

PRESS RELEASE

KINGSTONE Real Estate acquires Ingolstadt micro-living apartment complex from Engelhardt Real Estate Group

Munich, 19 November 2021 – KINGSTONE Real Estate has acquired the “Donau Side Studio Apartments” project in the Bavarian city of Ingolstadt under a forward transaction on behalf of its KINGSTONE Wachstumsregionen Süddeutschland II (KWS II) fund. KWS II is a sustainable residential property fund for institutional clients which, as the name suggests, invests in growth regions throughout southern Germany. The seller of the property at Haenlinstrasse 1 is a project entity belonging to the Engelhardt Real Estate Group.

The micro-living residential complex will offer a total rental area of some 8,500 sq.m., including 201 business apartments and 42 student apartments, along with a daycare centre and outdoor playground. Future residents will be able to enjoy communal areas, a fitness room and an underground car park with 216 parking spaces. DGNB Gold certification is being sought for the building. The project is scheduled to be completed in the second quarter of 2024. The location in the northeast part of Ingolstadt has excellent public transportation connections to Ingolstadt’s city centre and is only a few minutes’ drive from the “Ingolstadt Nord” motorway junction.

KWS II, an open-end real estate AIF for institutional investors (*Spezialfonds*), was launched by KINGSTONE Real Estate at the end of 2020 in cooperation with INTREAL as “Service KVG” (regulated German fund management company). The core property fund with target total size of between EUR 350 and 400 million is particularly aimed at financial institutions investing for their own accounts, foundations and pension funds. In its acquisitions, KINGSTONE Real Estate focuses primarily on residential and food retail properties, particularly in dynamic urban areas. All properties are subjected to a rigorous sustainability examination before purchase.

“For KWS II, we seek out high-quality, sustainable, development projects in southern Germany’s growth regions,” says Dr. Tim Schomberg, Managing Partner and Chief Executive Officer of KINGSTONE Real Estate. “The ‘Donau Side Studio Apartments’ complex is an attractive long-term investment for our clients in a stable, rapidly growing market segment.

The forward deal with Engelhardt Real Estate Group illustrates our ability to place capital quickly and effectively.”

“We are delighted that KINGSTONE Real Estate has been so enthusiastic about investing in our project, and we look forward to completing this sustainable project together with them,” says Uwe Seybert, Chief Operating Officer of Engelhardt Real Estate Group. “The project marks another milestone within our core asset business, and we will continue to work through to completion with commitment and pride.”

KINGSTONE Real Estate was advised on the transaction by Arnecke Sibeth Dabelstein (legal and tax), Brand Berger (technical) and Agradblue (ESG due diligence).

About KINGSTONE Real Estate

KINGSTONE Real Estate is an owner-managed real estate investment management group founded by the Schomberg family and Pegasus Capital Partners offering a wide range of investment products and a holistic approach for German and international institutional investors.

KINGSTONE combines a top-notch real estate deal and project pipeline with the excellent access of our senior management to national and international investors. Our strategic co-owner Pegasus offers capabilities and a proven track record as project developer and mezzanine specialist. Combining this with the Schomberg family’s decades of experience in the international and institutional real estate fund business enables us to generate sustainable returns for our clients.

More information available at: www.kingstone-group.de

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