



Instone Real Estate hands over 'Urban.Isle Campus' with 447 micro-apartments in Hamburg to PATRIZIA

- *Timely completion of the fully furnished micro-apartments, which are being marketed under the name 'Cozi'*
- *Location close to the city centre with excellent transport links and extensive mobility options*
- *Sustainable heat supply and low energy costs thanks to the BEG Efficiency House Standard 55 EE*
- *A further 210 freehold apartments are currently being built in the southern part of the development site*

Essen/Hamburg, October, 14th 2024: Instone Real Estate (Instone), a residential developer operating throughout Germany, has successfully completed the 'Urban.Isle Campus' micro-apartment complex and handed it over to PATRIZIA. The complex was built on a former commercial site in Hamburg's Rothenburgsort district. At the end of September 2024, the first tenants moved into the 447 fully-furnished micro-apartments, which were specially designed for students and young professionals. The project also includes 22 residential care units and around 1,400 m² of commercial space on the ground floor. PATRIZIA, a leading partner for global investments in real assets, had already acquired the residential complex at Billhorner Kanalstrasse 45-55 prior to the start of construction as part of a forward deal at the turn of 2021/202.

Simon Querndt, Hamburg Branch Manager of Instone Real Estate, comments: 'The punctual completion and handover of the "Urban.Isle Campus" project underscores Instone's reliability as a residential developer. The partnership-based cooperation with PATRIZIA also played a key role in its success. I am delighted that the neighbourhood is now being filled with life and communities are being created. Thanks to energy-efficient projects like 'Urban.Isle', we are creating urgently needed living space in Hamburg that offers a high quality of life and at the same time sets new standards in terms of sustainability.'



The 'Urban.Isle Campus' comprises five building blocks with a total living space of around 10,230 m². The project was built to the BEG Efficiency House Standard 55 EE and gets more than 80 per cent of its energy from commercial waste heat. The neighbourhood also boasts an attractive location close to HafenCity, excellent public transport connections, a roof terrace with an outdoor kitchen, spacious communal areas and numerous bicycle parking spaces and e-cargo bikes for hire. The nearby Entenwerder Elbpark on the banks of the Norderelbe river provides leisure and recreational activities.

Hans Vermeeren, Head of Asset Management DACH & CEE at PATRIZIA: 'With the completion of the project, which will now be known as "Cozi", we are setting an important example for the sustainable development of urgently needed living space in central urban locations. It fulfils our high standards of quality and energy efficiency while offering tailor-made housing solutions for young people and students in Hamburg. We would like to thank Instone Real Estate for the trusting cooperation and look forward to being able to offer the new residents a modern, future-orientated home.'

The micro-apartment complex is the first building block of the neighbourhood development to be completed. A further project, 'Urban.Isle', is currently under construction in the southern part of the site. Here, Instone is building 210 freehold apartments using sustainable construction methods which are due for completion by 2026. The apartments range from 1- to 5-room properties with living space of 38 to 140 m², which are tailored to the needs of a wide variety of target groups. Around 40 per cent of the units have already been sold. You can find more information at: www.urbanisle.de.

About Instone Real Estate

Instone Real Estate is a subsidiary of the listed Instone Group, making it one of Germany's leading residential property developers. Since 1991, we have been developing future-proof and sustainable urban residential quarters with apartments for sale or rent throughout Germany – to provide a long-lasting good life in the country's metropolitan regions.



Through partnership-based cooperation and open communication, we implement forward-looking ideas that meet the diverse needs of our clients. To do justice to our passion and our commitment to quality, we focus in particular on the local communities that are created, the existing neighbourhoods and the added value that we can create together for everyone. This enables us to realise sustainable values and living spaces that set ecological and social standards and take responsibility for one of the most pressing social issues of our time.

www.instone.de

PATRIZIA: A leading partner for global investments in real assets

With operations around the world, PATRIZIA has been offering investment opportunities in real estate and infrastructure assets for institutional, semi-professional and private investors for 40 years. PATRIZIA manages approx. EUR 56bn in assets and employs around 900 professionals at 27 locations worldwide. PATRIZIA has been making an impact since 1984 by helping children in need, since 1992 in close collaboration with Bunter Kreis ("colourful circle") in Germany for aftercare of children with severe diseases and since 1999 through its support for the PATRIZIA Foundation. The PATRIZIA Foundation has given more than 700,000 children and young people worldwide access to education, healthcare, and a safe home to get the chance to live a better self-determined life over the last 25 years. You can find further information at www.patrizia.ag and www.patrizia.foundation.

Press Contact:

Instone Real Estate

Franziska Jenkel
Chausseestr. 111, 10115 Berlin
Tel. +49 (0)30/6109102-36
E-Mail: presse@instone.de

PATRIZIA SE

Christoph Liedtke
Corporate Communications
E-Mail: communications@patrizia.ag