

Press Release

KINGSTONE Real Estate acquires office property in Munich's central Neuhausen district

- **Commercial property with ESG optimisation potential on Nymphenburger Strasse in downtown Munich**
- **Sold by a private investor**
- **Gross lettable area of around 3,000 square metres**
- **In addition to renowned office tenants, two restaurants occupy gastronomy units**

Munich, 30 June 2025 – Investment manager KINGSTONE Real Estate (“KINGSTONE RE”), together with private wealth investors, acquired a commercial property located at Nymphenburger Str. 70 in the central Neuhausen district of Munich, Germany. The total floor area of about 3,000 square metres is primarily occupied by renowned office tenants. Two restaurants complement the tenant structure of the building. The property was sold by a private investor. The purchase price is in the double-digit million euros range.

The building is situated directly next to the “Maillingerstrasse” underground station, with a public transport connection of a few minutes to Munich Main Station. Dating back to 1973, the property is earmarked for a full ESG-refurbishment in the upcoming years.

Michael Sacher, Managing Partner of KINGSTONE RE Opportunity, Kingstone RE’s value-add subsidiary, said: “With this acquisition, we take over the asset management of a standing asset with great ESG optimisation potential. Its location in the popular district Neuhausen, its excellent public transportation links and its stable tenant structure provide a robust foundation to create value together with our investors. In the years ahead, the property is bound to be refurbished to meet our ESG requirements.”

Friedrich von Carlowitz, Managing Director of the KINGSTONE Capital Advisory subsidiary, added: “We are aware of keen interest and strong demand among private wealth investors and family offices for investment opportunities in the value-add segment. The faith our

investors have in our asset management capabilities is very reassuring and we are glad to see our portfolio expanded to include a commercial property with 'office' as the main type of use. Contemporary office units continue to be in demand, especially in prime locations of Germany's Class A cities."

The due diligence was conducted together with law firms Vesthaus (Hamburg) and RSM Ebner Stolz (Hamburg). REAL ASSET Projektentwicklung Immobilienmanagement GmbH from Munich acts as service developer.

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About KINGSTONE Real Estate

KINGSTONE Real Estate is an independent family-run investment manager domiciled in Munich and specialised in real estate investments in the DACH region, in Poland and in the Benelux countries. With our local teams, we have approximately EUR 1 billion in real estate assets under management.

Our focus is on structuring and managing bespoke investment solutions. Ranging from transactions to asset management and all the way to developments, our spectrum of deliverables is aimed at institutional and private investors, including insurance companies, pension funds, banks, foundations and family offices, among others.

As an entrepreneurial business, we put a premium on quality, transparency and a trust-based long-term partnerships with our business partners.

For more information, go to: www.kingstone-re.com

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