



Instone acquires development site in Unterschleißheim – new residential quarter planned in Munich's growing northern metropolitan area

- *Acquisition of a plot of around 12,500 m²; development of a residential quarter with approximately 180 apartments*
- *Planned to meet the German QNG-EH40 energy standard; connection to the municipal geothermal network planned*
- *Location characterised by population growth, a strong economic base and excellent transport links*
- *Construction targeted to commence from 2027*

Essen/Unterschleißheim, 12 January 2026: The German residential developer Instone Real Estate (“Instone”) has acquired a plot of land measuring around 12,500 m² in Unterschleißheim. The company plans to develop a modern residential quarter comprising approximately 180 privately financed apartments. With this project, Instone is responding to the persistently high demand for housing in the north of Munich while further strengthening its presence in one of Munich metropolitan region’s most dynamic growth areas.

“Unterschleißheim combines economic strength, excellent connectivity and a well-balanced mix of urban living and access to nearby recreational areas. With our investment in one of Bavaria’s most dynamic regions, we are making an important contribution to providing urgently needed housing,” says Andreas Zeitzer, Managing Director of Instone Real Estate Development GmbH. “By acquiring this site, we are seizing an attractive opportunity to continue our long-term investment strategy and meet strong housing demand.”

The planned quarter will comprise a diverse mix of apartments, ranging from compact units to family-friendly homes. Private and communal green spaces will create areas for community and relaxation. The planning is aligned with the German QNG-Efficiency House 40 standard, with a connection to the municipal geothermal network envisaged in cooperation with local energy



partners. In addition, a sustainability certification (NaWoh or DGNB) is targeted, underlining the project's ambition in energy efficiency and long-term sustainability.

The site is located within the designated urban development framework "Mehrgenerationencampus Lohhof Süd", which aims to integrate living, working and community life across generations. Instone's residential quarter complements this approach and contributes to the further development of the overall area.

Christoph Böck, Mayor of Unterschleißheim, comments: "I am pleased that Instone is investing in Unterschleißheim and thereby helping to create urgently needed housing, including apartments for families. The new quarter will create an attractive living environment for all generations. The project supports our goal of managing the city's growth responsibly and developing new, high-quality neighbourhoods with a strong sense of place."

Unterschleißheim is regarded as a growth-oriented regional centre within the Munich metropolitan area, with a diverse economic structure, very good supra-regional connectivity and a high quality of life. Its proximity to research and technology institutions makes the location an attractive place to live and work for families, skilled professionals and people who value the combination of urban proximity and nature-oriented living. The next planning steps will be carried out in close coordination with the City of Unterschleißheim and other partners. Following completion of the development plan procedure, construction is planned to commence from 2027.

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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