

Partnership to deliver 20 subsidised apartments: Instone and Hofheimer Wohnungsbau GmbH (HWB) to develop residential building with day-care centre in Hofheim am Taunus

- *Forward Deal, including a three-group day-care centre with up to 49 childcare places*
- *Part of the new residential quarter “Kant & Gloria” with over 100 apartments*
- *Climate-friendly neighbourhood development meeting the Efficiency House 40 standard*
- *Construction to begin in spring 2026, completion of the quarter expected in mid-2028*

Essen/ Hofheim am Taunus, 19 December 2025: Instone Real Estate ('Instone'), a residential developer operating throughout Germany, has sold 20 subsidised apartments in the new 'Kant & Gloria' residential quarter in Hofheim am Taunus to Hofheimer Wohnungsbau GmbH (HWB). In addition to the residential building, the forward deal also includes a three-group day-care centre with up to 49 childcare places, as well as underground and outdoor parking spaces. The residential units create a total of around 1,150 m² of living space, range in size from 45 to 88 m² and each have a balcony or roof terrace. In total, the quarter will feature over 100 apartments with a mix of subsidised, price-controlled and privately financed options.

Sascha Querbach, Rhine-Main Branch Manager at Instone Real Estate Development GmbH, says: "We are delighted that we can now move forward with the project. The Kant & Gloria development will provide attractive yet affordable living space and social infrastructure in the neighbourhood – laying the foundation for a good life. Sustainability and quality of life are at the heart of the project. The sale of the price-controlled apartments to HWB ensures that they are of lasting benefit to the Hofheim housing market."

Wilhelm Schultze, Mayor of the district town of Hofheim am Taunus and chairman of the HWB supervisory board, says: "Childcare places are one of the most important issues affecting people in our town. Kant & Gloria is setting an important example here: in addition to providing additional living space, it is creating a day-care centre that will significantly expand our much-needed childcare provision. I would like to thank Instone and HWB for their dedicated collaboration."

“The economic situation in our country and in our municipality is not easy. It is therefore a great success that, together with Instone, we have achieved a major breakthrough for our town in terms of creating living space and childcare places, and I would like to express my sincere thanks to everyone involved for their excellent cooperation,” says Hofheim’s Deputy Mayor and Head of the Building Department, Daniel Philipp. In this context, it is worth mentioning Instone’s redesign, which has enabled two additional apartments to be built in another building, for which funding had already been applied for. This means that a total of 22 subsidised apartments can be built in the overall ‘Kant & Gloria’ project.

“The acquisition of these apartments is a strategic investment in the municipal housing portfolio. It enables us to create housing options for broad sections of the population in Hofheim,” adds Norman Diehl, CEO of Hofheimer Wohnungsbau GmbH. “The collaboration with Instone is goal-oriented and reliable, allowing us to implement projects such as this one and ease the strain on the tight housing market.”

The quarter is being built to the Efficiency House 40 standard. An air-water heat pump combined with a photovoltaic system and extensive green roofs supports climate-friendly and sustainable living. Construction is scheduled to begin in spring 2026 and be completed in mid-2028.

Covering an area of approximately 8,000 m², the site on Homburger Straße, once the location of a machine factory, is just a few minutes’ walk from the city centre and the S-Bahn station, combining a central location with a quiet residential environment. Local amenities, schools, cultural offerings and sports and leisure facilities are all in the immediate vicinity, as are green spaces.

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

About Hofheimer Wohnungsbau (HWB)

Hofheimer Wohnungsbau GmbH (HWB) is a municipal housing company based in Hofheim am Taunus and has been in existence since 1926. It is a wholly owned subsidiary of the City of Hofheim. HWB provides socially responsible housing and living environments for all stages of life and for broad sections of the population. To this end, it develops, manages, maintains and administers its property portfolio and expands it in a responsible and sustainable manner.

The municipal housing company HWB currently holds more than 1,700 apartments in its portfolio, ranging from affordable, publicly subsidised homes to apartments offered on the open market. People enjoy living here – locally rooted, with a high quality of life. In figures, 38 per cent of the apartments in HWB's portfolio are publicly subsidised, while 62 per cent are privately financed. In addition, HWB has continuously evolved into an urban development company. On behalf of the Executive Board of the district town of Hofheim am Taunus, it actively drives forward urban and neighbourhood development and, for this purpose, also conducts citizen participation processes.

A total of 50 employees are engaged at HWB. With their expertise in housing, new-build development, and the management of commercial units and municipal parking facilities, they ensure high customer satisfaction and the ongoing development of the company. HWB places great importance on training and professional development and continuously trains young people in the field of the housing industry.

Further information can be found at www.hwb-hofheim.de

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