

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 30.09.2026

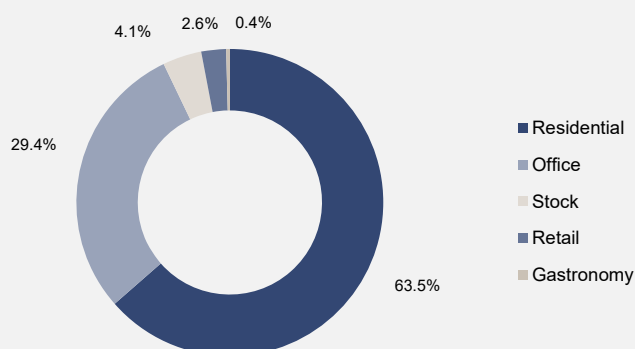
The "Roots" project at Bahnhofstrasse 28 in Effretikon is currently in the implementation phase. The design plan was approved on June 16, 2025, and has been legally binding since July 16, 2025. The building permit for the structural work was issued in September 2026; it has not yet become legally binding. The disposal of contaminated building materials and the demolition have been completed; preparatory work for the structural work is underway. Completion is scheduled for the second quarter of 2029. A lease agreement has already been signed with an anchor tenant; further discussions with potential tenants are ongoing.

The successful completion of the "Perronimo" project at Untere Bahnhofstrasse 1–11 in Wil in the first quarter of 2026 marked a significant milestone. While the restaurant and office spaces in the front building, as well as the 32 senior apartments in the main building, had already been leased ahead of schedule, all apartments, along with additional spaces, were leased to companies in the healthcare sector and a fitness center upon occupancy. In the meantime, the last two available commercial spaces have also been successfully leased, meaning the property is now fully leased. The property will generate annual target rental income of approximately CHF 3.3 million in the future. The project's completion confirms the high quality of the location and serves as strong evidence of the investment group's sustainable portfolio strategy.

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
TER _{ISA} GAV	0.61%
Management Fee	0.40% p.a.

Usage distribution



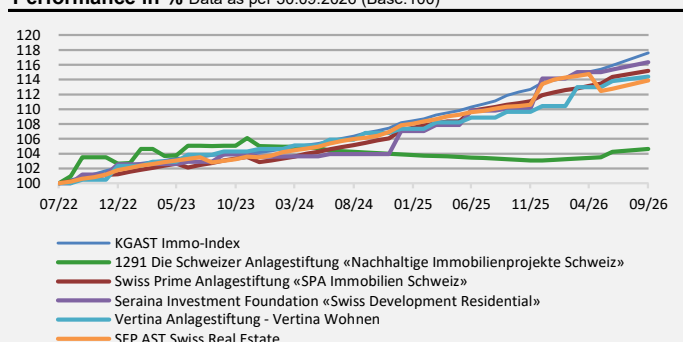
Foundation details

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

Key figures (as per 30.09.2026)

NAV	CHF 104.6440
Number of shares	913'346.392
Number of properties	2
Market value (at completion)	> CHF 185 Mio.
Debt ratio	21.20%

Performance in % Data as per 30.09.2026 (Base:100)

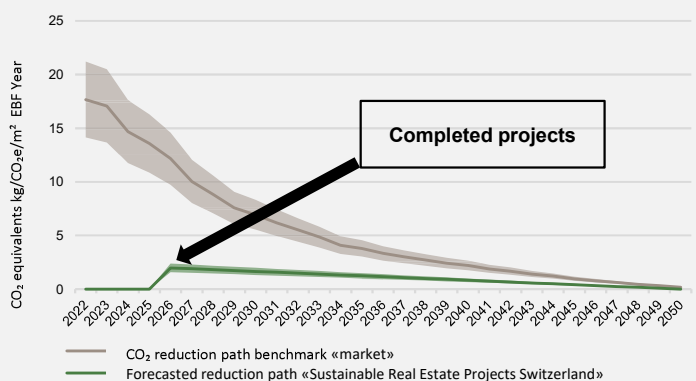


Since launch

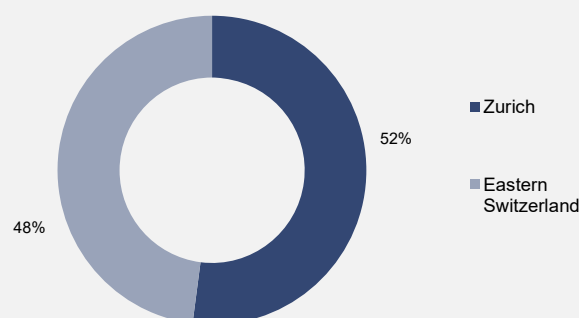
06.07.2022

Data as per 30.09.2026	YTD	2025	2024	
1291 NIS	1.51%	-0.77%	-1.07%	4.64%
KGAST Immo-Index	3.55%	5.00%	3.82%	17.61%

CO₂ reduction path



Geographical distribution



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