

Press release / Marketing notification

Real I.S. sells ATO headquarters in Canberra

- **Total rental area of around 43,300 square metres**
- **Excellent location in Canberra's central business district**

Munich, Germany, 22 February 2023 – Real I.S. is pleased to announce the sale of the the headquarters of the Australian Taxation Office (ATO) in Canberra to Charter Hall for \$290 million AUD

The building was constructed in 2007 and is fully let to the Commonwealth of Australia. The asset comprises approximately 43,300 square metres of gross floor area and includes ca.41,700 square metres of office space and ca.1,600 square metres of retail space, distributed over ten floors. There are also 400 car parking spaces for tenants. The location of the property is within walking distance to restaurants, shopping and leisure precincts and also within a short commute to the Canberra airport.

'The carbon-neutral complex was bought for our *Bayernfonds Australien 6* in 2009. The disposal of the building is part of the planned divestment within the frame of our long-term investment strategy,' explains Axel Schulz, Global Head of Investment Management at Real I.S. AG.

Canberra is Australia's Capital City and was designed as the political and administrative centre of the Australian government in the early twenties. The city is a prominent location for the vast majority of Federal Government Departments and numerous other governmental authorities.

Cushman & Wakefield and Knight Frank advised Real I.S. on the deal.

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 13 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.

The real estate investment manager Real I.S. Australia Pty Ltd manages a portfolio with assets worth AUD 1.35 billion and an aggregate area of more than 150,000 square metres on the country's East Coast (Sydney, Melbourne, Canberra and Adelaide). Real I.S. Australia is a subsidiary of Real I.S. Group. The company is based in Sydney since 2012. The local team has in-depth expertise of the Australian real estate market and an excellent network of industry contacts.

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).

Your contact:

Real I.S. AG
Innere Wiener Strasse 17
81667 München
Germany

Markus Lang

phone +49 (0)89 489082 220
fax +49 (0)89 489082 295
email markus.lang@realisag.de

Birgit Lehmann-Schraut

phone +49 (0)89 489082 226
fax +49 (0)89 489082 295
email birgit.lehmann-schraut@realisag.de