Media release

Real I.S. sets up *LogistiX* logistics fund for institutional investors

- **Target markets: traffic junctions and metropolitan areas in eurozone countries**
- **Planned investment fund volume of 600 million euros and annual payout yield between 5 and 6 percent.**

Munich, Germany, 21 May 2025 – Real I.S. AG extends its offer in the field of logistics investments and launches the specialised real estate AIF *LogistiX.* First commitments from German institutional investors have been received.

With persistently solid fundamental data and attractive purchase prices throughout Europe, the market for logistics properties opens up a window of opportunities for investment in 2025. Prime rents are expected to continue rising, reflecting ongoing demand and limited supply of high-quality logistics space. Reshoring and regionalisation provide further impetus to the interest in logistics properties due to a stronger focus on resilience and flexibility. And the long-term growth trend in online sales boosts city and last-mile logistics markets. In addition, higher standards for corporate sustainability performance increase the level of ESG-relevant expectations on logistics properties. Increasing scarcity of resources requires an efficient allocation in the use of staff, energy and logistics space, driving forward digital transformation and automation processes.

“The first commitments confirm that it is the right time to launch the *Real I.S. LogistiX*. A favourable phase for building up a portfolio has begun on the logistics real estate market,” says Real I.S. CEO Dr Christine Bernhofer. “This fund offer is addressed to investors looking for high-quality, sustainable properties in combination with active asset management in order to benefit from the risk structure and stability of the logistics real estate market.”

The expected average payout yield of the *Real I.S. LogistiX* fund is five to six percent per annum, and the planned overall fund volume amounts to approximately 600 million euros.

Tobias Kotz, Head of Client Relations & Capital Funding at Real IS, comments: “As our discussions with investors show, an interesting window opens up for many investors seeking logistics or residential properties with attractive risk-return profiles. Currently, the fundamental data of the European logistics markets offer investors the opportunity to yield profitable returns with attractive spread levels, compared to other investment products such as bonds.”

The portfolio of the fund will be diversified across countries and locations, as well as the use types of logistics properties. The focus is on ‘core’, ‘core-plus’ and ‘manage-to-core’ assets. Target submarkets are, in particular, Germany, France and the Netherlands, supplemented by investments in growth regions such as Spain, Portugal and Poland. Properties in other countries of the euro area could be added selectively. Acquisitions will include traditional storage and distribution real estate, last mile assets and corporate properties/ light industrial properties. With regard to sustainability criteria, the investment strategy complies with the obligations of Article 8 of the EU Sustainable Finance Disclosure Regulation (SFDR), in line with the other investment funds from Real I.S.

Real I.S. LogistiX is a German open-ended specialised institutional real estate AIF with fixed investment conditions in accordance with the provisions of the German Investment Code (*Kapitalanlagegesetzbuch – KAGB*).

Extensive expertise in dealing with logistics properties

Real I.S. AG has more than 20 years of experience with logistics properties in core European markets. Its logistics portfolio currently comprises 22 properties across Europe with a market value of around €900 million and a lettable area of around 800,000 square metres.

About the Real I.S. Group

The Real I.S. Group has a track record of more than 30 years as BayernLB’s fund provider specialised in real estate investment. As a member company of the Savings Banks Finance Group, the Real I.S. Group ranks among the leading asset managers in the German market. Along with alternative investment funds (specialised institutional AIFs and closed-ended retail AIFs) and an open-ended retail real estate investment fund, the range of products and services comprises customised investment fund solutions, club deals, joint ventures and asset management mandates for institutional clients. More than 75 percent of the aggregate portfolio is classified as a financial product under Article 8 of the EU Sustainable Finance Disclosure Regulation. Real I.S. Property Management GmbH completes the range of services. The company has assets of around EUR 12.5 billion under management. The Real I.S. Group has two licensed investment management companies (*KVG*) established under the German Investment Code (*KAGB*) and offices in France, Ireland, Luxembourg, the Netherlands, Spain and in Australia. More information is available on the company's websites at www.realisag.de or www.realis-australia.com.au.

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