

Press release

“Eiswerk” in Berlin: Real I.S. and Universal-Investment acquire the “Eiswerk” building complex for Bayerische Versorgungskammer

- Project developer and seller is Trockland.
- Main tenants of the property are Techspace and Trade Republic.
- Real I.S. will be charge of asset management for office and residential buildings

Munich, Germany, 7 June 2022 – Real I.S. AG and Universal-Investment have purchased the “Eiswerk” complex, located in Berlin’s Mitte district, from the project developer Trockland. The investment has been made on behalf of a fund of Bayerische Versorgungskammer (BVK). Universal-Investment holds the fund, in its capacity as alternative investment fund manager (AIFM), in Luxembourg. The investment and asset management mandate of Real I.S. includes the purchase and provision of all asset and special purpose vehicle (SPV) management services. The parties agreed not to disclose the price of the transaction. The seller was advised on the transaction by BNP Paribas, Freshfields and the law firm Brummer und Partner mbB. Neuwerk, Ernst & Young and TA Europe acted as advisors to the buyer.

‘Following the acquisition of ‘Blue Towers’ at the beginning of 2020, we are delighted to have acquired a second property for Bayerische Versorgungskammer through a competitive bidding process and to be taking care of the future day-to-day asset management of the property for one of the biggest public pensions groups in Germany,’ explained Tobias Kotz, Executive Director of Real I.S. AG. And Axel Schulz, Global Head of Investment Management added: ‘We see the location as a particular asset and this, along with the attractive tenant mix, was what convinced us to invest.’

Norman Fackelmann, Head of Real Estate Management at Bayerische Versorgungskammer (BVK) commented: ‘Owing to the property’s mixed use in a very good micro-location, the investment is an excellent addition to our real estate portfolio, and will generate attractive returns for our investors.’

The “Eiswerk” in central Berlin consists of four building parts: two offer office space and the other two residential units. The office buildings are let on a long-term basis to Techspace and Trade Republic. The property has an aggregate office area of approximately 15,000 square metres; the total residential space is 3,500 square metres.

Located on Köpenicker Strasse, the quarter consists of two existing buildings, which are protected structures originally built for the former Norddeutsche Eiswerke AG, and two new buildings. It was completed in May 2022 after extensive transformation by Trockland in collaboration with Graft Architects. The development offers tenants state-of-the-art spaces and adds value to the neighbourhood as a whole. 'We particularly appreciate Trockland's pioneering, professional development of this property in combination with the extraordinary architecture,' confirmed Norman Fackelmann.

About 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 and www.realis-australia.com.au

About Bayerische Versorgungskammer

The biggest public pension fund management group in Germany, Bayerische Versorgungskammer is a service and competence centre for occupational and municipal pension schemes. It manages the business of twelve legally independent occupational and municipal pension schemes with altogether around 2.5 million insured persons and pension recipients, annual levy and contributions income of EUR 5.4 billion, and annual pension payments of around EUR 3.9 billion. It currently manages a total investment volume for all the institutions of around EUR 107.3 billion (market value). Bayerische Versorgungskammer employs more than 1,460 people and has been a signatory of the German Diversity Charter since 2010, a signatory of the UN Principles for Responsible Investment (PRI) since 2011, and a signatory of the German Memorandum for Women in Management since February 2017. It has been a member of the Global Real Estate Sustainability Benchmark (GRESB) since March 2020 and joined the Net-Zero Asset Owner Alliance in May 2021.

About Universal-Investment

Founded in 1968, Universal-Investment Group today is one of the leading European fund service platforms and Super ManCos with an investment volume under management of around EUR 733 billion, approximately 2,000 retail and specialised institutional investment fund mandates and more than 1,000 staff members working in the company's offices in Frankfurt am Main (Germany), Luxembourg, Dublin (Ireland) and Kraków (Poland). As an independent platform, it offers fund initiators and institutional investors services around structuring and management solutions, risk management for securities, real estate and alternative investments. The associates [UI Labs](#), [UI Enlyte](#) and [CAPinside](#) complete the innovative service offer of the group. Universal-Investment is a signatory of the UN Principles for Responsible Investment and member of the Sustainable Investment Forum (situation as at 30 November 2021).

More information is available on the company's websites at www.universal-investment.com

About Trockland

Trockland Management GmbH was established in Berlin in 2009 and seeks to make a contribution to urban development by developing buildings and liveable cities. The owner-operated company manages extensive new building projects in addition to the conversion and renovation of residential and commercial buildings. It has 21 properties in its portfolio – completed or in the planning stage – with a volume of around EUR 2.25 billion. An international team of 65 talented people is committed to the sustainable creation of value, taking into account societal and ethical values and the letting and management service for existing buildings.

For more information, please visit: www.trockland.com

Your contact:

Real I.S. AG
Innere Wiener Strasse 17
81667 München
Germany

Markus Lang

phone +49 (0)89 489082 220
fax +49 (0)89 489082 295
email markus.lang@realisag.de

Birgit Lehmann-Schraut

phone +49 (0)89 489082 226
fax +49 (0)89 489082 295
email birgit.lehmann-schraut@realisag.de