

## Press release/Marketing Notification

### Real I.S. sells “K<sup>2</sup>-Pegasus” office building in Brussels to the Eaglestone Group

- **Approx. 17,400 square metre of leasable space and 405 underground parking spaces**
- **Comprehensive modernisation planned**

**Munich/Brussels, 17 March 2022** – Real I.S. AG has successfully concluded the sale of the office complex in Diegem on the outskirts of Brussels. The building was acquired in 2009 for the specialised real estate alternative investment fund (AIF) “BGV III”. The buyer is the Eaglestone Group. It was agreed that confidentiality be maintained regarding the purchase price.

"With each of our investments, we pursue a long-term strategy, including the purchase of 'K2' in 2009. As part of the scheduled divestment, we were able to take advantage of the changes in the market in the interests of our investors," says Axel Schulz, Global Head of Investment Management at Real I.S. AG.

The office property in Diegem was completed in 2008 and has a total leasable area of 17,340 square metres, which are divided into 15,810 square metres of office space and 1,036 square metres of archive space spread across six aboveground and three underground stories. Furthermore, 405 parking spaces are available. The contract with the tenant Ernst & Young initially has a term through to the beginning of 2024, with the buyer then planning a comprehensive modernisation of the office building. Among other things the Eaglestone Group plans to add on four storeys, with the effect that following completion in 2026 a total of some 22,000 square metres of leasable area will be available.

The property is located in Pegasus Park in Diegem on the outskirts of Brussels and has excellent connections to the public transport network. Thus, the airport can be reached in just a few minutes, as can Brussels city centre. The A201 and A1-E19 motorways can also be reached quickly.

Real I.S. was advised on legal matters by the law firm Loyens & Loeff. JLL acted as the broker. The Eaglestone Group was advised by Urban Law, Nibelle & Partners as well as Bopro.

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

The Real I.S. Group has a track record of more than 25 years as BayernLB's fund provider specialised in real estate investment. As a member company of the Sparkassen-Finanzgruppe (group of German savings banks, Landesbanken and associated companies), the Group ranks among the leading asset managers in the German market. Along with alternative Investment Funds (special AIFs and closed-end mutual AIFs) and an open-ended real estate fund for private individuals, the range of products and services comprises customised fund solutions, club deals and joint ventures. The company has assets of over EUR 10 billion under management. The Real I.S. Group has two licensed investment management companies (KVGs) established under the German Investment Code (KAGB) and operates subsidiaries and branches in France, Luxembourg, Spain, the Netherlands and Australia. More information is available on the company's website at [www.realisag.de](http://www.realisag.de).

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