

## Press release

# Real I.S. acquires logistics portfolio for its AIF *Themenfonds Deutschland II*

- Portfolio with four logistics properties
- Real estate complying with the KfW 55 energy-efficiency standard
- Total leasable space of around 13,150 square metres

**Munich, Germany, 8 February 2022** – Real I.S. AG has acquired the logistics portfolio *Quarto* from W&B Projektportfolio GmbH for its special real estate alternative investment fund (AIF) *Themenfonds Deutschland II*. The portfolio comprises four logistics/industrial buildings which comply with the German KfW 55 energy-efficiency standard and are located in the German cities of Essen, Remscheid, Stockstadt and Weilheim. The total area of around 13,150 square metres (3,000 to 3,800 square metres each property), with 120 parking spaces (approx. 30 per building), has been let on a long-term lease and is part of the branch network of the European B2B market leader in vehicle parts trading. The buildings were completed between 2019 and 2021. The parties have agreed that the purchase price paid will not be disclosed.

The properties are situated at excellent locations in Germany's Ruhr area, in the southern affluent area of the Munich metropolitan area or near the city of Aschaffenburg, within easy reach of the German motorway A 3.

'The logistics sector has been growing very strongly for years. Through the *Quarto* portfolio, we are creating urgently needed storage space featuring flexible usability. It also suitable for last-mile logistics in addition to conventional logistics. There are two aspects that fit the strategy of our investors: full occupancy of the properties over the long term, and the high quality of construction. The long-term full occupancy of the properties and the high construction quality with KfW-55 standard align with the strategy of our investors', explains Axel Schulz, Global Head of Investment at Real I.S. AG.

The special real estate alternative investment fund (AIF) has been investing in core and core-plus properties in Germany since 2017. The investment focus is on the office and retail sectors, supplemented by mixed-use properties, logistics real estate and hotels.

An investment volume of around EUR 1.0 billion is planned, with a maximum debt ratio of 50 percent; the minimum subscription amount is EUR 1.0 million. Real I.S. is also in the process of implementing another investment opportunity, focussing on logistics. Marketing and distribution for this is scheduled to start in the first quarter of 2022.

During the purchase of the *Quarto* portfolio, Real I.S. obtained legal and fiscal advice from GÖRG Partnerschaft von Rechtsanwälten mbB. Drees & Sommer provided technical consulting. FLOS Capital Real Estate AG acted as intermediary in this transaction.

### **About the Real I.S. Group**

The Real I.S. Group has a track record of 30 years as BayernLB's fund provider specialised in real estate investment. As a member company of the Sparkassen-Finanzgruppe (German savings banks group, Land central banks and associated companies), the Group ranks among the leading asset managers in the German market.

Along with Alternative Investment Funds (specialised institutional AIFs and closed-end mutual AIFs), the range of products and services comprises customised fund solutions, club deals and joint ventures. 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 operates subsidiaries and branches in France, Luxembourg, the Netherlands, Spain, and in Australia. More information is available on the company's websites at [www.realisag.de](http://www.realisag.de) or [www.realis-australia.com.au](http://www.realis-australia.com.au).

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