

Press release / Marketing notification

Real I.S. buys Luxembourg office property *OBH*

- Total rental space of 10,612 square meters and 174 underground parking spaces
- State of the art office building in Luxembourg's business district Kirchberg
- BREEAM In-Use certification with a 'Very good' rating

Munich, Germany / Luxembourg, 25 August 2022 – Real I.S. AG has purchased the office building *OBH* in Luxembourg for the specialised institutional real estate alternative investment fund (AIF) *BGV VI*. The building is situated in the heart of Luxembourg's Kirchberg district. Seller is the investment firm Batipart Group with headquarters in Luxembourg. By agreement of the parties, the price of the transaction will not be published.

Axel Schulz, Global Head of Investment Management at Real I.S. AG says: "Compared to other office property markets, Luxembourg's office real estate market has proven to be particularly resilient to economic downturns in recent years. Demand for office space has remained strong. New work models will have a decisive impact on what people expect of office buildings in the coming years. So we are pleased that we have been able to add another modern office building to the portfolio of the *BGV VI*."

Completed in 2020 and located at Rue du Fort Niedergrünwald 6, the office property *OBH*, has a rental area of around 10,500 square metres on a total of seven floors above ground level. The building enables a highly flexible use of office space. And there is a one-floor underground parking with 174 car parking spaces for tenants. The *Infinity Shopping Center* and the Grand Duchy of Luxembourg's biggest sports and cultural centre are within walking distance of the property. Public transport links are excellent, with several bus and tramway stops in the immediate vicinity. Moreover, the building has a BREEAM In-Use rating of 'Very good'

Real I.S. was advised on legal and tax aspects of the deal by Loyens & Loeff and Noerr and KPMG acted as financial advisor. Drees & Sommer provided technical expertise. Batipart was advised by Elvinger Hoss Prussen and ATOZ.

About the Real I.S. Group

The Real I.S. Group has a track record of more than 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) or key information document (KID).

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