

Instone secures a development site covering approx. 15 hectares in Düsseldorf

- *The beginning of the transformation of a former industrial site into a sustainable urban district*
- *Development of 800 to 1,000 apartments as well as social infrastructure, commercial and office space*
- *Sustainable open space concept with public and private green spaces*
- *Next steps: Finalisation of the master plan in close dialogue with the municipality and the public; demolition of existing buildings and soil remediation from 2027 onwards*

Essen/Düsseldorf, Germany, 26 November 2025: As part of its growth strategy, Germany-based project developer Instone Real Estate ('Instone') has secured the development potential of a 150,000 m² site in Düsseldorf-Benrath, previously part of the Adler Group's portfolio. The former site of steel manufacturer Outokumpu offers ideal conditions for the development of a new, future-oriented urban quarter thanks to its location. The planned neighbourhood development is based on the winning design from the 2017 urban planning competition. It envisages a sustainable mix of uses with 800 to 1,000 apartments, social infrastructure, and commercial and office space. The various uses will be complemented by a differentiated green concept with public and private open spaces.

Anna Rzymelka, Branch Manager for North Rhine-Westphalia at Instone Real Estate Development GmbH: "We see enormous potential in this location in the south of Düsseldorf, both for the immediate neighbourhood and for the Benrath district and the neighbouring districts. As one of Germany's leading developers, we take responsibility for creating affordable living space and actively shaping sustainable urban development. After a long period of uncertainty about the future of the site, we want to provide our extensive experience to the planning and realisation of this new neighbourhood, thereby once again contributing to sustainable urban development in Düsseldorf." She adds: "Our goal is to work with the state capital of Düsseldorf

to set the course by the beginning of next year to selectively develop the brownfield site and create new living spaces.”

Dr Stephan Keller, Lord Mayor of the state capital Düsseldorf: "The development of the area south of Hildener Straße into a modern, sustainable urban quarter is an important step for our housing initiative. With up to 1,000 new apartments, the 'Benrather Gärten' will provide urgently needed living space and at the same time transform an industrial area into a liveable part of our city. I am delighted that we have Instone as an experienced partner at our side, driving this important project forward together with the city of Düsseldorf."

The master plan is to be finalised in the coming year in close dialogue with the administration, politicians and the public – in line with urban development goals and taking into account current urban planning, ecological and social requirements for sustainable neighbourhoods. The site's unique feature lies in its industrial past: the former Thyssen-Krupp-Nirosta site was used for decades as the location of a steel rolling mill and was most recently taken over by the Finnish company Outokumpu. Operations were finally discontinued in 2016. In light of the site's previous use, extensive demolition and decontamination measures are required, which are to be implemented from 2027 onwards.

Instone has already played an active role in several urban development projects in Düsseldorf: the Grafental Ost district in Flingern-Nord will see the creation of 382 modern apartments and a daycare centre – a project that meets the highest sustainability standards. In Unterbach, Instone has completed the 'Wohnen im Hochfeld' residential district with around 360 diverse residential units and complementary infrastructure. On Niederkasseler Lohweg, 221 apartments and a daycare centre have been completed. All projects focus on sustainable neighbourhood development, follow the action plan for housing and make an invaluable contribution to the future of the state capital.



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

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