

# Press release

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## **KINGSTONE acquires urban district development in Rosenheim**

- **Roughly 16,600 sqm of usable area**
- **Tenants include Premier Inn Hotel, EDEKA and the German Institute for Federal Real Estate**
- **The property was developed and sold by S&P Commercial Development**

Munich, 02 February 2026 – KINGSTONE Real Estate (KINGSTONE RE) recently acquired the commercial building complex of the newly completed Lokhöfe district development in the Upper Bavarian city of Rosenheim for a special fund. The real estate ensemble features office, hotel and retail with roughly 16,600 sqm of usable space in total and is centrally located in direct vicinity of Rosenheim train station. The new-build development was completed in 2024 and boasts a landmark office tower, the Sky-Forrest parking garage with an extensive landscaping concept and DGNB Gold certification. The seller is the developer of the complex, S&P Commercial Development. The parties have agreed to not disclose the purchase price.

Dr Tim Schomberg, CEO of KINGSTONE RE, comments, "Lokhöfe is a landmark urban development for the city of Rosenheim. Acquiring a building ensemble of this size for one of our funds is an important milestone for KINGSTONE RE. What we find particularly attractive in the property is the well-diversified tenant mix, which includes Premier Inn (hotel), EDEKA (food retail), Creditreform, the German Institute for Federal Real Estate and kbo-Inn-Salzach-Klinikum."

Sven Sontowski, Managing Partner of S&P Commercial Development, adds: "The district stands for sustainable, modern urban development and a high level of architectural quality. We are pleased to have found KINGSTONE RE as a long-term oriented investor."

The Lokhöfe development is situated directly along the railroad facilities in the immediate vicinity of Rosenheim train station and encompasses multiple land plots. To the west, a 40-meter-high office tower with an adjoining landscaped parking garage creates a gateway to the district. The subject of the transaction was the

district's commercial complex, including office, hotel and retail uses on Development Plot 5, as well as the office tower with an adjacent multi-storey car park on Development Plot 6. Next to the commercial complex is a separate building ensemble for student and senior living, developed by Instone and BayernCare.

DLA Piper (legal & tax due diligence), Case Real Estate (technical due diligence), agradblue (ESG due diligence) and IIB Consult (commercial due diligence) acted as advisors. The vendor party was advised by Bissel + Partner on the transaction.

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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. 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 property 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.

For more information visit: [www.kingstone-re.com](http://www.kingstone-re.com)

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