

Press release/Marketing notification

Real I.S. acquires residential property in Dublin for the special AIF “Modern Living”

- **Subsidised housing with 93 residential units**
- **Attractive location in Dublin metropolitan area**

Munich/Dublin, 30 June 2022 – Real I.S. AG has purchased a residential property at Malahide Road 17 in Dublin for the open-ended real estate special AIF “Modern Living”. The seller is Gem Group. It was agreed that confidentiality be maintained regarding the purchase price.

Following its completion in the fourth quarter of 2023 the property will have a total leasable area of 6,690 square metres, made up of 93 subsidised residential units and three commercial units. A 25-year lease agreement for all the residential units has already been concluded with Dublin City Council.

Malahide Road is situated within the Dublin metropolitan area and is easily reached thanks to the existing infrastructure with a direct link to the M50 motorway and the extensive public transport network. Various public green spaces and recreational areas, among other things in Father Collins Park and Donaghmede Park, are located within easy walking distance, as is the shopping centre “Clarehall”, which has all the stores and outlets required to meet daily needs.

“Ireland, and in particular Dublin as the country’s economic motor, has provided itself to be extremely crisis-resilient in the past two years, which makes the property on Malahide Road another attractive investment for our ‘Modern Living’ fund,” comments Axel Schulz, Global Head of Investment at Real I.S. AG.

Real I.S. was advised on legal and tax aspects of the purchase by William Fry and KPMG. The technical consultant was Watts. Hooke & MacDonald acted as the broker and Leman as the legal consultant for the seller.

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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