

Media release

Real I.S. acquires completely modernised headquarters in the city centre of Munich

- **Unique investment opportunity in premium location in Munich**
- **Period property with total rental space of around 6,657 square metres**
- **Awarded *Excellent* rating within the *Flexible Working Models* category**

Munich, Germany, 4 March 2024 – Real I.S. has purchased an office property, with a total rental area of approximately 6,657 square metres in Munich's Haidhausen quarter for its specialised institutional alternative investment fund (AIF) invested in German assets. Seller is LaSalle Investment Management. The Real I.S. Group is headquartered in this four-storey building at Innere Wiener Strasse 17.

The historic building, known as *Alte Mälzerei* (*Old Malthouse*), features imposing 19th-century architecture and is excellently located in Munich's city centre. The property was completely refurbished and renovated from 2021 to 2023 in order to create flexible, future-proof office solutions, equipped with state-of-the-art technology. The building, which incorporates sustainable, environmentally friendly technologies, was awarded a Certificate in *Gold* under the German Sustainable Building Council's (DGNB) certification system for existing buildings. The property offers 95 car parking spaces and has very good public transport links.

At this year's *Mindshift* awards, Real I.S. was awarded the *Excellent* rating within the *Flexible Working Models* category for the renovation of its headquarters. "Under the banner of 'bringing real estate into the future', Real I.S. has created a sustainable working environment in the *Alte Mälzerei* complex that reflects our mode of operation and our company culture. The remodelling of the company headquarters in line with the concept of *new work* went above and beyond the mere modernisation of the office space. It also included thorough consideration and integration of ESG criteria, which has transformed the property, making it not only an attractive investment but also a model of sustainable economic activity. For precisely these reasons, the acquisition of this building also represents a unique investment opportunity in one of Munich's premium locations," commented Jochen Schenk, CEO of Real I.S. Group.

Real I.S. Deputy CEO Bernd Lönner explained: “Modern office real estate has to keep pace with today’s changing requirements. We are therefore in the process of applying new solutions to help us build our resilience and adapt continuously. We are keeping a close eye on the changing boundaries in the definition of *core* for the office segment. In many cases ESG criteria are already of decisive importance for *new core* real estate in all usage categories. Our investment strategy and the modernisation of our headquarters reflect this trend and set new benchmarks in terms of sustainability and future viability.”

The Munich-based team of law firm GSK provided legal consulting, and the experts from Kroll in Munich advised Real I.S. on technical issues. The seller availed itself of the intermediary services of BNP Paribas Real Estate GmbH and obtained advice on the legal aspects of the deal from Advant Beiten. Brandberger provided technical consultancy services.

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. More than 75 percent of the aggregate portfolio is classified as a financial product under Article 8 of the EU Sustainable Finance Disclosure Regulation. 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 offices in France, Ireland, 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

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