

Instone strengthens project pipeline with acquisition of land for development in Leipzig's "Löwitz Quartier"

- *Approximately 162 apartments planned on construction site 2, of which around 21 will be rent-controlled, completion by the end of 2029*
- *Project is part of the new urban 'Löwitz Quartier' district, which is shaping the cityscape*
- *Sustainable energy concept with KfW 40 QNG-PLUS efficiency standard, heat pump, photovoltaics and district heating system*
- *Important contribution to inner-city redensification and urgently needed living space in a central location*

Essen/Leipzig, Germany, 1 December 2025: Instone Real Estate ("Instone") has acquired a fully developed building plot in the centrally located "Löwitz Quartier" in Leipzig from Leipzig Zwei GmbH & Co. KG. The seller is a joint venture between HAMBURG TEAM, HASPA Projektentwicklungs- und Beteiligungsgesellschaft mbH and OTTO WULFF. This acquisition will enable Instone to strengthen its development pipeline in Leipzig. The residential developer, which operates throughout Germany, is planning to build approximately 162 apartments on construction site 2, for which a legally binding development plan is already in place. The building application is to be submitted in spring 2026, with approval expected in autumn. Completion is scheduled for the end of 2029.

The construction site is part of the 'Löwitz Quartier', which covers an area of around 10.6 hectares and is being built on the site of the former Thuringian railway station by 2030. The new urban district will offer a diverse mix of residential space, educational facilities, retail outlets, restaurants and office space.

"By acquiring this piece of land, we are continuing our growth strategy in one of the most dynamic locations in eastern Germany. In Leipzig, we have already demonstrated our ability to successfully plan and implement complex development projects, such as the Heeresbäckerei and Parkstadt. Our 'Löwitz Quartier' project allows us to make responsible use of existing sites



to create urgently needed, sustainable living space," says Saidah Bojens, Branch Manager of Instone Real Estate in Berlin and Leipzig.

Harald Hempen, Managing Director of HASPA Projektentwicklungs- und Beteiligungsgesellschaft mbH: "The sale of construction site 2 to Instone sees the progressive development of the 'Löwitz Quarter' continue as planned. The building plots that have been successfully placed on the market to date and the continuing interest of experienced real estate players confirm the quality of the location as well as the relevance of our integrated neighbourhood approach."

Two four to five-storey residential buildings with separate underground car parks and a total of 75 parking spaces will be built in two construction phases on the plot, which covers an area of approximately 6,150 m². Around 21 apartments are subject to rent control – a valuable contribution to affordable housing in an inner-city context. The focus is on compact floor plans, which are also attractive to investors. Buy-to-let investors can take advantage of special depreciation and the degressive depreciation in accordance with the Growth Opportunities Act.

The energy concept combines heat pump technology and photovoltaics with peak load coverage via the existing district heating supply. This meets the requirements of KfW Efficiency House Level 40 with the QNG-PLUS standard. The aim is to significantly reduce CO₂ emissions and lower energy costs for future residents in the long term.

Leipzig is one of the largest cities in eastern Germany with a continuously growing population. The city has a broad economic structure. Universities, cultural institutions and a high quality of life make Leipzig one of the most attractive places to live and work in Germany. The location at the main railway station in Annemarie-Renger-Straße offers excellent connections to the entire region. Shopping facilities, schools and daycare centres are within walking distance, and the city centre with its diverse range of retail, dining and cultural venues is only a few minutes away.

Dr Norbert Heier, partner at RSM Ebner Stolz, acted as lead legal advisor to the seller.



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/en

About HASPA PeB

HASPA PeB was founded as an independently operating subsidiary of the Haspa Financial Group. Its scope covers the entire development cycle – from land acquisition, project planning and securing building rights to full project realization. HASPA PeB aims to support and enable real estate developments at every stage. As a reliable and financially strong partner, HASPA PeB offers holistic participation models combined with tailored financing solutions. haspa-peb.de

About OTTO WULFF

OTTO WULFF has stood for quality, reliability and responsibility – for people and for buildings – for more than 90 years. The family-owned company covers the entire value chain, from land acquisition and planning to development, construction, operation and property management. More than 650 specialists work at its locations in Hamburg, Berlin and Leipzig with expertise and commitment. OTTO WULFF combines tradition with a drive for innovation and sustainability, consistently pursuing one goal: creating places worth living in. otto-wulff.de/en/



About HAMBURG TEAM Group

HAMBURG TEAM covers the entire real estate value chain through its three business units: Project Development, Investment Management and Property Management. The company focuses on creating and enhancing future-ready living and working environments in urban locations, taking ecological, economic and social criteria into account. Founded in Hamburg in 1997, the group manages a nationwide project and property portfolio of more than €4.0 billion across the asset classes residential, social infrastructure, mixed-use districts and office properties. hamburgteam.de/en

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