

Instone Group: Major investments in new land plots strengthen the basis for future growth

- *Instone Group has already purchased land for projects with a future sales volume (GDV) of over EUR 1.1 billion year-to-date*
- *To increase capital efficiency and diversify risk, around half of the project volume is planned to be realised together with strong financial partners*
- *Instone Group is taking advantage of the current favourable competitive environment for purchasing land and securing projects with significantly above-average returns; financial strength is a key success factor*
- *The investments are spread across nine locations in the most important German metropolitan areas*
- *Instone Group has an extensive acquisition pipeline and is currently in advanced negotiations for further land acquisitions, which are to be finalised in the coming months*
- *For the financial years 2025 and 2026, the purchase of projects with a total GDV of EUR 2 billion is planned,*

Essen, 16 October 2025: Instone Real Estate Group SE (“Instone Group“) has demonstrated strong resilience in a challenging market environment in recent years. With a high share of pre-sold projects, Instone Group has maintained very solid profitability even during the years of crisis and continued to strengthen its balance sheet. The German residential property market, which continues to profit from favourable fundamentals, has clearly bottomed out, and prices for new-build properties in Germany's major metropolitan areas are rising again. Instone Group now sees this as the ideal time to invest in new projects and thus in growth from a position of strength.



Having overcome the crisis Instone Group switches into growth mode

Besides the emerging recovery in the German market for new-build properties in major metropolitan areas, another key positive development is the noticeable improvement in purchasing conditions, particularly over the last twelve months. Sellers have now adjusted their asking prices to the new market realities, resulting in a notable correction in land prices. While the market as a whole is still being impacted by the aftermath of the crisis, Instone Group has further strengthened its solid capital base. This enables Instone Group to acquire attractive projects with above-average future margins and returns in an environment characterized by low competition. In this context, it is also possible to acquire projects with existing zoning rights, which can make a positive additional contribution to profit generation within a short period of time. As at 30 June 2025, Instone Group had a very low loan-to-cost ratio of 12 per cent and available liquidity of around EUR 270 million. Additional unused credit lines increase the company's financial headroom.

Purchase of land with GDV exceeding EUR 1.1 billion

Instone Group has already acquired projects with a GDV of over EUR 1.1 billion year-to-date. Due to the structure of certain projects, around half of the project volume is ideally suited for joint ventures with financial investors, enhancing capital efficiency and optimised risk diversification for large-scale projects. The acquisitions are spread across nine locations in major metropolitan areas such as Düsseldorf, Stuttgart, Berlin, Munich, Nuremberg and Leipzig.

The projects are expected to create a total of over 2,100 new residential units. Of these, around 800 are expected to be affordable housing, which will also be realised with the subsidiary nyoo using an innovative planning and construction approach. Instone Group is hence making an important contribution to mitigating the housing shortage in Germany's metropolitan areas.

The company continues to have an extensive acquisition pipeline and is currently in advanced negotiations for further purchases. Accordingly, an additional increase in investment volume can be expected in the coming months.



Instone Group intends to make full use of this ideal window of opportunity for acquisitions and plans to acquire land with a total GDV of around EUR 2 billion during the financial years 2025 and 2026. This corresponds to an investment in land plots of around EUR 300 million.

“The company has performed very well during the crisis, enabling us to switch into growth mode from a position of strength. We now see an ideal window of opportunity for land investments, thereby laying the foundations for accelerated earnings growth in the coming years,” says Kruno Crepulja, CEO of Instone Real Estate Group SE.

The definitions of the key performance indicators mentioned in the release can be found in the glossary on the company’s website at: [Glossary: Instone Real Estate Group SE](#)

About Instone Real Estate Group SE (Instone Group)

The Instone Group is one of the leading residential developers in Germany and is listed on the Prime Standard of the German stock market. 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 areas. Our diverse expertise, combined with efficient processes and a solid financial basis, creates real added value for our stakeholders in environmental, social and economic terms. This means we are taking responsibility for one of the most pressing social issues of our time – creating needs-based and attractive living space. The company employs 406 employees at nine locations across Germany. As at 30 June 2025, the project portfolio included 43 development projects with an anticipated overall sales volume of approximately EUR 6.8 billion and around 13,800 residential units. www.instone-group.de/en

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