

Media release

Institutional portfolio fund of Real I.S. is fully-invested now

- **REAL I.S. SCF I – club deal for seven institutional investors**
- **Portfolio with six office and logistics properties**
- **Full investment achieved with acquisition of centrally-located *Münchner Palais* property, offering state-of-the-art-office space**
- **Article 8 fund combines sustainability criteria with modern usage concepts**

Munich, Germany, 27 March 2024 – This latest acquisition of an office property at Innere Wiener Strasse 17 in Munich’s Haidhausen district means that the specialised institutional real estate alternative investment fund *REAL I.S. SCF I* is now fully invested and broadly diversified in its target country, Germany, with total investment of more than 250 million euros. The distribution already made – approximately 4.5 percent on average per year – and the investment fund forecast are significantly higher than the target distribution that had been announced.

“We have been able to realise attractive investment opportunities in Germany for the portfolio of the *REAL I.S. SCF I* on behalf of our investors from the savings bank network (*Sparkassenverbund*). By now achieving full investment, Real I.S. is demonstrating its strength in implementing portfolio expansion and asset management,” said Dr Christine Bernhofer, Member of the Management Board of Real I.S. Group.

A broadly diversified portfolio with assets in southern Germany has been created for a club with seven institutional investors in total. The south of Germany is one of the country’s most attractive regions in terms of economic strength. The aggregate portfolio comprises six fully let office and logistics complexes with long-term leases. Situated in attractive locations of metropolitan areas, the recently-built, highly sustainable properties have been realised in an excellent quality in order to comply with the investment fund strategy. They meet all requirements for being classified as a sustainable product under Article 8 of the EU Sustainable Finance Disclosure Regulation.

Dr Christine Bernhofer commented: “The office market continues to be attractive for us and our investors. We are interested in future-proof properties that are aligned with the changing world of work and satisfy highest standards with regard to technology and sustainability-related criteria. These properties are the new ‘core’. The investment strategy of the fund reflects this trend and sets a benchmark in terms of sustainability and future-proofness. Office real estate, in particular, remains a very interesting asset class. The office property market provides unique entry opportunities this year.”

“Given the right investment strategy, attractive opportunities for investors can be obtained in any market situation and solid, stable returns can be generated. The distributions that have been made are proof that our portfolio building and asset management strategy work. We were delighted to have received the mandate from our investors to develop and implement this strategy on behalf of them. Our focus is now on continuing to develop the portfolio over the coming years,” explained Tobias Kotz, Executive Director at Real I.S. Group.

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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