

# PRESS RELEASE / Marketing Communication

---

## **KINGSTONE Real Estate acquires fully let healthcare property in Mölln for German special AIF**

**Munich, 12. July 2023** – The real estate investment manager, KINGSTONE Real Estate, has acquired a mixed-use healthcare asset in Mölln (Schleswig-Holstein) for their healthcare real estate AIF. The property is the historic main building at the Robert-Koch-Park, Hindenburgstrasse 13-15. The anchor tenant is the care service provider, "Leben & Pflegen Gahl". In addition, there is a diversified, complementary range of tenants, including the Workers' Welfare Association (Arbeiterwohlfahrt), Mölln Independent School, the community support centre (Lebenshilfewerk Kreis Herzogtum Lauenburg), a daycare centre, a catering service provider with bistro, various office tenants as well as residential users. The vendor of the fully let property is "Erste Grundstücksgemeinschaft Elbe-Lübeck-Kanal GmbH & Co. KG".

The property was built as an army barracks during the period between 1913 and 1917 and originally accommodated a military school. Parts of the property are subject to monument preservation regulations. The current vendor acquired the property in 2013 and carried out extensive refurbishment and upgrading works. The property forms part of an agglomeration of different buildings and uses with the focus on healthcare. Aspects such as inclusion, ecology and diversity play a central role.

The extensive range of services offered in the community is complemented by a medical centre, a children's daycare centre, an outpatient nursing centre, and a building of the community support centre with café, a bicycle workshop, garden and landscape maintenance and florists. The Robert-Koch-Park benefits from an immediate proximity to the local public transport network of the town of Mölln with a population of almost 20,000 inhabitants.

"We are delighted about the successful acquisition of an attractive healthcare property with long-term full occupancy, especially under the current, very challenging market conditions", says Paul H. Muno, Managing Partner of KINGSTONE Real Estate. "The negotiations with the vendor were marked by a high degree of fairness, allowing us to complete the acquisition of this over-100-year-old property for our fund. We continue to view healthcare real estate as an asset class with a great future."

The transaction was initiated by Hanseatic Real Estate GmbH and was further accompanied by Pinsent Masons Munich (legal due diligence), STANE GmbH (technical due diligence), agradblue GmbH (ESG due diligence), and BFS Service GmbH (social market analysis/commercial due diligence).

\*\*\*

## Legal Notice

Please be sure to study the investment rules and other contractual documents, the document prepared in accordance with Art. 307, Sec. 1 and 2, German Capital Investment Act [KAGB], (“the Art. 307 document”) as well as the latest annual report of the KINGSTONE Living & Care I fund (hereinafter “the Fund”) before finalising your decision to invest. These documents are available only in their original German versions. Said documents represent the sole binding basis for the subscription of shares in the investment fund. A summary of the investor rights in German is available in electronic form [here](#). Upon request, we will send you the print version of the aforesaid documents free of charge. You may request these from KINGSTONE Real Estate, Promenadeplatz 10, 80333 München or directly from IntReal International Real Estate Kapitalverwaltungsgesellschaft mbH (“INTREAL”), Ferdinandstrasse 61, 20095 Hamburg, Germany.

**The fund represents an open-ended special AIF with fixed investment rules pursuant to Art. 284, German Capital Investment Act (KAGB), and must not be marketed to retail investors within the meaning of Art. 1, Sec. 19, No. 31, KAGB.**

This fund represents an actively administrated investment fund whose management is not linked to a benchmark index. By subscribing shares, you will acquire an interest in the investment fund rather than acquiring the actual assets held by the fund (e. g. real estate assets) and purchased by INTREAL for the account of the fund.

The fund invests primarily in real estate and thus in illiquid assets. Depending on the circumstances, it may prove difficult to sell these, to the point where share redemptions may be subject to a delay or may have to be suspended altogether from time to time. For detailed information about the risks to which an investment in the fund is exposed, please see the Art. 307 document. The main risks are also identified in the key investor information documents.

If any details on individual financial instruments or issuers are disclosed, such disclosures are not intended as recommendation of certain financial instruments.

The prospective performance of the fund also depends on the personal tax situation of a given investor and may be subject to change over time. Please note that this document neither represents nor substitutes for legal or tax advice.

While this document and the assumptions it contains were compiled with due care and in good faith regarding the accuracy of data disclosed to us by third parties, we offer no warranty as to the accuracy, completeness, and currency of such information. Moreover, the parameters underlying the document are subject to change, so that these assumptions may cease to be tenable at a later point in time.

Source: KINGSTONE Real Estate (as of Q3 2023) unless other sources are cited.



## 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](http://www.kingstone-group.de)