

Press release/Marketing notification

Real I.S. and DHG achieve full letting of “LogChain Rotterdam 2”

- **Total lettable area of approx. 120,000 square metres**
- **Attractive location in the Port of Rotterdam**

Rotterdam/Munich, 17 May 2022 – Real I.S. AG and DHG have jointly let the last available warehouses in “LogChain Rotterdam 2”. Real I.S. had acquired the logistics portfolio in Rotterdam in November 2019 for the open-ended real estate mutual fund “REALISINVEST EUROPA” and the open-ended special alternative investment fund “BGV VIII Europa” from the Dutch logistics developer DHG.

The portfolio consists of nine buildings and comprises approx. 120,000 square metres of logistics facilities. The main tenants are Estron Beheer B.V. and P&O Ferrymasters Ltd. As of 1 January 2022 Estron commissioned a further 6,000 square metres of ADR warehousing with a CO₂ gas fire extinguishing system for the storage of hazardous substances (DC 6A). The company has already been a tenant of the property since 2019, and with the additional area it now leases more than 60,000 square metres. Furthermore, Special Cargo Services Rotterdam B.V. intends to occupy the remaining 6,000 square metres of the warehouse for dangerous goods (DC 5B); the lease commences on 1 May 2022. With these two new leases “LogChain Rotterdam 2” is now fully let on a long-term.

“Rotterdam and in particular the port there play a major role in the international goods traffic. Demand for high-quality logistics facilities near the port is correspondingly high,” says Melanie Grüneke, Head of Country Netherlands at Real I.S. AG, and adds: “We are pleased that together with DHG we have succeeded in expanding the existing lease agreement with Estron and gaining Special Cargo Services Rotterdam as a new tenant.”

“LogChain Rotterdam 2” is the second LogChain development by DHG in Rotterdam. It is situated directly next to the A 15 motorway in Rotterdam-Europoort and is centrally located between Waalhaven and Maasvlakte. The 120,000 square metres are divided

between warehouses with ESFR sprinkler systems for merchandise for resale and those fitted with CO2 gas fire extinguishing systems for the storage of hazardous substances.

About the Real I.S. Group

The Real I.S. Group has a track record of 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 and joint ventures. The company has assets of around EUR 12.5 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 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)/ key information documents (KID).

About DHG

DHG is an investor and developer of logistics real estate. DHG handles the chain from the start of a development to its rental, management and maintenance. The key question for us is: what value can we add to your process? For this we have a team of real estate specialists and logistics specialists available for you. Together we analyse your demand and we find the best solution for your logistics process. DHG is the largest developer of large logistics property at risk in the Netherlands. With a real estate portfolio of 550,000 m2 of existing buildings and a smartlog development portfolio of 1,600,000 m2, we can meet any demand quickly and appropriately. All our distribution centres and terminals are located at top logistics locations, close to waterways, roads, terminals and airports. Due to the size of the property portfolio and the nature of the company, we can quickly provide you with a suitable solution.

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