

Press release/Marketing notification

Real I.S. acquires “Innovationspark Kesselberg” in Mainz

- **12,246 square metres of office space**
- **Immediate proximity to Johannes Gutenberg University, to Mainz University of Applied Sciences and the planned “Innovationspark Mainz” area**
- **Long-term leases with attractive tenant mix**

Mainz/Munich, 5 May 2022 – Real I.S. AG has acquired “Innovationspark Kesselberg” in Mainz for the real estate special alternative investment fund “Real I.S. SCF I”. The seller is a further joint venture between J. Molitor Immobilien GmbH and Mainzer Aufbaugesellschaft mbH (MAG), who have already jointly realised several projects in the region. It was agreed that confidentiality be maintained regarding the purchase price.

“Innovationspark Kesselberg” is located at Isaac-Fulda-Allee 2a-c and encompasses a total of four building sections. The subject matter of the purchase encompasses three building sections with a total leasable area of some 12,246 square metres, which are spread across five stories per building. Building section A was completed in 2020; building sections B and C in 2022. Johannes Gutenberg University and the Rhineland-Palatinate Association of Statutory Health Insurance Physicians are the long-standing anchor tenants. A total of 136 car parking spaces are available for tenants. The A60 motorway for routes to Frankfurt am Main may be reached in just a few minutes by car via the Europakreisel junction. Mainz city centre is just a few minutes away using public transport.

“Mainz has been developing into an attractive location for some time now – the office real estate market is particularly convincing with its low vacancy ratio of 2.1 per cent. The proximity to the two universities and the planned area for biotechnology and research make “Innovationspark Kesselberg” an attractive investment for our “Real I.S. SCF I” fund,” explains Axel Schulz, Global Head of Investment Management at Real I.S. AG.

Legal and tax advice was provided to Real I.S. AG by the Munich-based law firm JonesDay. The technical consultant was Arcadis Germany.

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-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 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 or www.realis-australia.com.au

This is a marketing notification. Before you make a definite investment decision, please read the prospectus and/or information document of the alternative investment fund (AIF) and the key investor information document (KIID)/ key information documents (KID).

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