KINGSTONE
REAL ESTATE

ACQUISITON PROFILE
Germany & Europe

FAMILY VALUES MEET INSTITUTIONAL VALUES

Overview

H1 2026

At a glance

6
Real Estate Funds[1]

30+
Real Estate Professionals

>EUR 1 bn
Assets Under Management[2]

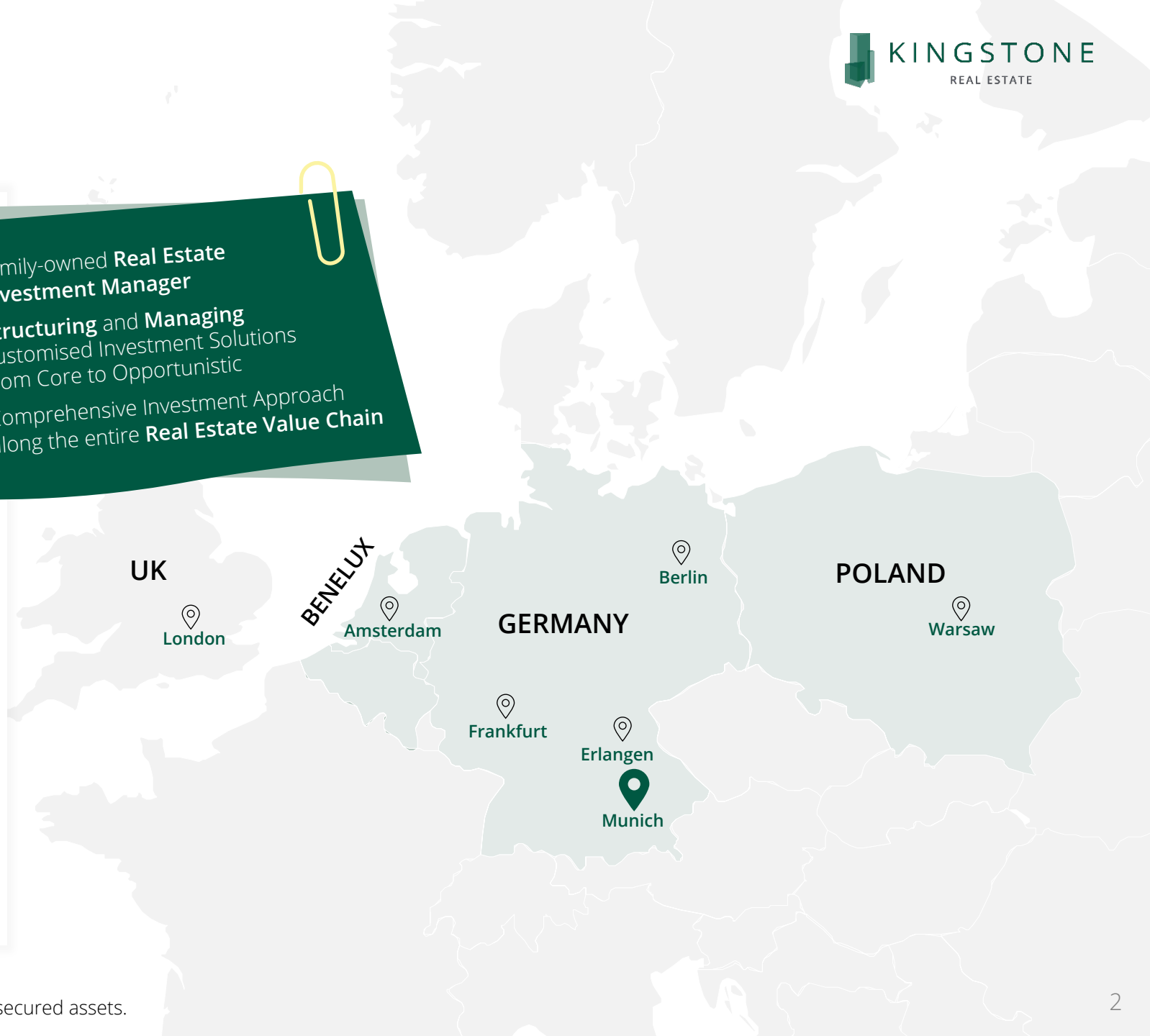
- Family-owned **Real Estate Investment Manager**
- **Structuring** and **Managing** customised Investment Solutions from Core to Opportunistic
- Comprehensive Investment Approach along the entire **Real Estate Value Chain**

Real Estate

Equity	Debt	Advisory

- Institutional Funds
- Family Office Asset Deals

Living | Health Care | Office | Infrastructure & Logistics



[1] Fund "KINGSTONE Affordable Housing" currently under Development.
[2] Including, among others, KINGSTONE Debt Advisory and contractually secured assets.

KINGSTONE
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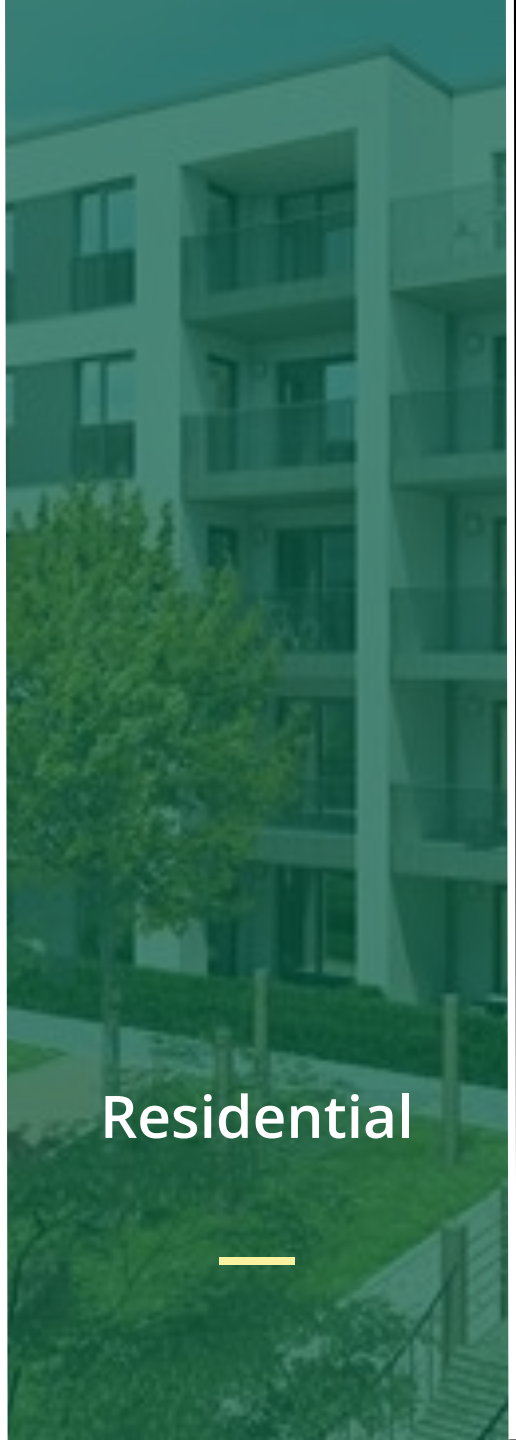
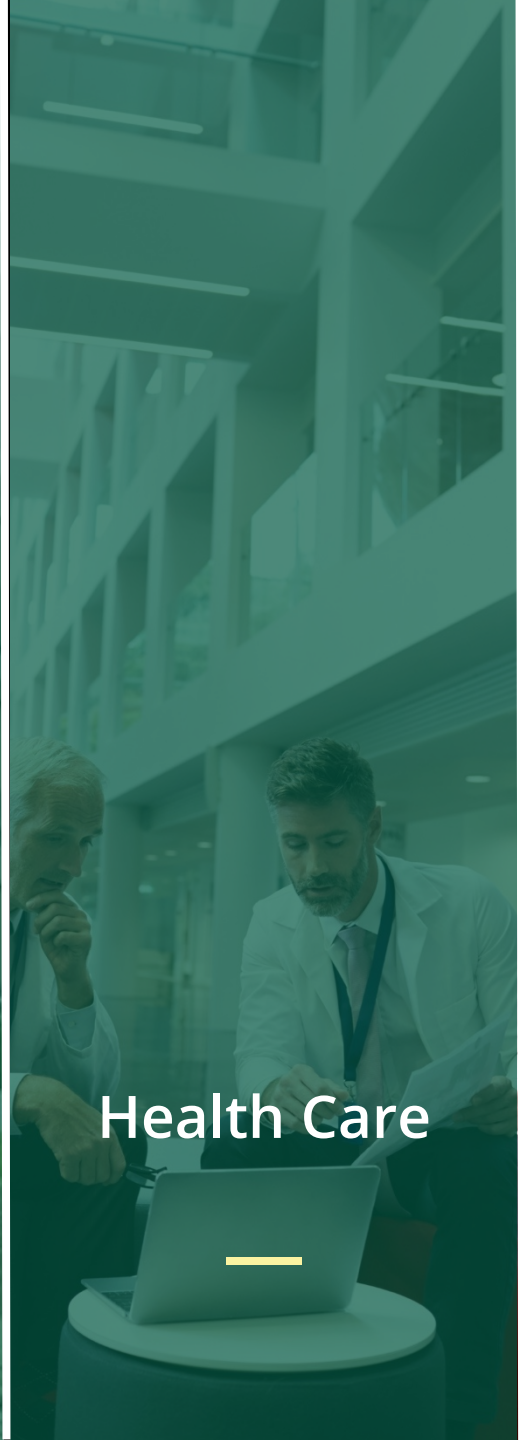
Office

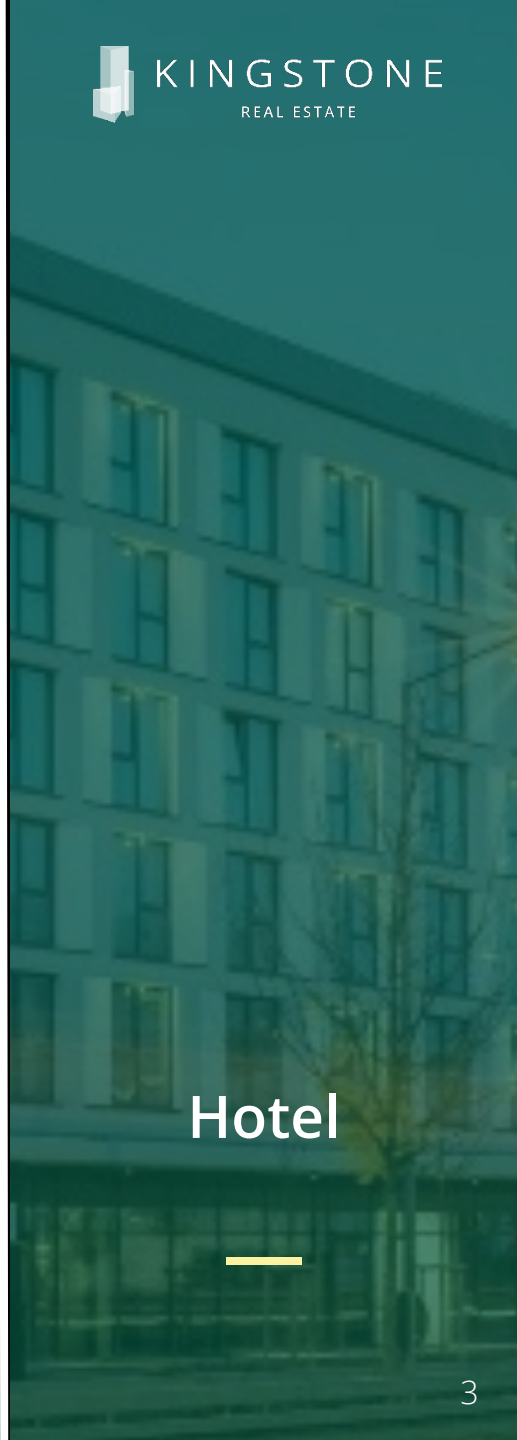


Residential



Health Care

Logistics



Hotel

Office

On the one hand, KINGSTONE pursues a core strategy for existing funds as well as for individual mandates and club deals. The focus is on the top 10 cities in Germany. Investments > EUR 50 million are primarily sought in the context of club deals.

Parallel to this, KINGSTONE pursues a value-add strategy with a view to improving the quality of the assets, re-letting or repositioning and with an eye to sustainability criteria. The focus is on the top 10 cities.

KINGSTONE REAL ESTATE

Geographies

- Germany (TOP 10 cities, inner city locations)

Location Quality

- Established office locations
- Good transport connections | public transport
- High re-letting potential

Investment Volume

- 10-100m EUR

Asset Quality

- Good third-party usability

Asset Classes

- Offices

Tenant Quality

- Good credit rating | tenant story | long WAULT (core)
- Short WAULT | remaining vacancies (value add)

Complementary Types of Use

- Retail
- Gastronomy

Deal Structure

- Asset deal
- Unit deal
- Share deal (> 50m EUR)

Risk Profile

- Core
- Value add
- Manage-to-ESG

Other

- No leasehold
- No partial ownership

Asset Quality

- Developments
- Newly built
- Existing buildings
- Redevelopments
- Revitalisations

Residential

In the field of new fund products, KINGSTONE focuses on (newly built) residential properties and urban quarter developments with a high proportion of affordable living and the highest possible ESG conformity. Additional uses such as daycare center for children, local shopping facilities, doctors, etc. are desirable. The focus is on projects/properties with an (individual) investment volume between EUR 15-40 million. Higher investment volumes are also possible if the assets can be divided into separated units.

For existing fund vehicles, investment KGs and club deals, we pursue purchases in the core to value-add segment. The acquisition spectrum ranges from project developments to refurbishment or revitalization properties in a volume range of EUR 15 to 100 million.

KINGSTONE REAL ESTATE

Geographies

- Germany (A/B/C cities, metropolitan areas and urban agglomerations)

Investment Volume

- 15-100m EUR

Asset Classes

- Traditional housing
- Affordable housing (also price-controlled | price-reduced)
- Senior living (housing for the elderly)

Complementary Types of Use

- Social infrastructure: day-care, schools, local retail supply, etc.
- Medical infrastructure: care homes, medical offices, etc.
- Student living, serviced apartments, etc.

Risk Profile

- Core
- Core+
- Value add

Asset Quality

- Newly built
- Development projects (also neighbourhood centres)
- Existing buildings
- Redevelopments | revitalisations

Location Quality

- Good transport connections | public transport
- Good local retail supply

Asset Quality

- ESG compliant investments preferred
- Modern layouts and fit-out standards
- Fit-out including kitchens (desirable for subsidised housing)

Tenant Quality

- Sustainable rent level (affordable rent)

Deal Structure

- Asset deal
- Unit deal
- Share deal (> 50m EUR)

Other

- Leasehold possible
- No partial ownership

Health Care

KINGSTONE pursues a core / core+ strategy for the existing KLC1 fund as well as for individual mandates and club deals. The focus is on properties with an investment volume between EUR 10-40 million.

Due to the company's internal expertise in the care and health sector, value-add properties are also considered. This value-add strategy includes shorter leases, possible operator changes, repositioning of existing properties and project developments.

KINGSTONE REAL ESTATE

Geographies

- Germany
- Austria
- Benelux
- Poland

Investment Volume

- 10-50m EUR

Asset Classes

- Care homes (out-patient, in-patient)
- Elderly living | barrier-free
- Assisted living or care living
- Medical offices or medical centres
- Rehabilitation facilities

Complementary Types of Use

- Residential or retail (minority share)

Risk Profile

- Core
- Core+
- Value add

Asset Quality

- Existing buildings (preferred)
- Development projects (in an advanced stage)

Location Quality

- Good transport connections | public transport
- Sector-appropriate locations
- Good access to staff | labour market

Asset Quality

- ESG compliant investments preferred
- Specific requirements depending on facility and operation

Tenant Quality

- Good credit rating | operator quality
- Sustainable rent level
- Medium to long-term WAULT

Deal Structure

- Asset deal
- Unit deal

Other

- Leasehold possible
- No partial ownership

Logistics

In the logistics sector, KINGSTONE focuses on existing properties with an investment volume of EUR 25 million or more in established logistics regions in Germany. The location classification of the regions is carried out by the Fraunhofer Institute.

Core/Core+ properties are preferred for the established fund vehicles. For Invest-KGs and club deals, we pursue purchases in the risk spectrum from Core to Value-Add. The business plan is developed individually for each asset. For Value-Add, we consider properties with a short WAULT, potential for rental upside or the opportunity to improve ESG compliance.

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Geographies

- Germany (metropolitan areas | established logistics locations | transport hubs)

Investment Volume

- > 25m EUR

Asset Classes

- Distribution centres (preferred)
- Storage / cooling storage, last-mile, cross docking
- Light industrial, fulfilment centre

Complementary Types of Use

- Office max. 20% of total area

Risk Profile

- Core
- Core+
- Value add

Asset Quality

- New built
- Existing buildings (preferred) | expansion potential
- Redevelopment | revitalisation

Location Quality

- Good transport connections | public transport

Asset Quality

- Min. 10.000 sqm lettable area
- 24/7 operation possible
- Floor bearing load min. 5 t/sqm

Tenant Quality

- Good credit rating | tenant quality
- Sustainable rent

Deal Structure

- Asset deal
- Share deal

Other

- No leasehold
- No partial ownership

Hotel

KINGSTONE pursues the hotel segment for investment limited partnerships and club deals. The acquisition spectrum is limited to new and existing properties, including those in need of refurbishment or revitalization.

KINGSTONE REAL ESTATE

Geographies

- DACH-region and selected other European countries (Benelux, France, Italy)
- Large and medium sized cities

Investment Volume

- > 50m EUR (core; core+)
- > 30m EUR (value-add)

Asset Classes

- City hotels and business hotels (economy segment)
- No luxury hotels

Complementary Types of Use

- Serviced apartments

Risk Profile

- Core
- Core+
- Value add

Asset Quality

- New built and existing buildings
- Redevelopments and revitalisations (preferred)

Location Quality

- Good transport connections / public transport
- Tourist areas

Asset Quality

- ESG compliant investments preferred
- Specific requirements depending on facility and operation

Tenant Quality

- Well-known operators, leases with turnover components (core; core+)
- Operator free assets or ending lease agreements (focus on management contracts / value add)

Deal Structure

- Asset deal
- Share deal

Other

- No partial ownership

KINGSTONE Transaction-Team

KINGSTONE REAL ESTATE

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