



## PRESS RELEASE

*Berlin, 08. January 2025*

### **Catella Investment Management acquires from Instone Real Estate 35 new-build apartments in Bamberg, northern Bavaria for an individual mandate**

Berlin-based Catella Investment Management (CIM) has acquired a residential development project in Bamberg, northern Bavaria, as part of an individual mandate. The seller is Instone Real Estate. The two projected buildings comprise 2,370 square meters of residential space and 583 square metres of commercial space on the ground floors. The 35 planned residential units are divided into 17 two-room and 18 three-room apartments. Planning permission has already been granted and construction is scheduled to start at the beginning of 2025.

**Michael Keune, Managing Director at CIM**, said: ‘Despite the continued challenges of the market environment, we see selective opportunities for residential investments in Germany. With the two residential buildings in Bamberg, we were able to secure two attractive assets for our mandate in a commercially strong environment. The buildings also comply with the ESG requirements of our investors.’

**Andreas Zeitler, Managing Director of Instone Real Estate Development GmbH**, adds: ‘In developing this project, we are making an important contribution to the creation of urgently needed living space. As Instone, we are also taking responsibility for the development of 57 owner-occupied apartments in the immediate vicinity of the 35 rental apartments. The result is a neighbourhood that creates value and quality of life in equal measure. We are looking forward to a successful working relationship with Catella Investment Management.’

The 35 rental apartments are being built to the KfW-55 standard and will feature high-quality floor coverings, such as parquet and porcelain stoneware tiles, underfloor heating and clear room heights of 2.70 metres. All apartments are easily accessible without barriers, and around 30 percent of the apartments themselves are completely barrier-free.

The two buildings of Instone Real Estate are part of the final construction phase of the ‘Lagarde 8’ residential project, which will ultimately comprise a total of 237 apartments.

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Catella is a leading specialist in property investment and fund management, with operations in 12 countries. The group has EUR 13 billion in assets under management. Catella is listed on Nasdaq Stockholm in the Mid Cap segment. Read more at [catella.com](https://catella.com)



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'Lagarde 8' is in turn part of the urban district of Lagarde-Campus, which is currently being developed on a 22.5-hectare site of a former barracks in the east of Bamberg. In addition to the extensive new construction, numerous listed brick buildings in the barracks area are being renovated and thus preserved. A total of 1,000 new apartments are being built, along with space for commerce, retail and culture.

The new district's energy concept is one of the most innovative in Europe. A heating network 4.0 will ensure the supply of heat, significantly reducing CO<sub>2</sub> emissions. In addition, energy from photovoltaics and geothermal energy, low flow temperatures and wastewater heat exchangers will be used.

With its blend of history, university culture and numerous local recreation opportunities, Bamberg offers a unique quality of life in Germany. The city is located around 60 kilometres north of Nuremberg and is an important economic centre in the Nuremberg metropolitan region, which has a population of 3.6 million.



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### **About Catella Investment Management GmbH (CIM)**

Catella Investment Management GmbH (CIM) is an independent and entrepreneurial real estate investment manager with assets under management of approximately EUR 10 billion. As a subsidiary of the Stockholm-based Catella Group, CIM manages and advises more than 25 mutual funds and special real estate funds as well as several mandates across 15 European countries, with a focus on residential, mixed-use, parking, and logistics properties. CIM provides services in research, portfolio management, acquisitions,

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disposals, and asset management. The company operates offices in Berlin, Munich, and Vienna.

### **About Instone Real Estate**

Instone Real Estate is a subsidiary of the listed Instone Group, making it one of Germany's leading residential property developers. Since 1991, we have been developing future-proof and sustainable urban residential quarters with apartments for sale or rent throughout Germany – to provide a long-lasting good life in the country's metropolitan regions.

Through partnership-based cooperation and open communication, we implement forward-looking ideas that meet the diverse needs of our clients. To do justice to our passion and our commitment to quality, we focus in particular on the local communities that are created, the existing neighbourhoods and the added value that we can create together for everyone. This enables us to realise sustainable values and living spaces that set ecological and social standards and take responsibility for one of the most pressing social issues of our time. <http://www.instone.de>

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