

Press release / Marketing notification

Real I.S. buys residential property *Oatlands Manor* in Dublin for its *REALISINVEST EUROPA* investment fund

- 48 residential units in Mount Merrion
- Completion in the second quarter of 2023

Munich, Germany / Dublin, Ireland, 30 May 2023 – Real I.S. AG has announced the acquisition of the apartment complex in *Oatlands Manor*, a south Dublin residential development, from the Marlet Property Group.

The German investor has acquired the development in Mount Merrion for the open-ended retail real estate fund *REALISINVEST EUROPA*. The parties have agreed not to disclose the price of the transaction.

The complex is located at 1 Cherrygarth in Mount Merrion. It offers a rental area of around 4,676 square metres, divided into 30 apartments and 18 duplex apartments. There are also 82 car parking spaces, 47 in the basement and 35 outside the property.

The development is situated in a prestigious residential area approximately 8km south of Dublin City Centre along the Stillorgan Road N11 and 2km from the Dublin coastline. Future tenants will benefit from good public and private transport links. The development is linked to the N11 via Trees Road and the M50 via Kilmacud Road and the Drummartin Link Road. The N11 Quality Bus Corridor is 300 metres away and Blackrock Dart Station is 2km away. The nearest Luas stop is 1.5 km away in Kilmacud. There are several green spaces and recreation areas nearby, in addition to local shopping centres and other amenities.

‘In the last two years, residential real estate has proven to be particularly resilient to economic downturns. Taking also into account Dublin’s population growth rate and solid economic situation, the acquisition of the *Oatlands* complex is a perfect addition to the *REALISINVEST EUROPA*’s portfolio of fund assets,’ comments Real I.S. AG’s Global Head of Investment Management, Axel Schulz.

William Fry and KPMG advised Real I.S. in respect of tax and legal matters. Watts provided technical consulting. Savills and Cortland Consult acted as the company’s commercial

consultants on the transaction. The seller was assisted by Ronan Daly Jermyn LLP as legal consultant and Cushman & Wakefield as broker.

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 Real I.S. Group has assets of around EUR 13 billion under management. Real I.S. 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