

Instone completes 236 apartments in Essen's "Literatur Quartier"

- *Handover of new apartments in a central location, including 52 publicly subsidised units as part of a diverse range of housing options*
- *Green, car-free courtyards, a communal rooftop terrace, energy-efficient building standard 55 EE, and extensive barrier-free access characterise the quarter's quality of living*

Essen, 10 December 2025: The German residential developer Instone Real Estate ("Instone") has completed the new residential buildings in the eastern part of the "Literatur Quartier" southwest of Essen city centre and handed them over to LEG Bauen as the owner. On the former publishing site of the Funke Media Group, 236 accessible apartments have been built, totalling around 18,000 m² of living space, including 52 publicly subsidised units.

"By completing our work in the 'Literatur Quartier,' we have revitalised a previously unused inner-city area and created urgently needed housing between the city centre, university hospital and university," says Anna Rzymelka, Branch Manager of Instone Real Estate Development in North Rhine-Westphalia. "The combination of subsidised and privately financed apartments, barrier-free facilities, and high energy standards shows how different requirements for contemporary living space in a central location can be brought together. I would like to express my thanks to the City of Essen, LEG, and everyone involved in the planning and construction for their reliable cooperation."

The 236 housing units are spread across three buildings, ranging in size from around 43 to 130 m² and covering a spectrum from compact apartments to family-friendly floor plans. The 52 publicly subsidized apartments expand the rental offering in an urban area where demand has been exceeding supply for years. This strengthens a segment that is scarce in many areas close to city centres in the region and plays an important role for broad sections of the population.

Two green, car-free courtyards and a communal rooftop terrace provide residents with spaces for relaxation and socialising. An underground garage with 151 parking spaces – some equipped with electric charging infrastructure – ensures adequate parking space. The barrier-free design offers easy access for people of all ages and mobility levels and enhances usability throughout different stages of life.

With district heating and the energy-efficient building standard 55 EE, the neighbourhood reduces the energy needs of future households. Revitalizing an area close to the city centre avoids additional land sealing and utilises existing infrastructure in the vicinity of the main train station, as well as adjacent commercial structures, and the culturally and gastronomically vibrant residential quarters in the southern surroundings. This means that the area remains part of the inner-city housing supply. The location is in close proximity to workplaces, educational and cultural institutions, and is well connected by both public and private transport.

While the western, mixed-use part of the neighbourhood is being developed by OFB Projektentwicklung, Instone was responsible for the residential buildings in the eastern section. Overall, a city quarter is emerging with a mix of work, residential, dining, and retail spaces. In handing over the apartments in Essen, Instone has reached another milestone in its construction completions planned for this year in the Rhine and Ruhr regions. Further project developments in various municipalities in North Rhine-Westphalia are in preparation, in the sales phase, or under construction.

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/en

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