strategy and focusing on implementing its climate strategy and integrating ESG aspects along the entire value chain. Various initiatives are being implemented to achieve these objectives, including the full certification of all properties to the Swiss sustainability standard SSREI and the regular completion of the mandatory SSREI recertification process. A complete energy data collection system with professional energy monitoring is being set up to continuously optimise energy efficiency and reduce CO₂ emissions. Combined with measures to optimise the energy performance of its properties, targeted refurbishments and the expansion of renewable energy, 1291 The Swiss Investment Foundation is strengthening the portfolio's competitiveness and laying resilient foundations for achieving its climate targets.

Investors are provided with transparent information on sustainability performance through professional sustainability reporting and recognised ESG benchmarks. In the second quarter, 1291 The Swiss Investment Foundation once again participated in the world's leading ESG benchmark GRESB to gain a holistic insight into sustainability performance relative to the market. The results are expected to be published in early October 2026. In addition, 1291 The Swiss Investment Foundation participates in the federal government's PACTA climate compatibility test. The foundation benefits from the consistent implementation of economically viable sustainability measures and active stakeholder engagement, which help to reduce vacancies and increase tenant satisfaction.

1291 The Swiss Investment Foundation is ideally positioned in a market environment that rewards substance and quality. The strategy, which focuses on housing, sustainability and financial stability, establishes a basis for further growth in the interests of existing and new investors.

Despite an outstanding year in economic and operational terms, the past financial year was overshadowed by a profound personal loss. Rudolf B. Zeller, who had served on the Board of Trustees of our Investment Foundation for several years and had previously led it as Managing Director, passed away unexpectedly on 17 March 2026. Ruedi Zeller guided and played a decisive role in shaping our Investment Foundation prudently and with great expertise for many years. We will remember him with great respect as a trusted colleague and a man of great humanity and integrity.

On behalf of the Board of Trustees, the Executive Board and portfolio management, we would like to thank you for the trust you have placed in us.



Dr. iur. Mark Montanari
Chairman of the Board of
Trustees

Dieter Marmet
Managing Director



En Chenaux 6, 1426 Concise

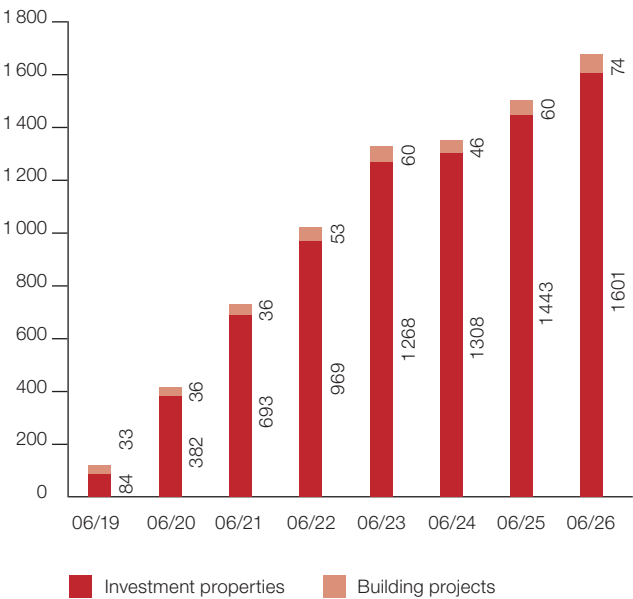
Investment Group
Real Estate Switzerland

Portfolio key figures

as at 30 June 2026

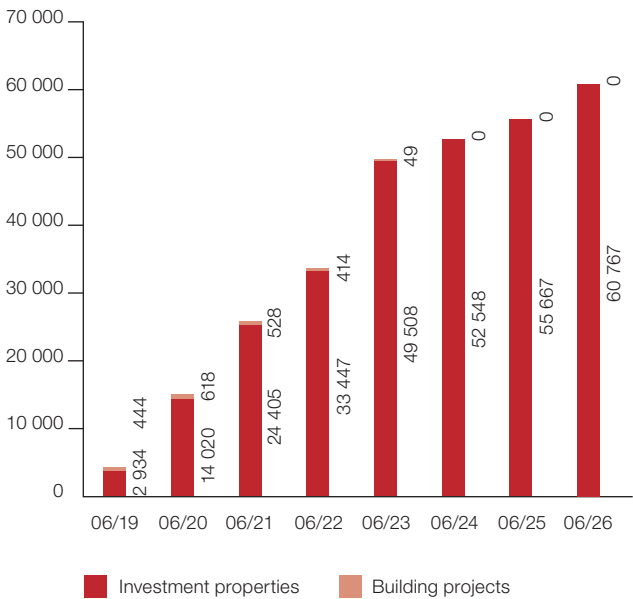
Market value of the properties

in CHF m



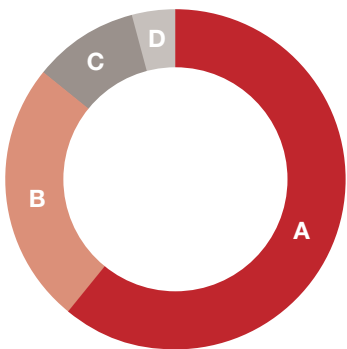
Development of target rental income p.a.

in TCHF



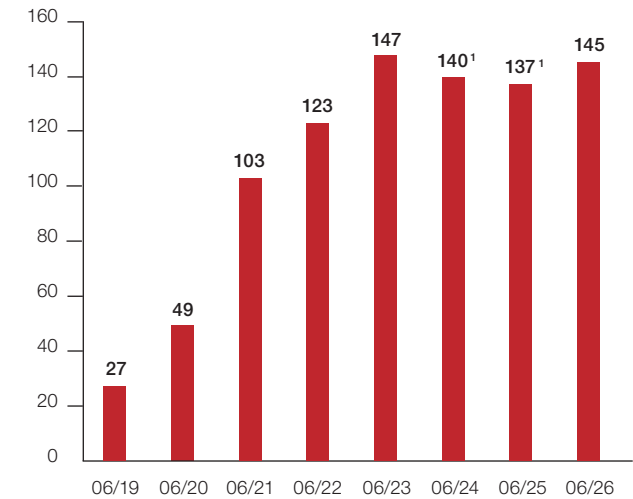
Overall portfolio (market value) by type of use

in %



Investor Base

in number of institutions in 2nd pillar



¹ The reduction in investors is due to cessions. There were no redemptions.

The most important key figures of the investment group Real Estate Switzerland

	01.07.2025 - 30.06.2026	01.07.2024 - 30.06.2025
Rent default rate	4.48%	4.72%
Borrowing ratio	14.08%	20.26%
Operating profit margin (EBIT margin)	66.93%	66.48%
Operating expense ratio TER _{ISA} (GAV)	0.60%	0.63%
Operating expense ratio TER _{ISA} (NAV)	0.75%	0.82%
Return on equity (ROE)	4.52%	5.67%
Return on invested capital (ROIC)	3.86%	4.70%
Dividend yield	2.41%	2.47%
Payout ratio	94.24%	97.58%
Investment yield	4.73%	5.84%
Weighted average term of debt	2.72 years	1.13 years
Interest on debt capital	1.03%	0.91%
Weighted average unexpired lease term (WAULT)	4.51 years	4.34 years
Average discount rate (real) excluding projects ¹	2.67%	2.70%
Range of discount rate (real)	2.10% - 3.30%	2.15% - 3.35%

	30.06.2026	30.06.2025
Number of properties	108	97
Market value in CHF million	1 675.3	1 503.0
Number of units	11 488 265	9 834 697

Total portfolio by market region

	Market value 30.06.2026	
	in CHF m	in %
Northwestern Switzerland	498.4	29.8%
Zurich	375.2	22.4%
Lake Geneva	291.9	17.4%
Bern	188.4	11.3%
Eastern Switzerland	174.5	10.4%
Central Switzerland	109.6	6.5%
Southern Switzerland	37.3	2.2%
Western Switzerland	-	-
Total	1 675.3	100.0%

¹ The average discount rate (real) incl. projects amounted to 2.65% as at 30 June 2026 and 2.68% as at 30 June 2025

Extract from the portfolio

as at 30 June 2026



Adliswil

Soodstrasse 52A, 52B, 52C



Aigle

Chemin des Lieugex 49, 51



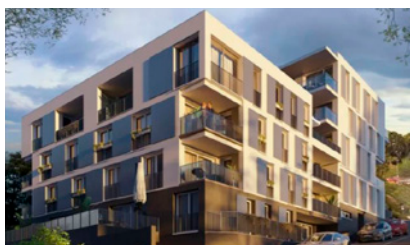
Basle

Colmarerstrasse 78, 80



Berne

Marktgasse 40, 44



Bussigny

Chemin du Parc 3



Füllinsdorf

Ergolzstrasse 44, 46, 48



Genève

Rue des Battoirs 7



Rorschacherberg

Bachwiesstrasse 13, 15



St. Gallen

Schönbüelpark 12, 14, 16



Uzwil

Wattstrasse 4, 6



Wettingen

Neufeldstrasse 29



Zurich

Beckenhofstrasse 6

Balance Sheet

	30.06.2026 CHF	30.06.2025 CHF
Current assets	34 204 853	20 448 008
Cash and cash equivalents	16 653 277	2 197 740
Current receivables	17 001 938	17 685 121
Accrued income and prepaid expenses	549 637	565 148
Non-current assets	1 693 592 419	1 520 800 801
Building land (incl. demolition objects)	0	0
Building projects started (incl. land)	73 790 000	59 750 000
Investment properties (incl. land)	1 577 817 000	1 419 046 000
Co-ownership participations	23 680 390	24 191 270
Pre-financed tenant improvements	1 427 849	1 057 246
Indirect real estate investments	16 877 180	16 756 285
Total assets	1 727 797 272	1 541 248 809
Liabilities	-300 021 866	-344 635 935
./. Current liabilities	-12 842 000	-9 636 983
./. Accrued expenses and deferred income	-21 792 376	-7 327 352
./. Mortgage liabilities (incl. other interest-bearing loans and credits)	-235 912 000	-304 450 000
./. Provisions	-2 344 490	-1 521 601
./. Deferred taxes	-27 131 000	-21 700 000
Net assets	1 427 775 406	1 196 612 874

	30.06.2026 Number	30.06.2025 Number
Units		
Number of outstanding units at the beginning of the reporting period	9 834 697	8 933 048
Changes in the financial year	1 653 568	901 650
Number of units at the end of the reporting period	11 488 265	9 834 697
	CHF	CHF
Capital value per unit	121.10	118.60
Net income of the financial year per unit	3.18	3.07
Net asset value per unit prior to distribution	124.28	121.67
Distribution	-3.00	-3.00
Net asset value per unit after distribution	121.28	118.67

	30.06.2026 CHF	30.06.2025 CHF
Change in net assets		
Net assets at the beginning of the financial year	1 196 612 874	1 052 834 263
Subscriptions	197 588 459	104 098 201
Redemptions	0	0
Distributions	-29 457 575	-25 925 033
Total income of the financial year	63 031 648	65 605 443
Net assets at the end of the financial year	1 427 775 406	1 196 612 874

Income Statement

	01.07.2025 - 30.06.2026	01.07.2024 - 30.06.2025
	CHF	CHF
Rental income net	55 383 575	50 665 152
Target rental income (net); (incl. ancillary costs not charged separately)	58 002 776	53 190 930
Reduced income due to vacancy	-2 200 595	-2 349 869
Rent reductions	-326 830	-148 896
Losses on rent and service charge receivables	-91 776	-27 013
Income from co-ownership shares	494 703	377 571
Income from co-ownership shares	494 703	377 571
Maintenance of properties	-5 387 679	-4 895 790
Maintenance costs	-4 557 015	-4 296 391
Restoration costs	-830 665	-599 399
Operating expenses	-7 019 335	-6 060 541
Supply and disposal costs, fees	-96 319	-52 854
Heating and operating costs not chargeable	-1 578 367	-1 450 780
Losses on receivables, changes in bad debt allowances	-85 829	-87 224
Insurance costs	-922 946	-851 190
Property management fees	-2 190 735	-2 083 056
Rental and insertion costs	-524 431	-387 872
Taxes and duties	-1 168 954	-839 539
Other operating expenses	-451 755	-308 026
Operating result	43 471 264	40 086 392
Other income	827 690	531 301
Capitalised interest on buildings	78 393	118 369
Issuance commission for subscriptions	683 973	327 716
Other income	65 323	85 216
Financial expenses	-2 836 140	-4 719 513
Interest on mortgages	-2 707 295	-4 488 209
Bank charges	-36 682	-54 141
Ground rent	-92 163	-177 163
Administrative expenses	-7 639 386	-7 108 996
Advisory, portfolio management and management fees	-6 470 827	-5 944 330
Valuation and audit expenses	-178 678	-210 754
Other administrative expenses	-989 881	-953 912
Income/expenses from changes in units	2 747 798	1 446 943
Purchase into current earnings at the issuance of units	2 747 798	1 446 943
Net income of the financial year	36 571 225	30 236 126
Realised capital gains and losses	0	0
Realised income	36 571 225	30 236 126
Unrealised capital gains/losses on real estate investments	31 770 528	35 616 220
Unrealised income from indirect real estate investments	120 895	-146 740
Change in deferred taxes	-5 431 000	-100 163
Total income of the financial year	63 031 648	65 605 443

	01.07.2025 - 30.06.2026	01.07.2024 - 30.06.2025
	CHF	CHF
Appropriation of income		
Net income for the financial year	36 571 225	30 236 126
Balance carried forward from the previous year	7 318 208	6 586 174
Income available for distribution	43 889 433	36 822 299
Income intended for distribution	-34 464 796	-29 504 092
Balance to be carried forward	9 424 637	7 318 208

Investment Group

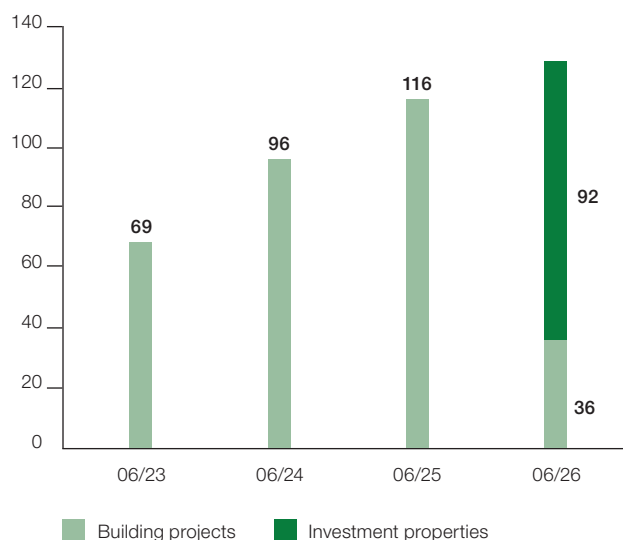
**Sustainable Real Estate Projects
Switzerland**

Portfolio key figures

as at 30 June 2026

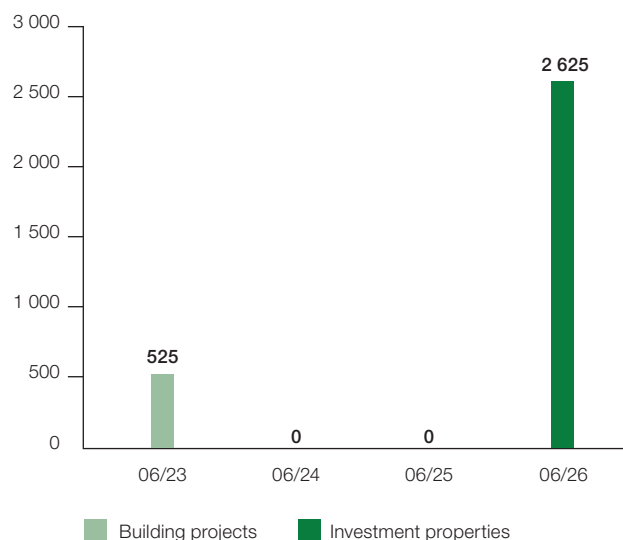
Market value of the properties

in CHF m



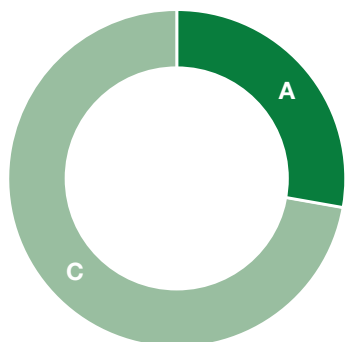
Target rental income p.a.

in TCHF



Overall portfolio (market value) by type of use

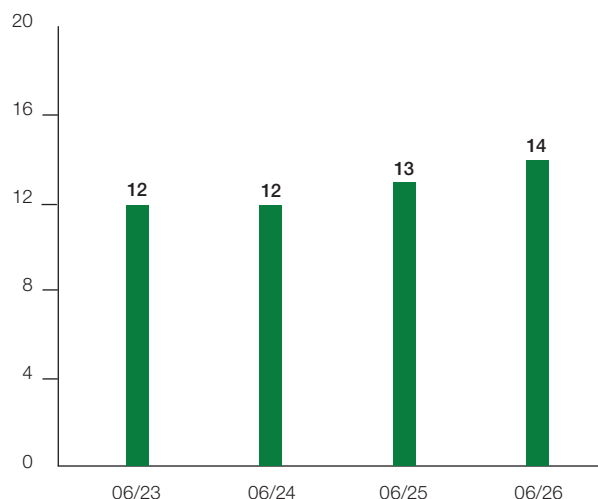
in %



- A Building projects (28%)
- B Commercial properties (0%)
- C Mixed-use properties (72%)
- D Residential properties (0%)

Investor Base

in number of institutions in 2nd pillar



The most important key figures of the investment group Sustainable Real Estate Projects Switzerland

	01.07.2025 - 30.06.2026	01.07.2024 - 30.06.2025
Rent default rate ¹	0.92%	n.a.
Borrowing ratio	21.71%	25.29%
Operating profit margin (EBIT margin) ¹	41.51%	n.a.
Operating expense ratio TER _{ISA} (GAV)	0.58%	0.54%
Operating expense ratio TER _{ISA} (NAV)	0.84%	0.85%
Return on equity (ROE)	0.72%	-0.89%
Return on invested capital (ROIC)	0.85%	-0.09%
Investment yield	0.72%	-0.89%
Weighted average term of debt	1.88 years	0.43 years
Interest on debt capital	1.09%	1.34%
Weighted average unexpired lease term (WAULT)	11.58 years	n.a.
Average discount rate (real) including projects ²	2.67%	2.74%
Range of discount rate (real)	2.60% - 2.70%	2.60% - 2.80%

	30.06.2026	30.06.2025
Number of real estate projects	2	2
Market value in CHF million	128.1	115.9
Number of units	913 346	738 828

Total portfolio by market region

	Market value 30.06.2026 in CHF m	in %
Eastern Switzerland	92.2	72.0%
Zurich	35.9	28.0%
Northwestern Switzerland	-	-
Bern	-	-
Southern Switzerland	-	-
Lake Geneva	-	-
Western Switzerland	-	-
Central Switzerland	-	-
Total	128.1	100.0%

¹ The key figures "rent default rate" and "EBIT margin" were not meaningful as at 30 June 2025, as the portfolio consisted solely of real estate development projects.

² The average discount rate (real) excl. projects was 2.70% as at 30 June 2026

Portfolio

as at 30 June 2026



Effretikon

Bahnhofstrasse 28



Wil

Untere Bahnhofstrasse 1-11

Balance Sheet

	30.06.2026 CHF	30.06.2025 CHF
Current assets	1 933 581	278 582
Cash and cash equivalents	541 670	257 176
Current receivables	1 075 028	16 228
Accrued income and prepaid expenses	316 882	5 178
Non-current assets	128 102 625	115 927 597
Building land (incl. demolition objects)	0	0
Building projects started (incl. land)	35 890 000	115 870 000
Investment properties (incl. land)	92 160 000	0
Pre-financed tenant improvements	52 625	57 597
Total assets	130 036 206	116 206 179
Liabilities	-34 841 120	-39 752 148
./. Current liabilities	-1 808 535	-3 972 665
./. Accrued expenses and deferred income	-1 047 285	-2 603 003
./. Mortgage liabilities (incl. other interest-bearing loans and credits)	-27 800 000	-29 300 000
./. Provisions	-3 139 300	-3 113 480
./. Deferred taxes	-1 046 000	-763 000
Net assets	95 195 086	76 454 031

	30.06.2026 Number	30.06.2025 Number
Units		
Number of outstanding units at the beginning of the reporting period	738 828	557 300
Changes in the financial year	174 518	181 528
Number of units at the end of the reporting period	913 346	738 828
	CHF	CHF
Capital value per unit	104.15	104.39
Net income of the financial year per unit	0.08	-0.91
Net asset value per unit prior to distribution	104.23	103.48
Distribution	0.00	0.00
Net asset value per unit after distribution	104.23	103.48

	30.06.2026 CHF	30.06.2025 CHF
Change in net assets		
Net assets at the beginning of the financial year	76 454 031	58 189 091
Subscriptions	18 059 141	18 953 832
Redemptions	0	0
Distributions	0	0
Total income of the financial year	681 914	-688 892
Net assets at the end of the financial year	95 195 086	76 454 031

Income Statement

	01.07.2025 - 30.06.2026	01.07.2024 - 30.06.2025
	CHF	CHF
Rental income net	1 046 784	-2 994
Target rental income (net); (incl. ancillary costs not charged separately)	1 056 552	3 082
Reduced income due to vacancy	-800	0
Rent reductions	-8 967	-3
Losses on rent and service charge receivables	0	-6 073
Maintenance of properties	-18 705	-9 663
Maintenance costs	-18 705	-9 663
Operating expenses	-162 738	-52 017
Supply and disposal costs, fees	-1 347	0
Heating and operating costs not chargeable	-64 247	-46 204
Losses on receivables, changes in bad debt allowances	-5 000	21 000
Insurance costs	-14 737	-11 711
Property management fees	-41 596	-131
Taxes and duties	-28 439	-3 247
Other operating expenses	-7 371	-11 725
Operating result	865 342	-64 674
Other income	245 756	550 014
Capitalised interest on buildings	197 260	515 025
Issuance commission for subscriptions	44 993	34 989
Other income	3 503	0
Financial expenses	-304 504	-515 388
Interest on mortgages	-303 934	-515 025
Bank charges	-570	-363
Administrative expenses	-676 619	-570 572
Advisory, portfolio management and management fees	-492 485	-435 792
Valuation and audit expenses	-21 567	-22 929
Other administrative expenses	-162 566	-111 852
Income/expenses from changes in units	-59 141	-74 244
Purchase into current earnings at the issuance of units	-59 141	-74 244
Net income of the financial year	70 834	-674 864
Realised capital gains and losses	0	0
Realised income	70 834	-674 864
Unrealised capital gains and losses	894 080	104 972
Change in deferred taxes	-283 000	-119 000
Total income of the financial year	681 914	-688 892

	01.07.2025 - 30.06.2026	01.07.2024 - 30.06.2025
	CHF	CHF
Appropriation of income		
Net income for the financial year	70 834	-674 864
Income earmarked for reinvestment ¹	70 834	-674 864

¹ The accrued income/loss will be added to or deducted from the capital value of the investment group.

Information

on the foundation

General information

Legal form	1291 The Swiss Investment Foundation is a foundation according to Art. 80 et seq. of the Swiss Civil Code in conjunction with Art. 53g et seq. of the Federal Act on Occupational Old Age, Survivors' and Disability Insurance.
Purpose	The purpose of the investment foundation is to collectively invest and administer the capital entrusted to it by the investors in real estate.
Founded	2018
Commercial register no.	CHE-230.322.751
Number of products	2
Financial year	1 July to 30 June
Supervisory authority	Occupational Pension Supervisory Commission (OAK BV), Bern

Board of Trustees

President	Dr. iur. Mark Montanari, Attorney-at-law with MLL Legal AG
Vice-President	Albert Leiser, Director of the Association of Home-Owners Zurich, Swiss-certified real estate fiduciary expert
Member	Sandra Wolfensberger, Portfolio Manager, GAM Investment Management (Schweiz) AG
Member († 17 March 2026)	Rudolf B. Zeller, former Managing Director of the 1291 The Swiss Investment Foundation and the Zug Pension Fund

Executive Management

Managing Director	Dieter Marmet, Rakali AG
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Investment Group Real Estate Switzerland

Investment category	Real estate, mixed use, with a focus on residential use
Region	Switzerland
NAV publication	monthly
Distribution policy	distributing
Securities no.	42726072
ISIN	CH0427260721

Investment Group Sustainable Real Estate Projects Switzerland

Investment category	Sustainable property construction projects, mixed use, with a focus on residential use. The investment group has the option to either keep or sell the completed construction projects as property holdings.
Region	Switzerland
NAV publication	monthly
Distribution policy	accumulating
Securities no.	116649698
ISIN	CH1166496989

Contracted companies

Advisory / Portfolio Management	Nova Property Fund Management AG, Pfäffikon SZ
Accredited appraisal experts Investment Group Real Estate Switzerland	Wüest Partner AG, Zurich PricewaterhouseCoopers AG, Zurich (secondary appraiser)
Accredited appraisal experts Investment Group Sustainable Real Estate Projects Switzerland	Wüest Partner AG, Zurich Zürcher Kantonalbank, Zurich (secondary appraiser)
Custodian bank	Bank J. Safra Sarasin AG, Basle
Compliance	Huwiler Treuhand AG, Ostermundigen
Accounting	Nova Property Fund Management AG, Pfäffikon SZ
Commercial property administration	Huwiler Services AG, Ostermundigen
Management companies	Bernard Nicod SA, Lausanne (until 30.06.2026) Beseder Immobilien GmbH, Adliswil H&B Real Estate AG, Zurich IT3 St. Gallen AG, St. Gallen Nova Property Fund Management AG, Pfäffikon SZ Pretium AG, Frauenfeld (since 01.05.2026) PRIVERA AG, Gümligen Schaeppi Grundstücke AG, Zurich
Sustainability Committee	Katrin Mark, MRICS, Head of Real Estate and Facility Management, Intep Integrale Planung GmbH
Auditors	BDO AG, Zurich

Publisher

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