

PRESS RELEASE

nyoo acquires plot for a development of 54 apartments adjacent to the „Neckar.Au Viertel“ in Rottenburg am Neckar

- ***54 barrier-free residential units across two apartment buildings, 15 per cent of which are publicly subsidised***
- ***Efficiency House 40 standard with QNG certification, photovoltaics, green roofs and connection to a local heating network***
- ***Tax advantages for investors: declining-balance depreciation and special depreciation allowances combinable with the subsidy under the Baden-Württemberg Housing Construction Funding Programme 2022***
- ***Construction is expected to begin in the first quarter of 2027***

Rottenburg/Cologne, Germany, 15 June 2026 – Nyoo Real Estate (“nyoo”), part of Instone Group, one of Germany’s leading residential developers, has acquired a plot of approximately 3,750 m² at Yalovastraße in Rottenburg am Neckar, directly adjacent to Instone’s “Neckar.Au Viertel” project. The site was purchased from the City of Rottenburg. The plan is for a new residential quarter comprising 54 units – around 15 per cent of which will be subsidised – with a total living area of approximately 4,250 m². Construction is expected to begin in the first quarter of 2027.

The development will comprise two apartment buildings with an underground car park, all units fully accessible. The quarter will meet the requirements of the Efficiency House 40 standard, with QNG certification planned and additional DGNB or NaWoh certification being pursued. For its energy concept, nyoo is relying on a sustainable combination of district heating and photovoltaics, complemented by extensive green roofs. The project thus offers residents a forward-looking place to live while also serving as an attractive investment opportunity, thanks to the tax framework under the Wachstumschancengesetz (Growth Opportunities Act), which allows declining-balance depreciation to be combined with an additional special depreciation allowance.

Stefan Dahlmanns, Managing Director of Nyoo Real Estate GmbH, said: “Building on our success in the competitive tender process and in close coordination with the City of Rottenburg, we are realising a residential project that meaningfully complements Instone’s existing quarter development. Our aim is to create affordable housing on the basis of the nyoo standard, without compromising on quality or sustainability. To this end, we are focusing on energy-efficient, subsidy-eligible standards and well thought-out floor plans. Rottenburg offers a reliable framework and a level of demand that highlights just how important mid-price-segment housing is.” Dahlmanns added: “The fact that our planning system was recently recognised as the best solution for affordable housing construction



at the 'Neues Bauen – 80 Sekunden' innovation forum confirms we are on the right track with this approach."

Stephan Neher, Mayor of the City of Rottenburg am Neckar, said: "Our cooperation with Instone on the 'Neckar.Au Viertel' has been professional from the outset and has shown how constructively and reliably major projects can be delivered in partnership. We are all the more pleased that nyoo is now developing a project in the immediate vicinity, continuing the positive development of the quarter. The new project strengthens our housing offer, once again focuses on sustainability and subsidised housing, and fits very well with Rottenburg's urban development goals."

Rottenburg am Neckar is a medium-sized town in the district of Tübingen in the Neckar-Alb region. The town is located just a few kilometres from the university city of Tübingen and benefits from its proximity to the Stuttgart metropolitan region. Good transport links via the B28 and A81 make Rottenburg an attractive place to live in an economically dynamic environment. The project site is located in a growing residential area with direct access to local amenities, schools and public transport.

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 80 employees at four locations. www.nyoo-by-instone.de/en

Press Contact

Instone Real Estate Group SE
Franziska Jenkel
Chausseestr. 111, 10115 Berlin
Tel. +49 (0)30/ 6109102-36
E-Mail: presse@nbyi.de