

PRESS RELEASE

Grünwald near Munich: KINGSTONE Real Estate acquires core office property for separate account

Munich / Grünwald, 09.06.2022 – KINGSTONE Real Estate has acquired a core office property at Bavariafilmpfad 8 in Grünwald near Munich for the open-ended alternative investment fund (AIF), "KINGSTONE Bavaria Süd". The seller is a property company of DIC Asset AG (DIC).

The multi-tenant property comprises five buildings and was built in 1999 on a leasehold site with a long residual term. Thanks to proactive asset management efforts and regular maintenance measures, the property is in very good structural and technical condition. The property accommodates 8,750 sqm of gross floor area, spread across 3 floor levels.

The municipality of Grünwald lies in the south, directly on the outskirts of the Bavarian capital. The location enjoys high demand for office space due to its proximity to the city centre, its favourable transport links and low rate of trade tax.

Dr. Tim Schomberg, Managing Partner of KINGSTONE Real Estate, says: "We are convinced of the economic capacity of southern Bavaria. With its vast numbers of innovative firms, the metropolitan region of Munich, in particular, is an economic powerhouse. With its well-developed location right at the gates to Munich, the property therefore fits perfectly into the strategy behind the fund."

KINGSTONE Real Estate issued "KINGSTONE Bavaria Süd" together with capital management company (KVG) IntReal International Real Estate Kapitalverwaltungsgesellschaft for Sparkasse Rosenheim-Bad Aibling. The core fund invests in residential, office, logistics, healthcare and social real estate in the southern part of Bavaria.

KINGSTONE Real Estate was provided with advisory services during the transaction by ARNECKE SIBETH DABELSTEIN (legal), BRAND BERGER (technical), KPMG (fiscal), Westbridge (OpEx), agradBlue (ESG), and EmilyEstate. The financing bank is local savings bank Kreissparkasse München Starnberg Ebersberg. JLL acted as estate agents for DIC.



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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