

Media release / Marketing notification

## The 2024 Real Estate Oscar goes to ... Lisbon's *K-Tower*

- **Office building with a total lettable area of around 15,000 square metres wins in the two categories “Office” and “Excellence in Efficiency & Sustainability”**

**Munich, Germany / Lisbon, Portugal, 22 April 2024** – The office complex *K-Tower* in Portugal's capital Lisbon was the big winner at the real estate Oscar award ceremony in the Portuguese city of Sintra on 18 April 2024 with first place in the two categories “Office” and “Excellence in Efficiency & Sustainability”. The recently acquired *K-Tower* represents Real I.S.'s first acquisition for the open-ended retail real estate fund *REALISINVEST EUROPA* in Portugal. Seller was the family-run developer *KREST Real Estate Investment*.

“The *K-Tower* combines an innovative working environment, progressive architecture, efficiency and a strong focus on ecological sustainability in an outstanding location. With this project we set new standards for office buildings in Portugal and further afield,” points out Barbara Geidner-Buchelt, Head of Investment Management International at Real I.S. AG.

“The *K-Tower* is on its way to become one of the first EU Taxonomy-compliant buildings in Portugal. The award-winning building symbolises our commitment to excellence in design, functionality and responsibility for the environment. This recognition in the Real Estate Award confirms our policy of investing in buildings which not only generate economic value, but which also make a positive contribution to the protection of the environment and improve the quality of life for their users. This success inspires us to continue our approach of pioneering the creation of sustainable and progressive office environments,” comments Real I.S. CEO Jochen Schenk.

The *REALISINVEST EUROPA* is among the first open-ended retail real estate funds that offer a Taxonomy-compliant investment ratio. The portfolio of the investment fund consists exclusively of buildings which meet the ecological criteria of the EU Sustainable Finance Disclosure Regulation (SFDR) and have a ‘green building’ certificate.

For the *K-Tower* property BREEAM (BRE Environmental Assessment Method) certification with the rating ‘excellent’ is in preparation. Designed by Saraiva + Associados and Metrourbe and completed in 2023, the 14-story building is an architectural icon.

The property is located at the communication hub Gare do Oriente near the Expo Areal that is a

hub of Lisbon's tech scene. The office sub-market Parque das Nações has one of Lisbon's most modern infrastructures to offer and is in high demand.

In addition to the office areas, the *K-Tower* also offers terraces and a central plaza with an installation by the Swedish artist EKTA, which helps to create a vibrant atmosphere. The office complex has 157 car parking spaces, almost half of which is equipped with charging points for electric vehicles. And there is also space for bike parking. Anker tenant of the *K-Tower* is Critical TechWorks, a joint venture of BMW Group and Critical Software.

Claude Kandiyoti, Chief Servant Officer at KREST Real Estate Investments, says: “This award fills us with great pride because it emphasises our commitment to innovative real estate projects and offers significant recognition of our work in the Portuguese market, which will help us to establish our position both nationally and internationally. The project reflects our way of life by applying sustainable solutions which meet the requirements for the ‘excellent’ rating in the BREEAM certification system. This approach covers the selection of materials, the construction methods and the minimisation of energy consumption.”

#### **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](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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