

Press Release

“KINGSTONE Bezahlbares Wohnen Deutschland I” institutional fund is fully subscribed

- **150 million euros worth of equity raised**
- **Separate account mandate for a single institutional investor**
- **Successor fund in preparation**

Munich, 02 October 2025 – The investment manager KINGSTONE Real Estate (“KINGSTONE RE”) has successfully completed the equity raising for its open-ended institutional real estate fund, “KINGSTONE Bezahlbares Wohnen Deutschland I,” which will invest in affordable housing in Germany. Overall, KINGSTONE RE raised equity capital in the amount of 150 million euros for the fund. The capital for this separate account mandate comes from a single institutional investor. Assuming a 50% leverage as planned, the fund’s total investment volume will approximate 300 million euros. HANSAINVEST Hanseatische Investment Gesellschaft serves as the fund’s third-party AIFM. KINGSTONE RE is already preparing a successor fund in the affordable housing segment.

Dr. Tim Schomberg, CEO and co-founder of KINGSTONE RE, commented: “For us as an investment boutique, it is a strong sign of confidence that an institutional investor decided to commit an investment volume of this magnitude in the affordable housing segment together with us and our specialists. At the investor’s request, we structured the vehicle as an separate account mandate. Our longer-term outlook is to address the persistent demand through a successor fund that will engage the subject of affordable and subsidised housing in Germany on a larger scale and with specific key aspects added.”

Out of the approximately 300 million euros in available investment volume of the “KINGSTONE Bezahlbares Wohnen Deutschland I” institutional fund, approximately one third is already committed to projects in Mannheim, Nuremberg, Fürth and Weil am Rhein through notarised sale-and-purchase agreements. Upon completion, these projects are expected to deliver over 200 affordable apartment units in sought-after locations.

Ansgar Pape, a managing director of KINGSTONE Residential Investments, commented: "We are already in exclusive due diligence negotiations and detailed pre-acquisition audits for many other attractive residential projects in Germany. The auspicious pipeline illustrates not only the strong demand for affordable and subsidised housing but also the excellent market access and in-depth expertise of our team. Considering the reassuring pace of our progress, we are convinced that we will manage to place the remaining investment capital of our first fund in full and for this specific purpose in the foreseeable future – and that we will thus continue to contribute to the creation of urgently needed new housing stock."

Simon Lieb, another managing director of KINGSTONE Residential Investments, added: "In a parallel move, we are already preparing a successor fund and conducting talks to secure an attractive seed portfolio. In addition to affordable housing for families, seniors and singles, we also intend—based on the German Government's new 'Young Living' funding program—to integrate affordable housing for students and apprentices. Doing so will help us broaden the effective scope of our approach and will contribute more specifically to the creation of just the right housing options for the various stages of life."

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About KINGSTONE Real Estate

KINGSTONE Real Estate is an independent, family-run investment manager headquartered in Munich with a focus on real estate investments in the DACH region, Poland and the Benelux countries. With our local offices and teams, we manage real estate portfolios of around EUR 1 billion in total.

Our strength lies in the structuring and management of customized investment solutions from portfolio management to project development for institutional and private investors - including insurance companies, pension funds, banks, foundations and family offices. As an

entrepreneurial company, we place particular emphasis on quality, transparency and a trusting, long-term partnership with our business partners.

More information available at: www.kingstone-re.com

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