

## PRESS RELEASE

### **Instone-subsidiary nyoo develops further project for affordable housing in Düsseldorf**

- **Land plot with an area of approx. 7,000 m<sup>2</sup> in Düsseldorf-Mörsenbroich acquired from TÜV Rheinland Immobilien GmbH**
- **Around 130 apartments planned, at least 30 % of which will be publicly subsidised, as well as a daycare centre and other special-purpose facilities**
- **Sustainable energy concept: energy-efficient perimeter block development (KfW EH 40, QNG-compatible) with photovoltaics and green roofs**
- **Construction scheduled to start in 2027**

**Düsseldorf/Cologne, Germany, 3 December 2025** – Nyoo Real Estate GmbH ('nyoo'), a subsidiary of the Instone Group, has acquired a plot of land measuring around 7,000 m<sup>2</sup> in Düsseldorf. A new residential project comprising around 130 apartments is planned for the site in the Mörsenbroich district, at least 30% of which will be publicly subsidised. The project will provide the existing neighbourhood with urgently needed affordable housing and a daycare centre. The existing building will continue to be used by the seller, TÜV Rheinland Immobilien GmbH, until mid-2026. A legally binding development plan is in place. Construction is scheduled to begin in 2027.

"This acquisition enables us to further expand our development pipeline in the Rhine-Ruhr metropolitan region," says Stefan Dahlmanns, Managing Director of Nyoo Real Estate GmbH. "Our approach is to create affordable, high-quality housing that is also fit for the future. Through standardised and efficient processes, we achieve economies of scale, reduce costs and ensure planning and product reliability. This results in residential projects with a high quality of life that meet the needs of people in urban living spaces. By making intelligent use of inner-city space, we promote sustainable residential buildings and help to meet the high demand for housing."

The planned perimeter block development with four to five full storeys and a penthouse floor combines high-quality and functional architecture. The plan is to create a mix of 1- to 4-room residential units, all of which will be barrier-free. The ground floor opens onto a green inner courtyard with recreational and play areas. The project idea is being finalised in accordance with the urban development model for the 'Vogelsanger Weg' area that has been drawn up by the administration of the state capital Düsseldorf and in close dialogue with the responsible district council.

The project site on Vogelsanger Weg is located roughly five kilometres north of Düsseldorf city centre. Good public transport connections enable quick access to the city centre and surrounding districts. Short distances to local amenities, recreational and leisure facilities,



and Düsseldorf University of Applied Sciences create attractive conditions for a vibrant residential project.

This latest project sees nyoo continuing its activities in the state capital: in 2023, the company completed 66 predominantly subsidised residential units in the 'Wohnen im Hochfeld' district and handed them over to LEG Bauen. nyoo is currently building a further 167 apartments as part of the total takeover model for Wohnbau GmbH in the 'Grafental Ost' district development.

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### **About Nyoo Real Estate GmbH (nyoo)**

Nyoo Real Estate (nyoo) is a subsidiary of the listed Instone Group, making it one of Germany's leading residential developers. We are shaping the future of intelligent residential construction - with innovative 360-degree solutions that can be implemented in serial production with maximum process reliability and with full cost, scheduling and quality guarantees for our customers. By consistently standardising and optimising the entire project development and construction process, we create needs-based living space throughout Germany from a single source - efficiently, sustainably and attractively. nyoo currently has around 50 employees at four locations. [www.nyoo-by-instone.de](https://www.nyoo-by-instone.de)

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