

Building permit and sales launch for Instone residential project "Neckar.Home" near Tübingen

- *First site with 66 apartments in Rottenburg am Neckar (Baden-Württemberg) – total project with around 400 residential units*
- *Strong partnership between Instone and Volksbank Herrenberg-Nagold-Rottenburg*
- *Very good connection to the university town of Tübingen and part of the metropolitan region of Stuttgart*
- *Volksbank Immobilien Anlage GmbH acquires a building with 11 apartments*

Essen/Stuttgart, 8 June 2020: Instone Real Estate, one of Germany's leading residential developers, has reached an important milestone with its first residential construction project in Rottenburg am Neckar. On a former DHL site in the mid-size city in Baden-Württemberg, Instone is building components of several stages of construction in the "Neckar.Au Quarter", an urban district with around 400 residential units.

Instone has received the building permit for the first stage of construction, which is being marketed under the name "Neckar.Home", and is launching sales for 66 apartments. Volksbank Immobilien Anlage GmbH has acquired a building with 11 residential units and Gäu Neckar Immobilien GmbH, both subsidiaries of Volksbank Herrenberg-Nagold-Rottenburg, is marketing the other apartments in the coveted quarter. In the "Neckar.Home" construction stage, Instone offers a diverse mix of apartments for singles, couples and families with infinitely variable one- to four-room apartments ranging in size from 40 to 100 square metres. The offer is aimed at both owner-occupiers and capital investors. Construction is scheduled to begin in summer 2020.

High location quality and good infrastructure in the quarter

Within Rottenburg, the location stands out due to its proximity to the historic old town, which is just a few minutes' walk away. Shopping facilities, day-care centres and a school surround



the project location, and a further kindergarten and a medical centre are currently being built in the neighbourhood itself. From "Neckar.Home" it is possible to reach the pulsating university town of Tübingen in about 10 to 15 minutes by public transportation and by car. Rottenburg am Neckar is also part of the economically strong metropolitan region of Stuttgart.

"We are pleased to be able to begin the first construction stage for 66 apartments in this excellent location. The sub-project 'Neckar.Home' is the first exciting building block of the overall development, for which we are already preparing further requests for building permits. The spacious and sustainable 'Neckar.Au Quarter' will offer a modern quality of life and housing through contemporary planning. As a result of the cooperative collaboration with the city of Rottenburg and our strong project partner Volksbank Herrenberg-Nagold-Rottenburg, we were able to balance urban development aspects with current housing needs and will create an attractive new living space," says Bianca Reinhardt Weith, branch manager responsible for Instone operations in Baden-Württemberg.

Markus Speer, managing director of Gäu Neckar Immobilien GmbH, a company of Volksbank Herrenberg-Nagold-Rottenburg, comments: "We believe in the strong concept and Instone Real Estate's ability to bring it to fruition at this very good location. This is why we have entered into one of the region's most exciting residential construction projects as an investor and sales partner."

The "Neckar.Au Quarter" project as a whole will also set trends from the perspective of sustainability. For example, photovoltaic systems with a tenant electricity supply and a resource-saving local heating network are planned with the Rottenburg public utility company. 15 percent of the total floor area in the entire project is reserved for social rentals and 15 percent of the total floor area is reserved for condominiums for middle-income families.

Those interested can inform themselves on the project homepage [neckar-home.de](https://www.neckar-home.de) or, after making an appointment, obtain personal advice from the sales team in the showroom on the construction site, which provides an overview of the fixtures and fittings of the apartments being built.



About Instone Real Estate (IRE)

Instone Real Estate is one of Germany's leading residential developers and is listed in the SDAX. The company develops attractive multi-family and residential buildings as well as publicly subsidised housing, designs modern urban quarters and refurbishes listed buildings for residential use. Buyers are mainly owner-occupiers, private investors with an intention to let, and institutional investors. In 29 years, Instone Real Estate has successfully developed more than one million square metres. In total, 380 employees work at nine locations nationwide. As of 31 March 2020, the company's project portfolio comprised 53 development projects with an expected total sales volume of roughly EUR 5.75 billion and 12,952 units.

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