

Complete forward sale: Instone sells 117 new-build apartments to Düsseldorfer Wohnungsgenossenschaft eG in the “Grafental Ost” quarter

- *Forward deal for 117 new-build apartments and 105 underground parking spaces on the final development site of “Grafental Ost”*
- *Final development site with a total of 215 apartments as part of the established neighbourhood development in Flingern-Nord, complemented by daycare centre and secondary school*
- *KfW Efficiency House 40 standard – with QNG-PLUS certification, district heating and photovoltaic systems ensuring reduced operating costs and supporting a sustainable neighbourhood development*
- *Site servicing since mid-2025; construction scheduled to commence in the second quarter of 2026*

Essen/Düsseldorf, 6 October 2025: The nationwide residential developer Instone Real Estate (“Instone”) has signed a forward deal with Düsseldorfer Wohnungsgenossenschaft eG (DWG) for 117 unsubsidised rental apartments and 105 underground parking spaces on the final development site of “Grafental Ost”. The transaction is part of the ongoing development of the Düsseldorf district Flingern-Nord. On this site, Instone is realising a total of 215 apartments along with a four-group daycare centre. Sales of the remaining 98 apartments for owner-occupation is scheduled to start later this year, paving the way for the successive implementation of the entire site. Public site servicing has been underway as planned since mid-2025; construction is scheduled to start in the second quarter of 2026 with completion expected in the third quarter of 2028.

As Düsseldorf’s largest and oldest housing cooperative, DWG is thereby expanding its portfolio by 117 apartments in Flingern-Nord. Heiko Leonhard, spokesperson of the Management Board of Düsseldorfer Wohnungsgenossenschaft eG, says: “We invest with a long-term, value-based approach in urgently needed rental housing for Düsseldorf. ‘Grafental Ost’ stands out for its



connectivity, concept, and clear sustainability standards. The reliable partnership with Instone and the City of Düsseldorf provides ideal conditions for stable, affordable neighbourhoods and a predictable implementation in the interest of the community.”

Anna Rzymelka, North Rhine-Westphalia Branch Manager at Instone Real Estate, comments: “The agreement with DWG is a strong sign of confidence in the quality of the project and our clear implementation roadmap in Grafental. Where city, cooperative and developer work closely together, urgently needed housing is indeed possible – even in a selective market environment. This joint commitment to additional rental housing for Düsseldorf provides a tangible impetus and reaffirms Instone as a reliable partner. It is particularly encouraging that high-quality projects are once again being made accessible to investors through forward deals – a clear signal that confidence in the market is returning.”

The residential development on the final site comprises a total of 215 apartments. The design foresees a U-shaped ensemble of 14 buildings, creating small-scale residential communities, short distances, and a quiet, greened courtyard as a meeting point for neighbours. The barrier-free apartment mix of two to five rooms addresses people with different lifestyles – from singles and couples to families. All apartments feature at least one private outdoor space in the form of a balcony, terrace, or loggia, serving as a retreat for relaxation and personal space.

The project meets the KfW Efficiency House 40 standard, with QNG-PLUS certification targeted. District heating and photovoltaic systems ensure efficient energy consumption and reduced operating costs. The comprehensive mobility concept provides for all 210 underground parking spaces to be pre-equipped with e-charging infrastructure and load management. A total of 474 bicycle parking spaces complement the offering.

In close cooperation with the state capital of Düsseldorf, the neighbourhood development moreover contributes to local childcare and education provision. Instone is building a four-group daycare centre, while the city is constructing a secondary school. Embedded in Flingern-Nord, the neighbourhood benefits from its proximity to the city centre as well as Grafenberg Forest,



good public transport connections and a well-balanced mix of urban flair and green open spaces.

Further information can be found at: www.grafental-duesseldorf.de

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. www.instone.de

Press:

Instone Real Estate

Franziska Jenkel

Chausseestr. 111, 10115 Berlin

Tel. +49 (0)30/6109102-36

E-Mail: presse@instone.de