

Generali Real Estate completes the acquisition of historic office and residential building in Berlin CBD from Real I.S.

Milan and Berlin - Generali Real Estate has completed the acquisition of an historic office and residential building in **Berlin, Französische Strasse 53-55**, on behalf of a real estate fund managed by Generali Real Estate S.p.A Società di gestione del risparmio. The seller of the asset is Real I.S. on behalf of the special real estate AIF "Real I.S. BGV V".

The asset is a fully let historic building in the prestigious Französische Straße, in the middle of Berlin's central business district around Friedrichstraße, one of most sought-after areas in the German capital. Its 8,000 sqm GLA include approximately 6,300 sqm of office space and 1,450 sqm of residences. In the high-quality building, great attention is paid to health and wellbeing of the occupants, as well as to accessibility and smart mobility, thanks to ideal connections to public transport.

The fund acquiring the asset is a real estate fund dedicated to professional investors, managed by Generali Real Estate S.p.A SGR. The fund's portfolio comprises mainly office and high street retail assets, located in France, Germany and the United Kingdom.

In Germany, Generali Real Estate currently manages a portfolio of 230 properties, worth about € 4.5 bn.

General Real Estate was legally advised by Mayer Brown. Real I.S. was advised by Norton Rose Fulbright LLP, CBRE, Lottum & Schultz. Savills acted as intermediary on the deal.

GENERALI REAL ESTATE

Generali Real Estate S.p.A. is one of the world's leading real estate asset managers with around €38 billion of assets under management as of end of June 2022. It leverages the expertise of more than 370 professionals, with operating units located in the main European cities.

The company's integrated business model covers the full scope of asset management activities and the entire real estate value chain. A series of cross-border investment vehicles, managed by the specialized asset manager Generali Real Estate S.p.A. Società di gestione del risparmio, aims to create long-term value for investors with a core/core+ profile by investing in assets characterized by good locations, high liquidity and strong underlying leasing dynamics. The portfolio under management comprises a unique mix of historical and modern properties, ranging from landmark buildings to new architectural masterpieces, which has enabled the company to develop best-in-class skills in the fields of technological innovation, sustainability and urban development.

Generali Real Estate is part of the Generali Investments ecosystem of asset management firms.

About the REAL I.S. Group

The Real I.S. Group has been BayernLB's fund service provider specialising in real estate investments for 30 years. The associated company of the Sparkassen-Finanzgruppe is one of the leading asset managers on the German market. In addition to alternative investment funds (special AIFs and closed-end public AIFs) and an open-ended public real estate fund, the range of products and services includes individual fund solutions, club deals and joint ventures. The company has around 12.5 billion euros in assets under management. The Real I.S. Group has two licensed capital management companies (KVGs) in accordance with the German Investment Code (KAGB) and subsidiaries and branches in France, Luxembourg, Spain, the Netherlands and Australia. For further information, please visit www.realisag.de or www.realis-australia.com.au

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