

Media release / Marketing notification

***Real I.S. Themenfonds Deutschland II* fund is fully invested**

- **Purchase of a state-of-the-art newly built logistics property in the German city of Emmerich am Rhein**
- **Excellent location at the Dutch-German border**

Munich, Germany, 1 June 2023 – Real I.S. AG has acquired the logistics complex *Emmerich II* for the *Real I.S. Themenfonds Deutschland II* fund. As a result of the acquisition, the committed capital is fully invested for the fund, thus full investment has been reached. Seller is FIEGE R.E.D. GmbH & Co. KG. The parties have agreed not to disclose any financial details of the deal.

The modern new building at Ravensackerweg 8–14 in Emmerich am Rhein, Germany, was completed in the first quarter of 2023. Located at the German-Dutch border, the property offers a total leasable area of around 40,000 square metres. Long-term tenant of the entire property is FIEGE. The layout of the space is highly flexible, enabling it to be divided into four separate units. Eighty-four car parking spaces are available to FIEGE. Public transport can be easily reached. There is a bus stop at walking distance. The building is Gold-certified by the German Sustainable Building Council (DGNB).

The modern logistics property not only has two photovoltaic systems over the entire roof area with a total output of 2,750 kWp, but also various charging stations, partially greened roofs, and a variable refrigerant flow (VRF) heating system. All this, plus the fact that the location provides a direct link to Europe's largest sales markets, makes the property an ideal final investment for the *Real I.S. Themenfonds Deutschland II* fund and is also a perfect fit for a future-proof and sustainable investment in line with our ESG strategy,' says Axel Schulz, Global Head of Investment Management at Real I.S. AG.

The property is located in the commercial zone of Emmerich am Rhein. The immediate surroundings are therefore mainly used for logistics and commercial purposes. To the west, the property is adjacent to the *Emmerich I* logistics centre, which is also used by FIEGE for various customers. The business park has good transport links being just three minutes from the motorway A3. The city centre of Emmerich can be reached within ten minutes by car.

Norton Rose Fulbright provided Real I.S. with legal advice on all matters related to the transaction, and Arcadis Europa was responsible for technical consulting. For the self-designed project development FIEGE availed itself of the services of Addit and the architectural firm AJS. Goldbeck International was commissioned with the execution of the construction work, and JLL acted as real estate 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).

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