

Media release/ Marketing notification

Real I.S. buys first property in Portugal for its *REALISINVEST EUROPA* investment fund

- Total rental space of around 15,000 square metres
- Very good location in the sub-market Parque das Nações
- Compliance with Article 8 requirements and a sustainable investment minimum ratio in line with SFDR and Taxonomy provisions
- BREEAM certificate in 'excellent' to be obtained

Munich, Germany, 12 March 2024 – Real I.S. AG has acquired the office property *K-Tower* in Lisbon for its open-ended retail property investment fund *REALISINVEST EUROPA*. Seller is the family-owned developer KREST Real Estate Investments. The parties have agreed not to disclose the price of the deal.

The *K-Tower* is located at Av. Aquilino Ribeiro Machado 8-8E in Portugal's capital Lisbon. The 14-story building with a total area of around 15,000 square metres offers office space, terraces and facilities like showers and changing rooms. There are 157 car and bike parking spaces. Almost 50% of the car parking spaces are equipped with electrical chargers. Anker tenant is Critical TechWorks, a joint venture of BMW Group and Critical Software. The *K-Tower* complex is about to be awarded the BREEAM certificate in 'excellent' and was nominated as a finalist for the 2024 National Real Estate Award in Portugal in the Office and Efficiency & Sustainability categories.

'This acquisition is our first investment on the Portuguese market, which we have been watching very closely for several years. We were impressed by both the outstanding energy efficiency of the building and its location. Lisbon is Portugal's capital city and its most important office location,' said Barbara Geidner-Buchelt, Head of Investment Management international at Real I.S. AG.

'REALISINVEST EUROPA was one of the first open-ended retail property investment funds with a Taxonomy-compliant investment ratio. All the properties in the portfolio have environmental characteristics according to SFDR and have a green building certificate. REALISINVEST EUROPA is currently one of the few pan-European fund with such a high ratio of Taxonomy-compliance,' explains Jochen Schenk, Chief Executive Officer of Real I.S. AG.

The property is situated in the office sub-market Parque das Nações. Lisbon's north-east end is served by excellent public transport connections. The airport can be reached within a few minutes

via the motorway IC2. The CBD and the historical city centre are easily accessible by car or public transport. And there are several shopping and leisure amenities in the vicinity of the *K-Tower*.

Real I.S. obtained legal and tax advice in relation to the transaction from the Lisbon-based experts of the law firm Linklaters. Gleeds Portugal, Cundall Spain and FUNDEC provided support in technical matters. Deloitte supported Real I.S. during the financial due diligence. RPE Portugal advised in commercial aspects of the transaction. Status Capital will act as AIFM service provider.

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

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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