Instone secures Ginkgo as a partner for the development of "Benrather Gärten" in Düsseldorf

- *Joint expertise in sustainable neighbourhood development and the regeneration of former industrial sites*
- *Partnership confirms the quality of the project and supports Instone's strategy of developing selected large-scale projects together with long-term partners*
- *Instone remains the responsible project developer and primary point of contact for the development of "Benrather Gärten"*
- *Between 800 and 1,000 homes, social infrastructure, and retail and office space are to be built on the former industrial site*

Essen/Düsseldorf, 10 August 2026: Instone Real Estate ("Instone") and Ginkgo Fund ("Ginkgo") will collaborate on the development of the "Benrather Gärten" project in Düsseldorf. Instone will retain overall responsibility for the project and remain the main point of contact. Over the coming years, the former industrial site, covering around 15 hectares in the south of Düsseldorf, will be developed into a sustainable urban quarter comprising 800 to 1,000 apartments, social infrastructure, commercial and office space, as well as public and private green areas.

Ginkgo is one of Europe's leading real estate development platforms specialising in the regeneration of former industrial, logistics and commercial sites and was founded in 2010 in partnership with Edmond de Rothschild. The collaboration combines Instone's long-standing experience in developing sustainable residential neighbourhoods with Ginkgo's proven expertise in brownfield redevelopment. The partnership comes together at an early stage of the development process. Both companies aim to further develop "Benrather Gärten" into a future-oriented neighbourhood for living, working and leisure.

"The 'Benrather Gärten' project represents a type of neighbourhood development that has long characterised our development portfolio: the conversion of former urban industrial sites into sustainable and liveable urban neighbourhoods with social infrastructure," says Kruno Crepulja, CEO of Instone Real Estate Group SE. "In Ginkgo, we have gained a partner whose expertise in the regeneration of brownfield sites ideally complements our own experience. The fact that Ginkgo is getting involved at such an early stage of the project underlines the project's appeal. At the same time, we are implementing our strategy of delivering selected large-scale projects together with long-term partners, thereby unlocking additional development capacity and continuing along our growth path. The German residential property market continues to offer considerable potential, and we intend to continue investing selectively in that potential going forward."

Through a series of land acquisitions, Instone has systematically expanded its project pipeline over recent quarters. "Benrather Gärten" ranks among the most significant redevelopment projects in Düsseldorf and will make an important contribution to sustainable urban regeneration as well as to the creation of urgently-needed housing.

"Our commitment to 'Benrather Gärten' reflects our conviction that brownfield projects in major metropolitan areas offer significant long-term potential. Our collaboration with Instone is based on a shared understanding of sustainable neighbourhood development. We look forward to contributing our regeneration expertise to the further development of this former industrial site and creating lasting value for Benrath and Düsseldorf," says Guillaume Ribet and Bruno Farber, founding partners of Ginkgo.

"Benrather Gärten" is being developed on the former Outokumpu and Thyssen-Krupp Nirosta site in Düsseldorf-Benrath. The project is based on the winning design of the urban planning competition held in 2017. As part of the zoning plan process, the plans will be further refined in the coming years. Beginning in autumn of this year, the demolition of the existing buildings is scheduled to begin, paving the way for the required soil remediation and decontamination measures.

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 develop 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 Ginkgo Funds

By "rebuilding the city upon itself" through the acquisition, remediation, and redevelopment of polluted or neglected urban sites, Ginkgo helps preserve and enhance agricultural land and natural ecosystems threatened by urban sprawl, while developing housing, offices, and commercial spaces that improve residents' quality of life and boost the vitality of redeveloped neighborhoods. Since its launch in 2010, Ginkgo has earned the trust and support of leading European institutional investors, including the Edmond de Rothschild Group, the European Investment Fund (EIF) and the Caisse des Dépôts Group through Banque des Territoires, underpinning the successful deployment of its urban regeneration strategy across Europe. The funds are advised by Ginkgo Advisor, a company bringing together experts in finance, real estate, and environmental matters, with teams based in France, Switzerland, Spain, Belgium, Italy, Germany, Luxembourg, and the United Kingdom. Ginkgo continues to expand in France and across the European Union, with steady and sustained growth in assets under management. It has raised three funds representing approximately EUR 875 million in equity, which have been deployed to develop more than 1,500,000 square metres of mixed-use urban projects across 33 operations located in major urban areas. Ginkgo launched its last fund, Ginkgo Fund IV, in 2025, with a target equity commitment of EUR 600 million. Building on the success of its previous fund vintages and the continued support of its long-standing institutional investors, the fund is dedicated to the remediation and redevelopment of brownfield sites and obsolete urban assets across Europe's most dynamic metropolitan areas. www.ginkgo-advisor.com

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