

Media release / Marketing notification

Real I.S. acquires the *FactorY* complex in Lyon

- Total of around 6,800 square metres of office and commercial space
- BREEAM certificate with *Very Good* rating and HQE Exceptional certification

Munich, Germany /Paris, France, 15 December 2022 – Real I.S. AG has acquired the *FactorY* complex in the French city of Lyon for *REALISINVEST Europa*. The seller is AG Real Estate France.

The fully let seven-storey building complex is located in Lyon's Confluence district and offers around 6,800 square metres of total rental space. This is divided into 6,240 square metres of office space and 530 square metres of commercial space, which is all on the ground floor. The building was designed by Swiss architect Christian Kerez and the Lyon-based architectural office AFAA (executing architects) in line with the WWF principle *One Planet Living*. The complex has been awarded a BREEAM certificate with the rating *Very Good*, and HQE Exceptional certification. The property is now the fifth purchase by Real I.S. in Lyon.

'*FactorY* matches our vision of a responsible office property. As the first district in France designated as a *WWF Sustainable Neighbourhood*, it was developed with the aim of reconciling quality of life and ecology. This mixed-use and innovative building offers its users exceptional comfort in an environment where the art of urban living is rethought in an entirely new way. As a result, *FactorY* complies with the ESG criteria that guide our asset allocation,' explains Christoph Erven, President of Real I.S. France.

The *FactorY* complex is located in Lyon's Confluence district *Ynfluences Square*, positioning it at the centre of one of Europe's largest urban regeneration projects in the city centre area. The complex accordingly benefits from a privileged environment that is particularly popular with start-ups. Situated in the heart of the peninsula, combining inner-city location, innovative architecture and exceptional landscape, the district has become a prime example of future investment in Europe.

Real I.S. was advised on the transaction by C&C Notaires, law firm sbkg & associés and by Drees & Sommer. AG Real Estate France used the services of BNP Paribas Real Estate Transaction France (under a co-exclusive mandate with JLL) and the law firm LEXFAIR Notaires.

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) or key information document (KID).

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