

## **Real I.S. real estate funds with EUR 8.4 billion in assets under management upgraded to Article 8 of the EU Disclosure Regulation**

- **This applies to around 75 percent of the existing Real I.S. portfolios**
- **Costs for investors amount to approx. 0.1 percent p.a. of the rental income**
- **Use of scoring models and artificial intelligence**

**Munich, Germany, 28 August 2023.** Real I.S. AG has upgraded real estate funds with a total value of around EUR 8.4 billion, i.e. about 75 percent of the total portfolio, to Article 8 classification under the EU Disclosure Regulation (Sustainable Finance Disclosure Regulation – SFDR). This complements the company's existing Article 8 product range, which is thus expanded to a total of twelve special funds as well as the open-ended real estate fund *REALISINVEST EUROPA*. The estimated investment for investors remains manageable at approximately 0.1 percent of annual rental income. This is made possible by a carefully designed technical structure.

An internal scoring model assesses and monitors the ecological features. Greenhouse gas emissions are measured using a CRREM tool. The use of innovative technologies, such as artificial intelligence (AI) in building control, not only makes it possible to meet the above-mentioned ecological characteristics in the long term, but also to contribute to decarbonisation. The hurdles were nevertheless high, both technically and procedurally, since any adjustment to the investment terms and conditions requires the consent of all investors. Real I.S. was able to convince 100 percent of the investors by presenting a clear proposal, transparent measures and marginal investment costs. The funds are now gradually being converted. New Real I.S. funds are subject to Article 8 of the SFDR right from the outset.

“The upgrading of our existing institutional funds to Article 8 level is only possible on the basis of a highly qualified approach by Real I.S. at the selection and survey stages, and when systematically maintaining the investment properties to ensure that they meet sustainability criteria. The quality of these properties and thus of the fund portfolios meets the high standards of SFDR requirements,” explains Jochen Schenk, CEO of Real I.S. AG.

“Article 8 funds of Real I.S. offer institutional and retail investors the possibility to hold ESG-compliant investments in their existing portfolio. Investors can thus make a tangible contribution to climate protection while gaining other benefits, such as significantly better marketability and higher market values, which are already measurable. Further advantages include the higher rents that can be obtained and the stable value of the portfolio investments due to more attractive credit conditions for financing. The upgrade of the special funds is therefore undoubtedly a milestone in Real I.S.'s sustainability strategy,” explains Giulia Peretti, Head of Sustainability of Real I.S. AG

While the special funds launched relatively recently, such as *BGV IX Europa* and *Modern Living*, were already Article 8 funds from the beginning, and *REALISINVEST EUROPA* has a proportion of environmentally sustainable investments as defined in the EU Taxonomy Regulation in addition to the requirements under Article 8, existing funds such as the BGV fund series (BGV V to VIII), which is in high demand, and *Themenfonds Deutschland* (I and II) will be converted to Article 8 at the beginning of their new financial year.

### **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](http://www.realisag.de) or [www.realis-australia.com.au](http://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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