

Press release / Marketing notification

Real I.S. buys local retail centre

Munich/Hamburg, Germany, 2 May 2023 – Real I.S. AG has acquired a newly-built local retail centre, located in the German town of Peissenberg, for the *Real I.S. Regionalfonds Süddeutschland*, the company's regional investment fund for southern Germany. Seller is the Küblböck group of companies. The parties have agreed not to disclose the price of the deal.

The recently built local retail centre is located on Hochreuther Strasse in Peissenberg and offers a total rental space of around 5,650 square metres. Construction of the building was completed in spring 2023. Anker tenants of the property are the retailers EDEKA and LIDL, as well as the Müller drugstore chain. One of the key features of the retail centre is its energy-efficiency; it meets the German development bank's 'KfW energy efficiency standard 55EE'. Some of the power is supplied by three tenant-operated photovoltaic systems on the roof, which is also a green space. Additionally, a new residential area is currently being developed in the immediate vicinity of the property.

'The local retail centre has a good mix of tenants and ideally complements the portfolio of our regional investment fund for southern Germany, the *Regionalfonds Süddeutschland*. The Peissenberg retail centre will supply the households of the neighbouring residential quarter and the surrounding area. It perfectly meets our long-term investment strategy,' comments Axel Schulz, Global Head of Investment Management at Real I.S. AG.

Peissenberg is located around 40 kilometres south-west of Munich. The Bavarian state capital is at an hour's drive by car, the Munich International Airport Franz Josef Strauss can be reached within less than two hours. The locality itself is in tranquil surroundings close to the Alps. Inhabitants have a wide range of cultural and leisure activities to choose from, such as a mining museum, a climbing centre, and a swimming pool and water park.

Blank Real Estate acted as real estate broker on the deal, and Kroll REAG GmbH provided technical advice. The Munich-based law firm Noerr was in charge of the legal aspects related to the transaction.

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, joint ventures and asset management mandates for institutional clients. Real I.S. Property Management GmbH completes the range of services. The company has assets of around EUR 13 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