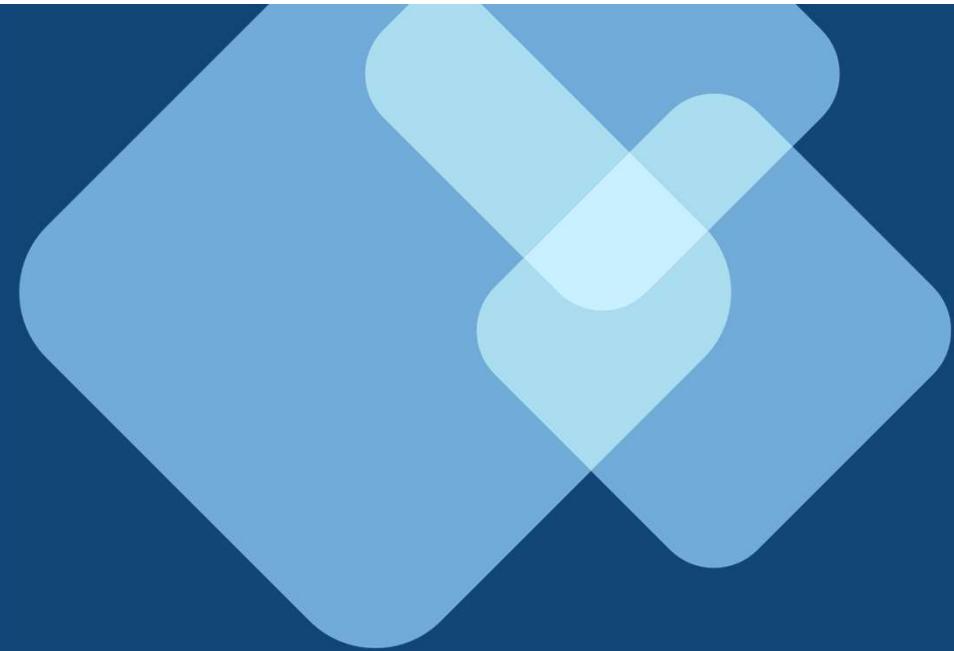


Instone Real Estate Group SE

Investor Presentation
Januar 2026



Agenda

1. Key Investment Highlights

2. Q3 2025 Highlights

3. Q3 2025 Financial Performance & Outlook

4. Market Environment

5. nyoo: Growth Perspective

6. ESG Strategy

7. Appendix

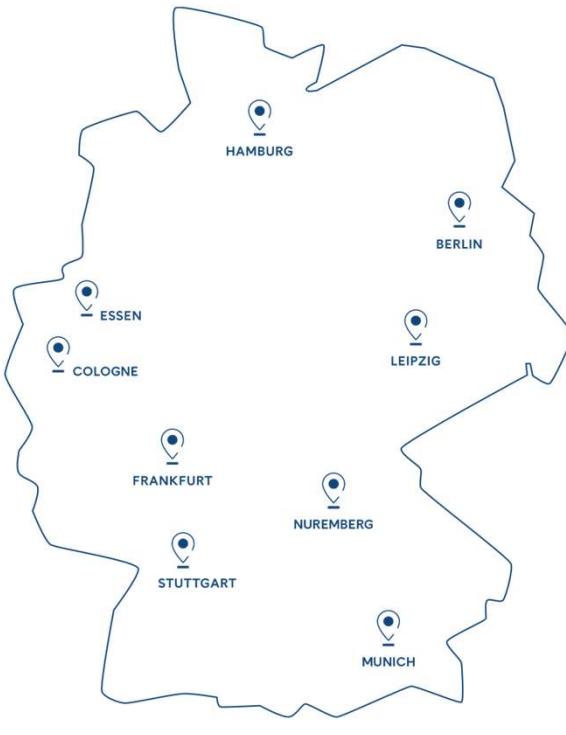
Key Investment Highlights

Instone is a Leading Residential Developer in Germany

Instone at a Glance

- ✓ **Leading homebuilding platform** in Germany
- ✓ Addressing **fundamental structural undersupply** in German residential market
- ✓ **Comprehensive product portfolio** from customised apartments to affordable housing units (nyoo)
- ✓ **Attractive business model** based on covering entire real estate development value chain

Proven track record of >30 years



>1m sqm

Successfully developed and marketed since 1991+



~€7.1 bn

GDV project portfolio as of 30/09/2025



Management team

with a proven track record of >40 years of value generation



414 employees

As of 30/09/2025



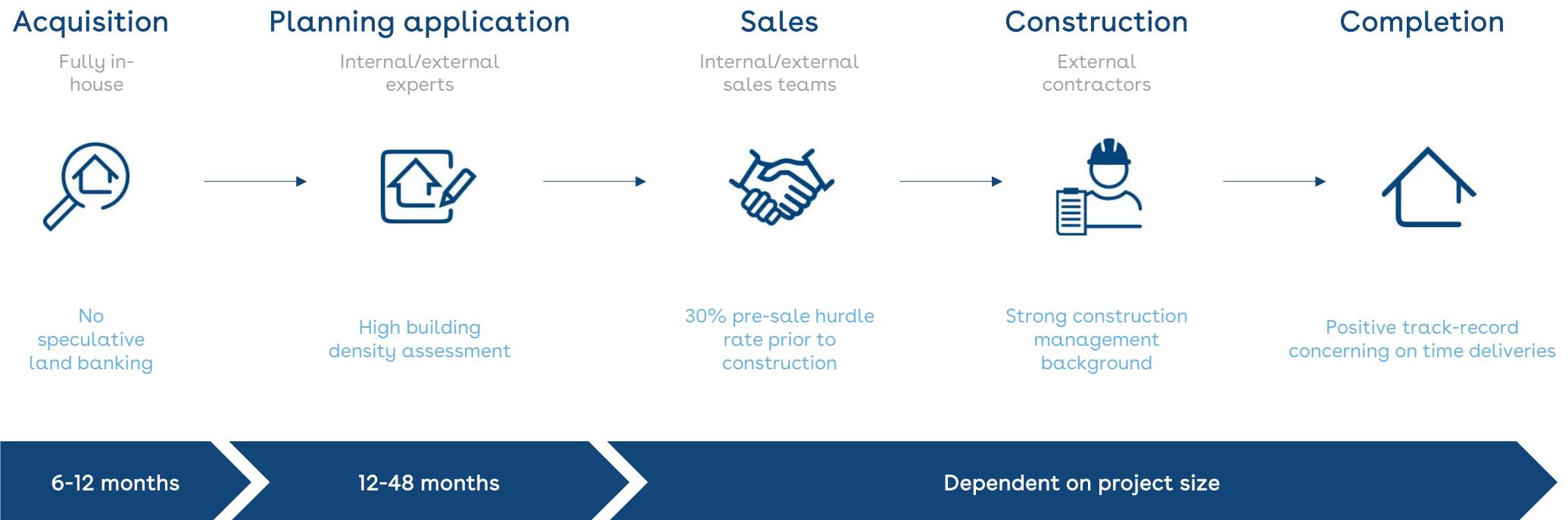
8 branches + HQ

Presence in all German metropolitan regions

Investment highlights

- 1 |  **Leading German residential developer - Key beneficiary from structural housing shortage**
- 2 |  **Healthy profitability on the basis of cost leadership and attractive project portfolio**
- 3 |  **nyoo product as growth pillar with unrivalled low costs due to innovative digital planning**
- 4 |  **Sound balance sheet and strong cash position as foundation for sustainable growth**
- 5 |  **Clear commitment to climate neutrality targets - Strong focus on energy efficient buildings**

Covering the entire value chain with deeply rooted construction expertise





Q3 2025 Highlights

Q3 highlights & outlook

Sales recovery continues - Further growth acceleration in private customer business



Operational
Highlights

- Continued strong demand from retail investors; institutional deals are progressing
 - Retail: Strong demand from private investors (+88% yoy); strong momentum in Q4 with tailwind from sales starts and seasonality
 - Institutional: negotiations for institutional deals are making progress (deal of €55m signed in Q3); speed of market recovery still muted
- Acquisitions: Project with GDV of >€1.1bn secured ytd; additional extensive deal pipeline

9M-2025 results: Very solid profitability maintained



9M-2025
Results¹

- **Revenues:** €347.5m (-9.6% yoy)
- **Gross profit margin:** 23.9% (9M-2024: 24.2%)
- **EAT:** €21.4m (-26.2% yoy)
- **Sales:** €229.0m (+46.2% yoy)

Outlook: On track for full year 2025 targets

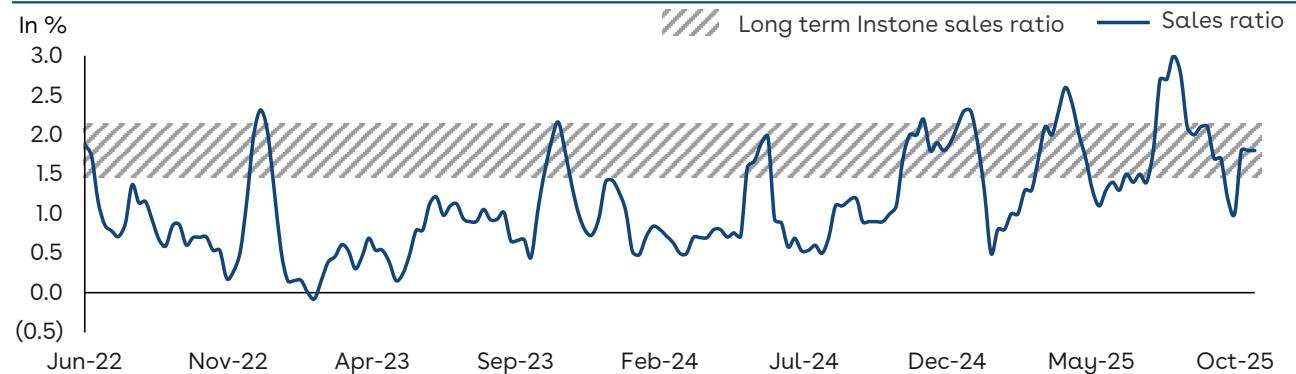


Outlook¹

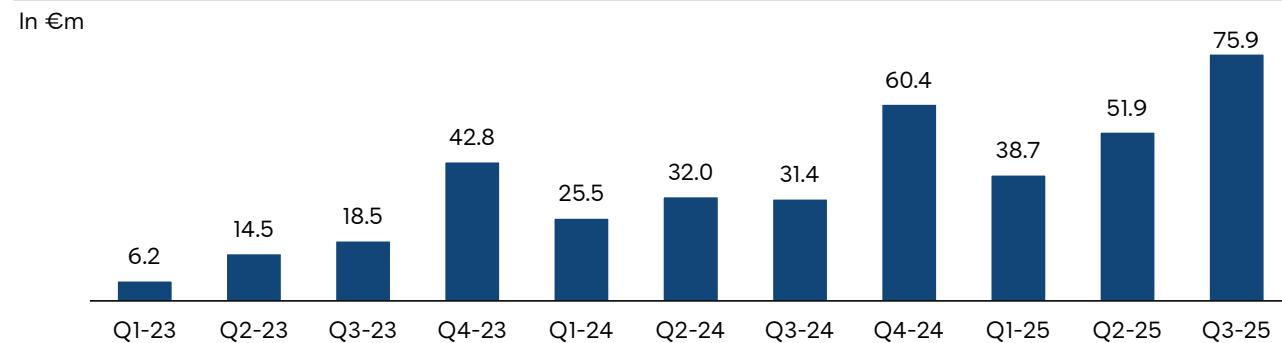
- **Revenues:** €500-600m
- **Gross profit margin:** ~23%
- **EAT:** €25-35m
- **Sales:** >€500m

Demand from private investors on a clear growth trajectory

Retail sales ratio¹



Quarterly development of retail sales



- Continued dynamic sales recovery (private sales up from €88.7m to €166.5m in 9M-2025, +88% yoy)
- Around a handful of additional sales launches and seasonality will provide support for accelerating sales momentum in Q4
- Retail sales of >€300m expected in 2025
- Sales ratio: 1.8% (43 CW), 9.5 avg. weekly number of units sold / 537 avg. number of units on offer**
- Institutional market: several deals with sales volume of around €120m in advanced negotiation phase

Sales starts ytd: Boost in demand due to attractive post tax-returns

LAHNWARTE (FRANKFURT)

- Total apartments: 149
- First sale: February 2025
- Apartments in sales process: 149
- Sold: 38%

NYOO BERRY (DUISBURG)

- Total apartments: 187
- First sale: February 2025
- Apartments in sales process: 101
- Sold: 73%

GEFYLDE (STUTTGART)

- Total apartments: 178
- First sale: June 2025
- Apartments in sales process: 82
- Sold: 29%

KANT & GLORIA (HOFHEIM)

- Total apartments: 109
- First sale: July 2025
- Apartments in sales process: 88
- Sold: 10%

PARKRESIDENZ AB3 (LEIPZIG)

- Total apartments: 33
- First sale: September 2025
- Apartments in sales process: 33
- Reservations, notary appointments & sales: 91%

THUMENBERGER (NUREMBERG)

- Total apartments: 214
- First sale: October 2025
- Apartments in sales process: 181
- Reservations, notary appointments & sales: 8%

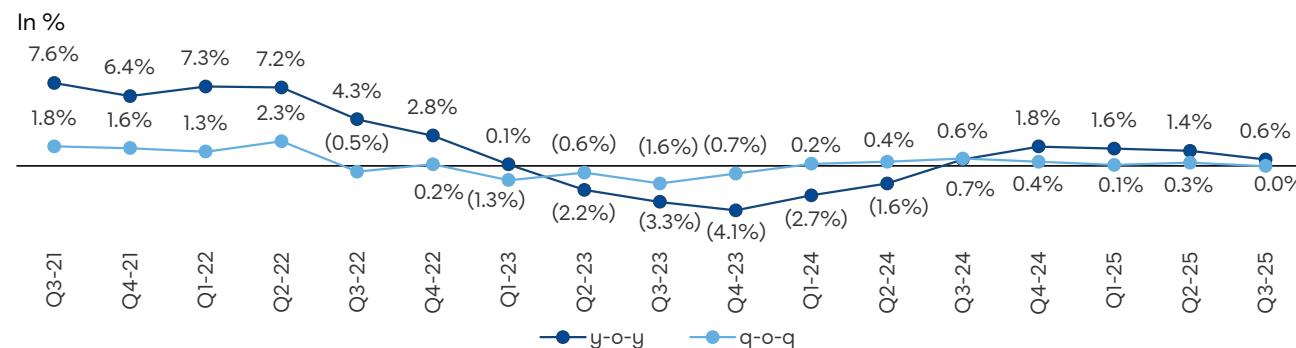
KÖSLINGER WEG (HAMBURG)

- Total apartments: 198
- First sale: marketing just started
- Apartments in sales process: 198
- Reservations & notary appointments: 14%

- INS new products are ideally tailored to the support schemes of the Growth Opportunities Act ("Wachstumchancengesetz") with 5% degressive tax depreciation + 5% linear tax depreciation for energy efficient buildings ("QNG 40" standard) allowing for highly attractive post tax-returns
- Further sales starts catered to buy-to-let investors planned for the coming months

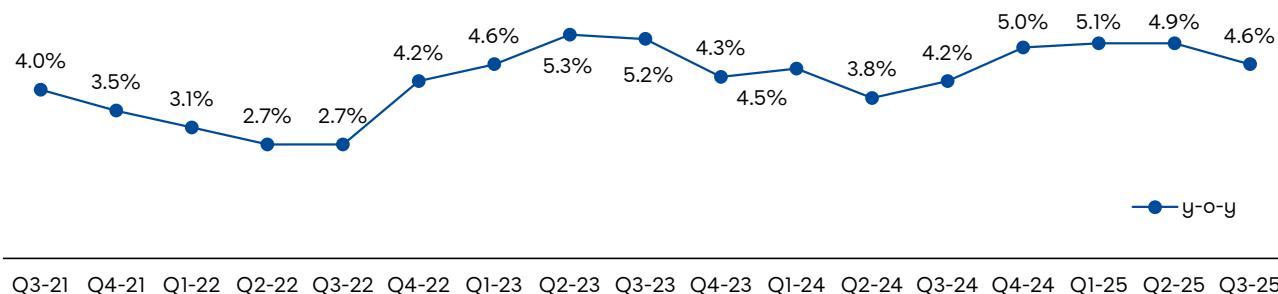
Strong rent growth persists; prices on moderate upward trend

House price inflation (new builds)¹



- Prices with moderate upward trend on a year-on-year basis despite macro uncertainties

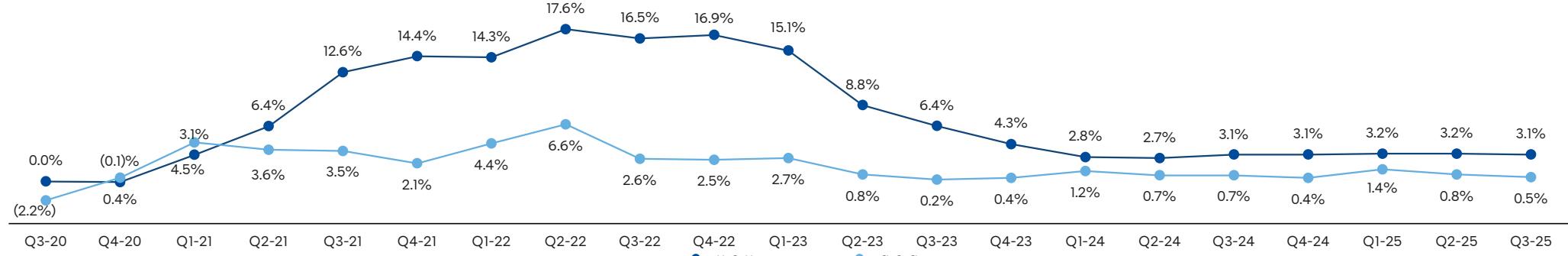
New-build rent development – Accelerating positive momentum¹



- Rent growth remains at elevated levels due to further rising scarcity for energy efficient apartments in good quality locations

Moderate CPI growth - INS with unrivalled low construction costs

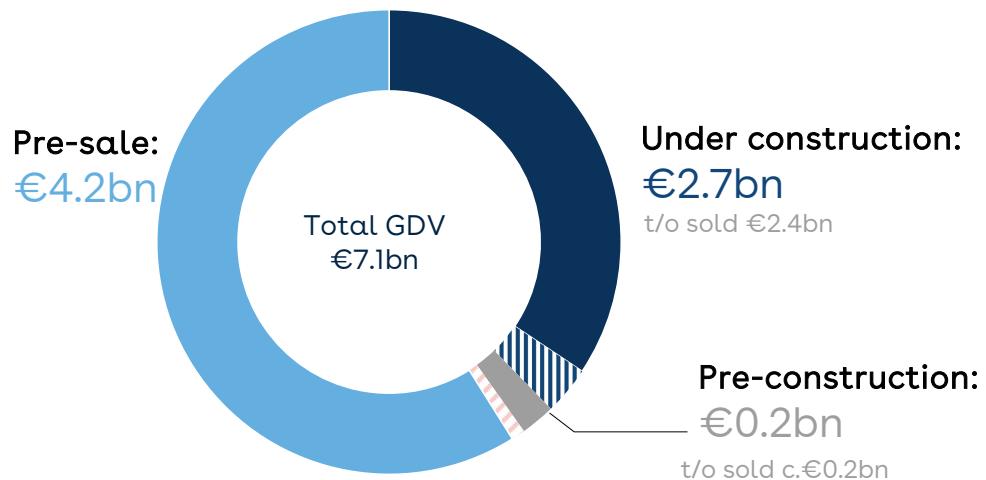
Construction price inflation¹



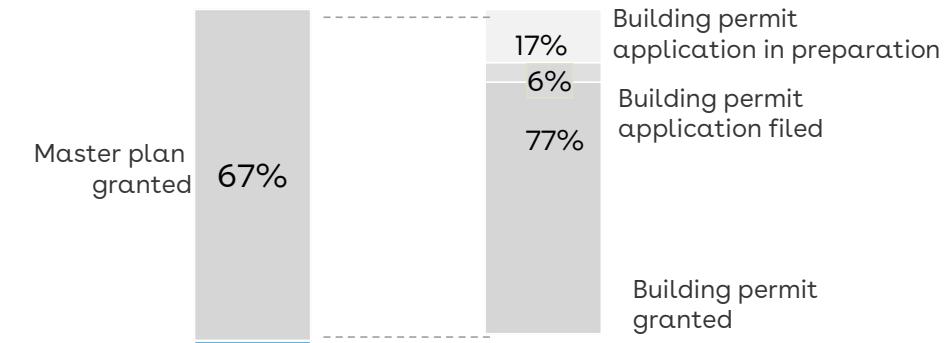
- Overall construction price inflation rather stable at moderate levels
- CPI for larger projects is lower due to rising competition leading to costs remaining largely stable for Instone

Under construction projects de-risked with 91% sold

Project portfolio as of 30/09/2025 by development (GDV)



Project portfolio as of 30/09/2025 by building right status (GDV)



- Projects with GDV of c.€2.7bn are “under construction” of which 91% already sold
- Sold volume of c.€2.6bn - thereof outstanding revenues of >€350m
- Some c.€1.9bn of land bank with zoning rights obtained
- Land value ~€460m + outstanding land payment c.€124m (c.14% of pre-sale GDV)

Q3 2025 Financial Performance & Outlook

Adjusted Results of Operations: Solid profitability maintained

| €m | Q3 2025 | Q3 2024 | Change | 9M-2025 | 9M-2024 | Change |
|----------------------------|--------------|--------------|---------|-----------------|--------------|---------|
| Revenues | 116.5 | 129.1 | (7.3%) | 1 347.5 | 384.5 | (9.6%) |
| Project cost | (91.9) | (101.8) | (7.1%) | (264.4) | (291.6) | (9.3%) |
| Gross profit | 24.5 | 27.3 | (7.6%) | 83.0 | 92.9 | (10.7%) |
| Gross Margin | 21.0% | 21.1% | | 2 23.9% | 24.2% | |
| Platform cost | (19.8) | (18.9) | (12.0%) | 3 (54.4) | (55.8) | (2.5%) |
| Share of results of JVs | 1.6 | 3.6 | | 4 6.6 | 8.3 | |
| EBIT | 6.3 | 12.0 | (9.1%) | 35.2 | 45.4 | (22.5%) |
| EBIT Margin | 5.4% | 9.3% | | 10.1% | 11.8% | |
| Financial & other results | (0.9) | (0.0) | | 5 (5.9) | (5.7) | |
| EBT | 5.4 | 11.9 | (9.9%) | 29.3 | 39.7 | (26.2%) |
| EBT Margin | 4.6% | 9.2% | | 8.4% | 10.3% | |
| Taxes | (1.1) | (3.3) | | (7.8) | (10.6) | |
| Tax rate | 20.4% | 28.1% | | 26.8% | 26.8% | |
| EAT | 4.2 | 8.5 | (11.0%) | 21.4 | 29.0 | (26.2%) |
| EAT Margin | 3.6% | 6.6% | | 6.2% | 7.5% | |
| EAT post minorities | 4.1 | 8.2 | (13.4%) | 21.0 | 28.7 | (26.9%) |
| EPS¹ | 0.06 | 0.19 | (13.4%) | 0.48 | 0.66 | (26.9%) |

- 1 Lower construction output, in line with expectations – bulk of revenues derived from pre-sold units under construction
- 2 Sustained high margin level reflects quality of projects, cost control with inhouse construction management and prudent cost assumptions
- 3 Platform costs: slightly decreasing mainly due to lower LTIP provisions and FTE reduction
- 4 JV result reflects positive contribution of Berlin JV which has been completed
- 5 Marginally higher net interest expenses due to slightly rising net debt

Very strong balance sheet is paying off

| €m | 30/09/2025 | 31/12/2024 |
|--|------------|------------|
| Corporate debt | 106.6 | |
| Project debt ¹ | 274.5 | |
| Financial debt ¹ | 381.2 | 398.7 |
| Cash and cash equivalents and term deposits ¹ | 221.5 | |
| Net financial debt ¹ | 159.7 | 132.5 |
| Inventories and contract asset / liabilities | 1,178.2 | |
| LTC ^{1,2} | 13.6% | 10.5% |
| Adjusted EBIT (LTM) ³ | 47.3 | |
| Adjusted EBITDA (LTM) ³ | 51.4 | |
| Net financial debt ¹ / adjusted EBITDA | 3.1x | 2.1x |

- LTC (loan-to-cost ratio) remains at a very low level of only 13.6%...
- ... as well as the net debt/adjusted EBITDA ratio of 3.1x
- Balance sheet offers ample headroom for growth investments in a buyers' market for land plots

Strong financial firepower - increasing utilisation for growth

| Cash Flow (€m) | Q3 2025 | Q3 2024 | 9M 2025 | 9M 2024 |
|---|---------|---------|---------|---------|
| EBITDA adj. | 7.4 | 13.1 | 38.1 | 49.2 |
| Other non-cash items | 21.9 | (1.8) | 12.0 | (5.4) |
| Taxes paid | (1.7) | (4.7) | (17.1) | (12.4) |
| Change in working capital | (28.7) | 101.1 | (34.6) | 95.7 |
| Operating cash flow | (1.1) | 107.8 | (1.6) | 127.1 |
| Land plot acquisition payments (incl. RETT) ¹ | 10.3 | 1.6 | 27.8 | 3.4 |
| Operating cash flow excl. investments | 9.2 | 109.4 | 26.2 | 130.5 |

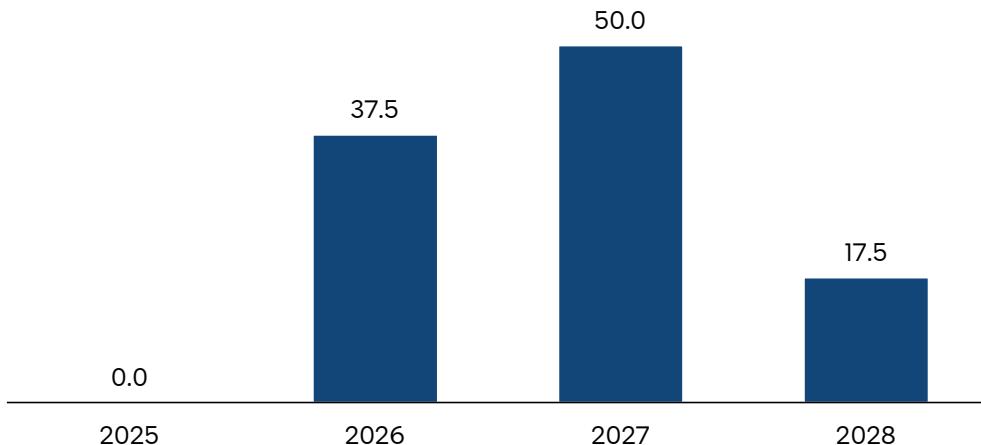
- Very strong cash generation in 2023 & 2024 (total operating CF of approx. €210m) has created significant scope for growth investments
- Ongoing positive underlying cash flow generation in 9M 2025 (pre land investments) further supporting scope for growth

| Liquidity (€m) | Total | t/o drawn | t/o available |
|--|-------|-----------|---------------|
| Corporate debt | | | |
| Promissory notes | 105.0 | 105.0 | - |
| Revolving Credit Facilities | 138.3 | - | 138.3 |
| Cash and cash equivalents and term deposits² | | | 221.5 |
| Total corporate funds available | | | 359.8 |
| Project debt ² | | | |
| Project finance ^{2,3} | 405.5 | 223.8 | 181.7 |

- Liquidity: Significant net cash position on corporate level (c. €115m) plus c. 140m RCF generates significant financial flexibility providing Instone a major competitive advantage in market consolidation phase
- Nine acquisitions (Top 8 cities) with GDV of >€1.1m secured ytd
- Extensive acquisition pipeline promises signing of further attractive land purchases in the coming months (acquisition target for 2025 & 2026: projects with total GDV of €2bn)

Financing: Strong access to debt financing in still tough markets

Maturity profile (corporate debt) as of 30/09/2025



Weighted average corporate debt maturity

1.8 years

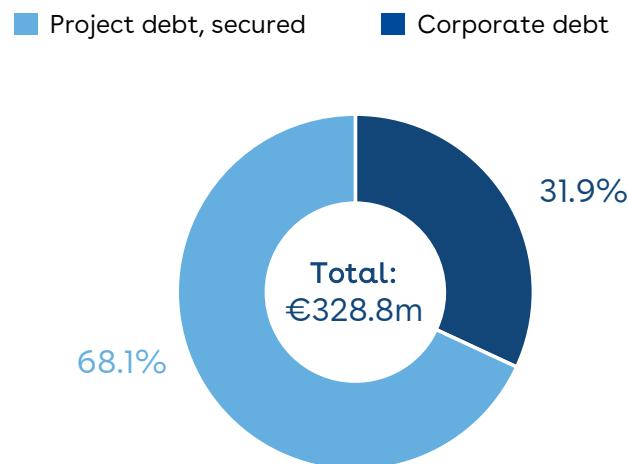
Weighted average corporate interest costs

4.88%

Share of corporate debt with floating interest

0%

Secured/unsecured as of 30/09/2025



Majority of financial debt is project related

Significant net cash position (approx. €130m) on corporate level

Outlook: Full year targets confirmed

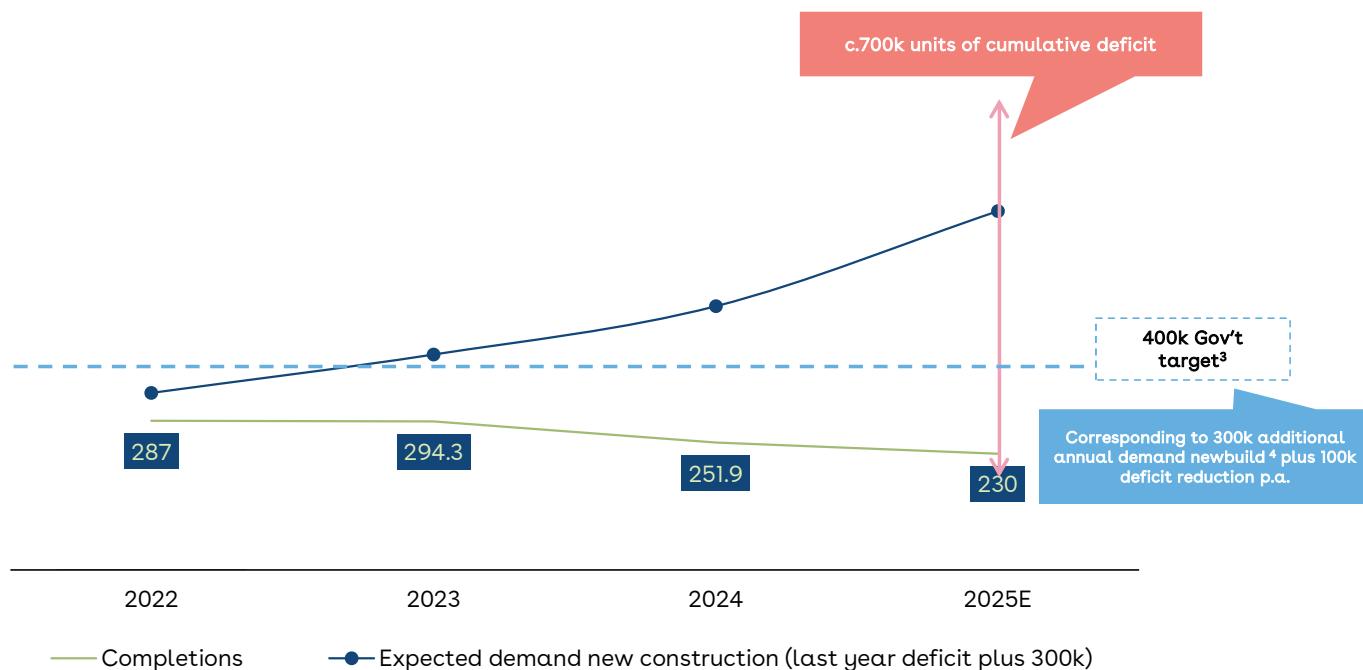
| €m | Forecast 2025 |
|-------------------------------------|---------------|
| Revenues (adjusted) | 500-600 |
| Gross profit margin (adjusted) | ~23% |
| EAT (adjusted) | 25-35 |
| Volume of concluded sales contracts | >500 |

Market Environment

Structural supply shortage in German resi continues to widen

Expected increase in the structural housing shortage

German housing shortage^{1,2}



Continued growth in demand for residential space



Expected increase of 600,000 households driven by continued migration especially from Ukraine (fuelling 1.45m population growth in 2022-2023)



New housing completions consistently below government target; 22% drop in new housing expected between 2023-2025



Forecasted cumulative deficit building up to c. 700k cumulative units in 2025E

1 Pestel Institute, cumulative deficit c.700k 2025E (cumulative demand for construction less building completions)

2 Demand (ZIA Spring Report); completions 2022A (EIU) 2023E-2025E (ifo Institut); government housing target for supply (Deutsche Bundesbank)

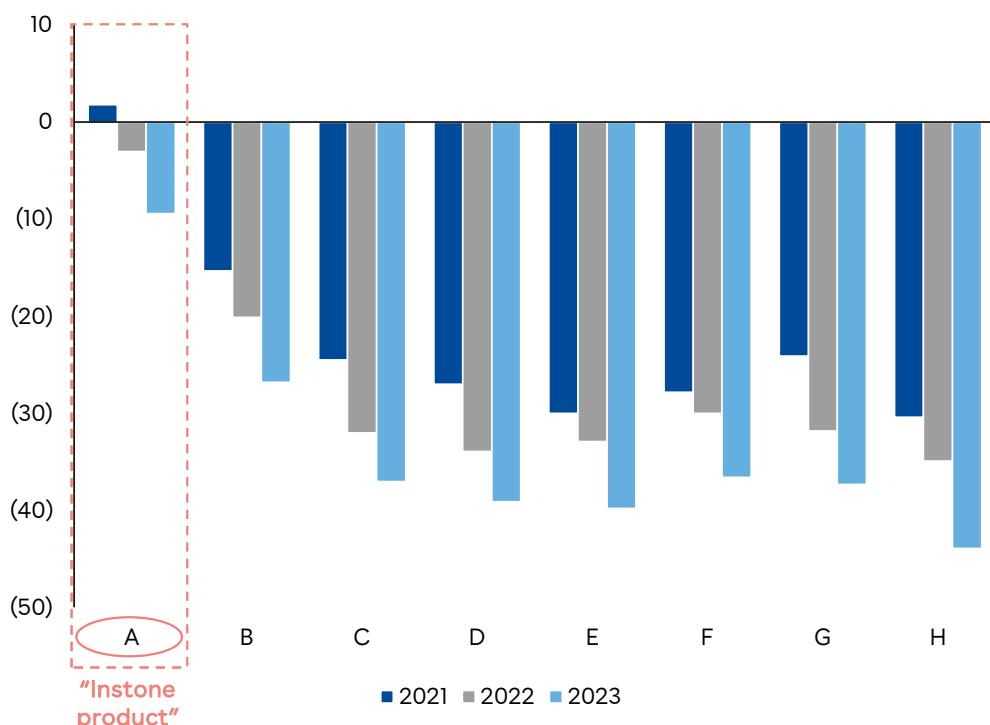
3 Includes 100k deficit reduction p.a.

4 Average demand for newbuild, considering migration and overall population development

New-builds steadily gaining relative attractiveness

Offer prices for multi-family homes: discounts per energy efficiency category¹

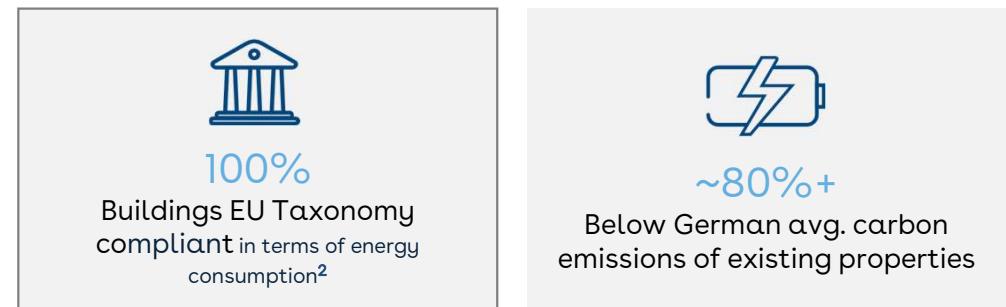
Discounts vs. reference category in %



Further widening of price differential according to energy efficiency

- Stronger expected price drops for non-renovated existing buildings
- Price premium for energy-certified properties continues to increase yoy (label H vs. A+ ~45% lower) – even higher for new builds
- Investors can benefit from the strong German ESG regulation

Instone with leading position for energy efficient buildings



Source: ING Research & Savills

1 Due to change in EU Taxonomy requirements, reporting changed vs. prev. year from project view to revenue relevant view

2 In addition to energy consumption, the EU taxonomy also takes into account other criteria such as the use of greenfield sites or water consumption

Upcoming market consolidation offers vast opportunities

Instone well positioned to exploit market opportunities

- ✓ **Industry leading gross margins** (c.23% in 2025)
- ✓ **Low production costs** vs. peers also due to strong inhouse construction expertise
- ✓ **Affordable selling prices** (c.3,000 €/sqm) for third party turnkey developments (incl. margin, VAT, high KfW40 energy standard)
- ✓ **Robust balance sheet** (LTC 13.6%), strong cash position
- ✓ **Strong cash generation** from projects under construction
- ✓ Approx. 91% of units under construction (EUR 2.7bn) are already sold
- ✓ Avg. holding period of unsold land plots > 4 years. Value creation from land development book value ps: EUR 14.06
- ✓ Projects with GDV of c.€1.1bn acquired ytd at significant discounts to previous price expectations allowing for above average returns

Larger players are abandoning the business, and many smaller players are struggling



Players with **weak balance sheet** and/or **lower margins** are suffering most



Many players bought land at peak of cycle with **high financial leverage** (land ready for construction without operational upside)

nyoo: Growth Perspective

Mid to long-term opportunity: nyoo

Instone's nationwide platform and innovative approach for affordable housing offer opportunity to fill demand gap

Key challenges for reduced construction costs

1 Highly fragmented market

2 Government requisites for building and social housing

3 Federal states with their individual housing regulations (and also municipalities)

4 Highly qualified staff required due to construction complexity and customer individualisation

5 Low innovation spirit

Key pathways for cost-efficiency

Simplification of product

Standardisation of planning

Industrialisation of development and construction

Solutions—How does Instone do it?

- ✓ Standardisation
- ✓ Digital modular planning process
- ✓ High architectural and ESG standards
- ✓ Target locations in B cities
- ✓ Target lower-mid markets—between social housing and core business

Benefits



Expand addressable market



Scalability & growth potential



Competitive positioning



Strong margins & capital returns

First projects confirm INS's competitive edge

Affordable housing segment – recent track record

DUS 19, Düsseldorf (Unterbach)

- Land plot ~5,300 sqm
- Living space: ~5,000 sqm
- 66 units (52 publicly subsidized)
- Energy efficiency standard KfW 55



Completed in May 2023



DUI 76, Duisburg (Buchholz)

- Land plot ~5,400 sqm
- Living space: ~6,200 sqm
- 78 units (46-125 sqm)
- Energy efficiency standard KfW 55, green roofs



Completed in September 2023



Grafental, Düsseldorf

- Joint project with INS Development (core product). nyoo part includes:
 - Land plot ~5,760 sqm
 - Living space ~12,470 sqm
 - 167 units (49-103 sqm)
 - High energy efficiency standard Effizienzhaus-NH-40



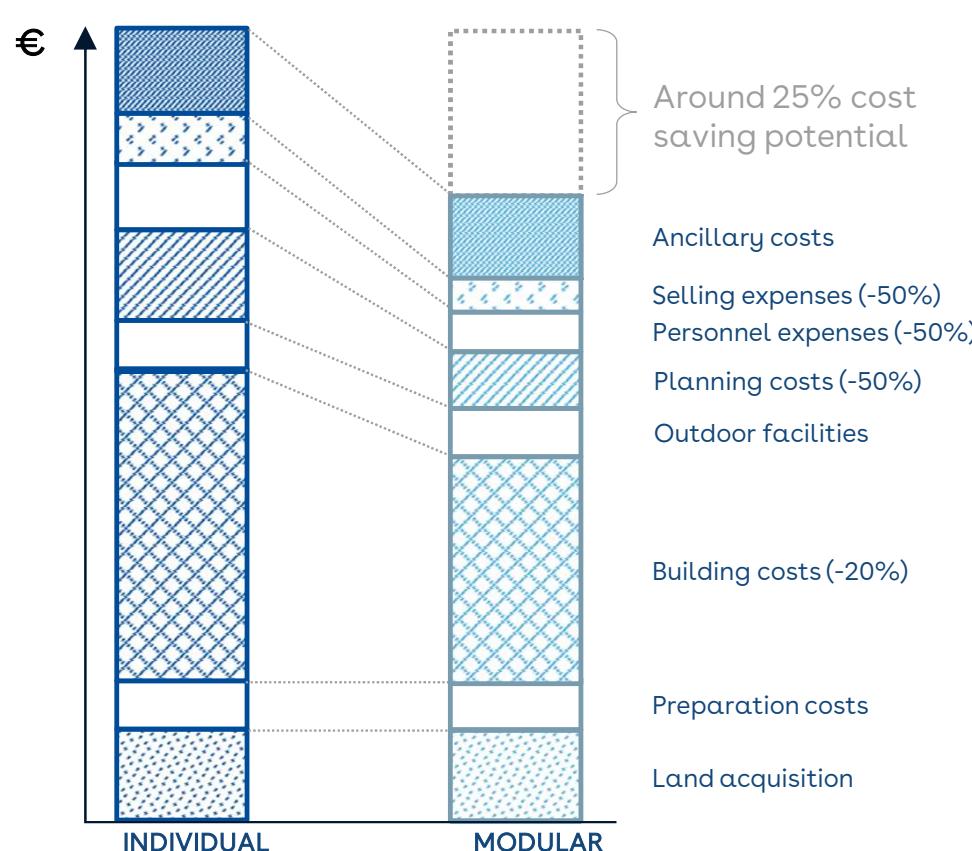
nyoo berry, Duisburg (Wedau)

- Land plot ~15,800 sqm
- Living space ~16,000 sqm
- 155 apartments, 26 town houses
- High energy efficiency standard Effizienzhaus-NH-40, green roofs



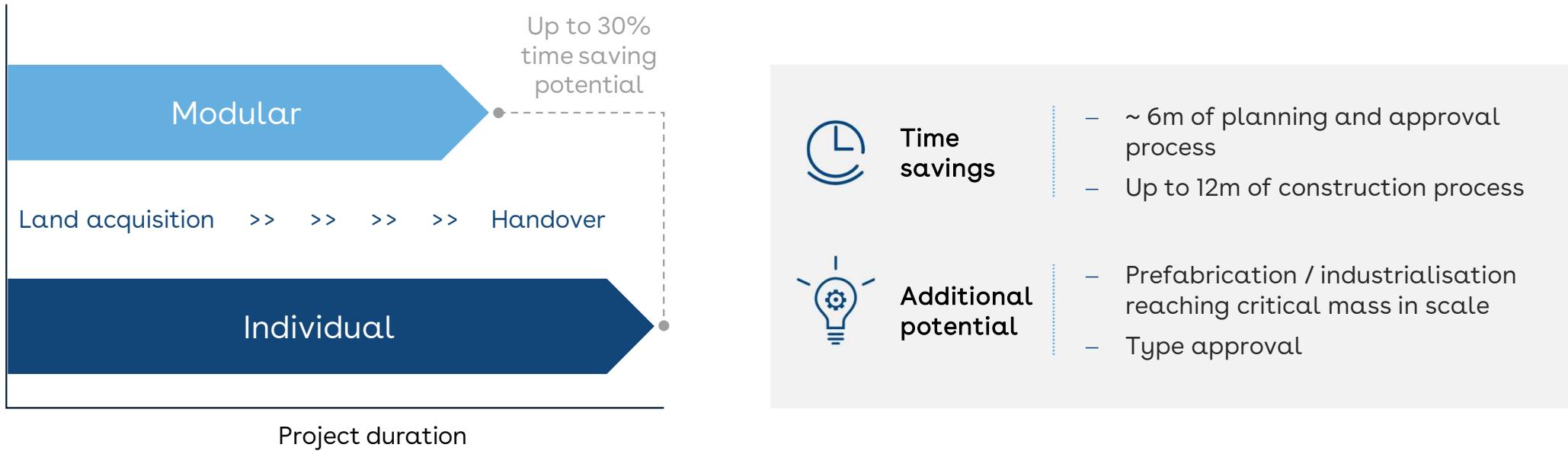
Unrivalled low production costs achievable

PROJECT COSTS



- Around 25% cost saving potential**
 - Reduction of total production cost including planning, marketing, sales etc.
- Cost savings by standardisation**
 - ~50% of selling expenses
 - ~50% of personnel expenses
 - ~50% of planning costs
- ~20% reduction of building costs**
 - Reducing underground construction
 - Optimised floor planning
 - Standardisation of materials
- Further potential**
 - Prefabrication
 - Scalability potential

Considerable savings in project duration resulting in superior project IRR



Highly attractive project economics

Project related economics

| | | |
|---------------------|---------------------------|--|
| Project size | €20-50m | <ul style="list-style-type: none">– Standardised planning and simplified execution provides for attractive economics in smaller size projects |
| Target gross margin | ~20% | <ul style="list-style-type: none">– Projects gross margins expected to be lower compared to target margins for INS core product– Lower margin reflects reduced capital intensity, platform costs and risk profile of nyoo product |
| Target EBIT margin | In line with core product | <ul style="list-style-type: none">– EBIT margin in line with core product– Standardised planning and more efficient / repetitive construction works allow for leaner nyoo platform costs vs INS core product |
| Target IRR/ ROCE | Exceeding core product | <ul style="list-style-type: none">– Accelerated planning, reduced complexity, minimized underground construction as well as sales more geared towards institutions result in improved project IRR and superior ROCE |

Comparison of products

| | Traditional Instone Product | Instone nyoo |
|---|--|--|
|  Price | <ul style="list-style-type: none">– Mid to high price segment– €5,000/sqm-9,000/sqm | <ul style="list-style-type: none">– Lower to mid-price segment (between social housing and Instone core product)– Approx. €4,000/sqm-5,000/sqm |
|  Complexity | <ul style="list-style-type: none">– Customization and optionality– Includes underground construction | <ul style="list-style-type: none">– Standardisation and low optionality– Minimising underground construction |
|  Location | <ul style="list-style-type: none">– Focused on largest metropolitan areas | <ul style="list-style-type: none">– Focused on well-connected B locations |
|  Project size | <ul style="list-style-type: none">– >€50m– Development of entire residential quarters; including master planning process | <ul style="list-style-type: none">– >€20m– Less complex projects |
|  Target customer | <ul style="list-style-type: none">– Mid-high income owner occupiers and buy-to-let investors– Institutional investors | <ul style="list-style-type: none">– Municipal housing companies– Professional landlords; less owner occupiers– Institutional investors |

ESG Strategy

Driving sustainable success: how value creation is linked to sustainability



Major ESG-KPIs achievements

- EU Taxonomy-compliant revenues: **94.7% in 2024** (up from 90% in 2023)
- *Share of projects/objects with energy requirements at least NZEB-10%: 100%*
- GHG emissions **scope 1 and 2 reduced by 62.3%** from the base year 2020, in line with SBTi
- *Implementation of 7 working groups with focus on ESG topics (predominantly reduction Scope 3 emissions) comprising 30 employees*
- **Social impact scoring model** which is applied to each project
- *On track with implementation of voluntary CSRD/ESRS reporting*



Key objectives



Predominantly **EU taxonomy-compliant**



100% of project/object portfolio with energy requirements of NZEB-10% **by 2030**



GHG emissions **scope 1 and 2 reduction target of 42%** reached.

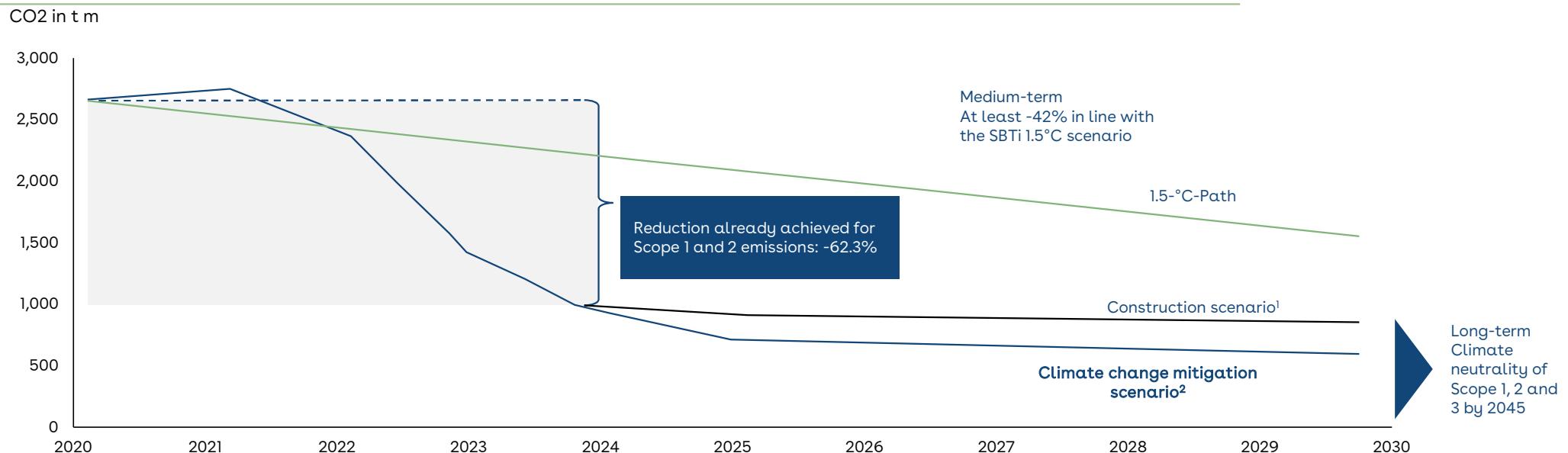


Net Zero climate neutrality **by 2045**

Continuous expansion of ESG governance

Clear pathway to reduce GHG emissions scope 1 to 3

Scope 1 & 2 emissions: projected vs. achieved



- Scope 1 and 2 emissions reduced by 62.3% in 2024 vs. base year 2020 (in line with SBTi requirements) through gradual conversion from construction sites to green electricity and replacement of company vehicles with electric vehicles
- For scope 1-3 emissions, a reduction of 10.6% in 2024 compared to the previous year

ESG: Top rating underscores commitment to industry leadership

Instone Real Estate Group SE

Real Estate Development Germany ETR:INS



- Instone among the top 2% of the 275 global real estate development companies, improved score vs. 2023
- Top 5% across all sectors

ESG Risk Rating Ranking

| UNIVERSE | RANK | PERCENTILE |
|---|-----------|------------|
| (1 st = lowest risk) (1 st = Top Score) | | |
| Global Universe | 616/15079 | 5th |
| Real Estate INDUSTRY | 147/1008 | 15th |
| Real Estate Development SUBINDUSTRY | 4/275 | 2nd |

Major ESG-KPIs – achievements

| Major KPIs | | 2024 | 2023 |
|------------|---|----------------------------|------------------------|
| E | Taxonomy-compliant revenues (in %) | 94.7 | 90.0 |
| | GHG emissions / scope 1 - 3 abs. | 178,174 t CO2e | 197,657 t CO2e |
| | GHG emissions / scope 1 - 2 abs. | 1,001 t CO2e | 1,437 t CO2e |
| S | Share of female employees in management positions (below C-level) | 16.7% (1st) / 33.3% (2nd)/ | 20% (1st) / 28% (2nd)/ |
| | Code of Conduct for employees and contractors (UN Charter) | 100% | 100% |
| G | Employee compliance and data protection training | 100% | 100% |
| | Compliance cases (suspected) | 0 | 0 |

Neckar.Au, Rottenburg

Social Impact for the society and the newly developed quarter

- Reduction of sealing by converting a former commercial area into a residential area
- Five construction sites with around 480 apartments
- Extensive (roof) greening to improve the quality of stay
- Around 11,300 sqm for playgrounds and green spaces and around 420 bicycle parking spaces
- Use of CO2 reduced concrete
- Implementation of 4 residential groups with 24 places for people with mental and/or physical disabilities in cooperation with the Liebenau Foundation in cooperation with FUNKE e.V.



Highly liveable quarters with great social impact



Appendix

Awards & Ratings

BEST MANAGED COMPANY AWARD 2025

The award recognises excellently managed companies with strategic vision, innovative strength, a sustainable management culture and good corporate governance.



EUROPEAN REAL ESTATE BRAND AWARD 2025

Strongest Brand Germany in the category Developers Residential
2nd year running



SUSTAINALYTICS ESG RATING

Instone among the top 2% of the 275 global real estate development companies, improved score 2024 vs. 2023.

Top 5% across all sectors.



EXTEL RATING 2025

Real Estate Sector (Developed Europe) Country (all sectors)

1 RE Developer Europe # 3 Small Caps Germany
1 RE Small Cap Europe
2 RE Germany
6 RE Europe



Project portfolio key figures

| €m | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 | Q2 2024 | Q1 2024 | Q4 2023 | Q3 2023 |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Volume of sales contracts | 132.8 | 54.6 | 41.6 | 173.6 | 34.7 | 33.9 | 88.0 | 120.1 | 20.2 |
| Project Portfolio | 7,076.8 | 6,840.7 | 6,971.4 | 6,891.1 | 7,111.0 | 7,124.9 | 6,885.8 | 6,972.0 | 7,015.5 |
| <i>thereof already sold</i> | 2,603.3 | 2,470.5 | 2,796.4 | 2,755.0 | 2,675.8 | 2,784.8 | 2,781.1 | 2,693.4 | 2,822.7 |
| <i>thereof already realized revenues</i> | 2,249.7 | 2,132.0 | 2,385.2 | 2,281.8 | 2,231.6 | 2,246.3 | 2,140.7 | 2,022.5 | 2,089.4 |

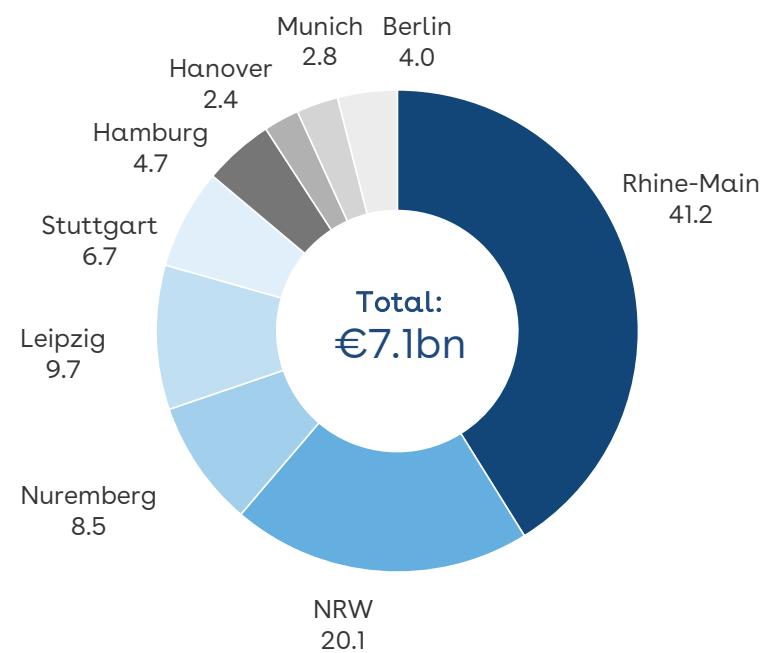
| Units | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 | Q3 2024 | Q2 2024 | Q1 2024 | Q4 2023 | Q3 2023 |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Volume of sales contracts | 268 | 106 | 76 | 366 | 55 | 68 | 213 | 195 | 37 |
| Project Portfolio | 14,187 | 13,793 | 14,236 | 14,243 | 14,650 | 14,760 | 14,252 | 14,252 | 14,269 |
| <i>thereof already sold</i> | 5,823.0 | 5,555 | 6,264 | 6,188 | 6,074 | 6,448 | 6,430 | 6,217 | 6,588 |

(Unless otherwise stated, the figures are quarterly values)

Diversified project portfolio across most attractive German regions

Project portfolio as of 30/09/2025 by region (GDV)

In %



- 46 projects / 14,187 units / ~1,259m sqm of saleable space
- 98% in metropolitan regions
- ~78 average sqm / unit
- ~€5,958 ASP / sqm
- Additional five JV projects (Instone share of GDV: ~€670m)

Expected future cash flows suggest significant upside

Fundamental Instone value rests on three distinct pillars

1 Pre-sold projects

- c.€2.7bn currently under construction
 - t/o c.€2.4bn pre-sold (91%)
 - In addition, c.€170m pre-construction already pre-sold
- Tangible and substantially de-risked cash-flow profile

2 Land bank

- Residual unsold and paid land bank recognised at cost² of ~€500m
- Substantial incremental value

3 Upside from construction starts and acquisitions

- CF potential from new construction starts which will increase as of H2-25
- Ability to source new projects with very attractive future CF potential
- Current window of opportunity for acquisitions is intended to be exploited

(As of 30 September 2025; in €)

De-risked free cash flow from projects under construction¹ ~210m

Unsold land bank at cost² ~500m

Notional gross asset value >710m

Net debt -160m

Notional value to shareholders³ >550m

Growth Opportunities Act with attractive tax incentives for new-build properties (scenario analysis)

| Model assumptions | |
|------------------------------------|-----------|
| Price / sqm | €5,700 |
| Lettable space | 85 sqm |
| Purchase price | €484,500 |
| Ancillary costs | €38,760 |
| Land (18% of total purchase price) | €94,187 |
| Building costs | €429,073 |
| Building costs per sqm | €5,048 |
| Rental yield | 4% |
| Rental growth p.a. | 2.5% |
| Equity ratio (20%) | 104,652 € |
| Debt interest rate ¹ | 3.1% |
| Income tax | 44% |

| Payback of capital from tax incentives | | 4 years | 10 years |
|--|--|----------|----------|
| Total depreciation | | €142,658 | €218,532 |
| Depreciation as % of total purchase price | | 27.3% | 41.8% |
| Tax incentive | | €63,212 | €96,831 |
| Tax incentive as % of total purchase price | | 12.1% | 18.5% |
| Tax incentive as % of equity | | 46.6% | 71% |

| Attractive post tax returns | | |
|--|--|-------------|
| Average RoE (cash returns) | | 19.1% 14.2% |
| Tax free disposal gains after 10 years | | |

- Tax incentives allow for fast payback of capital and highly attractive inflation protected post tax returns for buy-to-let investors
- Tax free disposal gains after 10 years

- Growth Opportunities Act:
 - 5% degressive on new build properties
 - plus additional 5% linear depreciation over 4 years (according to § 7) if tax relevant building costs are <5,200 €/sqm and energy standard of QNG 40 certification is met

Project portfolio as of 30/09/2025

Projects > €30m sales volume, representing total: ~ €7.1bn – JVs are not included

| Project | Location | Sales volume (expected) | Lettable space (sqm) | Land plot acquired | Planning right obtained | Sales start | Construction started |
|-------------------|-------------|-------------------------|----------------------|--------------------|-------------------------|-------------|----------------------|
| Hamburg | | | | | | | |
| Kösliner Weg | Norderstedt | 106m € | 24,539 | ● | ● | 2025 | |
| RBO | Hamburg | 224m € | 29,876 | ● | ● | ● | ● |
| Büntekamp | Hanover | 169m € | 24,314 | ● | ● | 2026 | |
| Berlin | | | | | | | |
| Nauen | Nauen | 169m € | 28,686 | ● | ● | 2026 | |
| NRW | | | | | | | |
| Unterbach | Düsseldorf | 189m € | 40,229 | ● | ● | ● | ● |
| Literaturquartier | Essen | N/A | 18,178 | ● | ● | ● | ● |
| Gartenstadt | Dortmund | 104m € | 23,031 | ● | ● | 2026 | |
| Bickendorf | Cologne | 651m € | 172,488 | ● | ● | 2029 | |
| 6-Seen Wedau | Duisburg | 88m € | 16,600 | ● | ● | ● | ● |
| Kempen | Kempen | 58m € | 11,548 | ● | ● | 2026 | |
| Grafental | Düsseldorf | 189m € | 29,966 | ● | ● | ● | |
| Vogelsanger Weg | Düsseldorf | 65m € | 11,379 | ● | ● | 2026 | |

Project portfolio as of 30/09/2025

Projects > €30m sales volume, representing total: ~ €7.1bn – JVs are not included

| Project | Location | Sales volume (expected) | Lettable space (sqm) | Land plot acquired | Planning right obtained | Sales start | Construction started |
|----------------------|-------------|-------------------------|----------------------|--------------------|-------------------------|-------------|----------------------|
| Rhine-Main | | | | | | | |
| Delkenheim | Wiesbaden | 114m € | 51,524 | ● | ● | ● | ● |
| Schönhof-Viertel | Frankfurt | 623m € | 91,503 | ● | ● | ● | ● |
| Friedberger Landstr. | Frankfurt | 323m € | 38,241 | ● | ● | 2028 | |
| Elisabethenareal | Frankfurt | 82m € | 9,989 | ● | ● | 2027 | |
| Steinbacher Hohl | Frankfurt | N/A | 13,848 | ● | ● | ● | ● |
| Westville | Frankfurt | N/A | 101,443 | ● | ● | ● | ● |
| Heusenstamm | Heusenstamm | 180m € | 39,364 | ● | | 2028 | |
| Kesselstädter | Maintal | 235m € | 38,316 | ● | ● | 2026 | |
| Polaris | Hofheim | 67m € | 10,215 | ● | ● | ● | |
| Rheinblick | Wiesbaden | 332m € | 51,751 | ● | | 2028 | |
| Eichenhege | Maintal | 122m € | 18,055 | ● | | 2028 | |
| Lahnstraße | Frankfurt | 81m € | 10,489 | ● | ● | ● | ● |
| Leipzig | | | | | | | |
| Parkresidenz | Leipzig | 291m € | 66,376 | ● | ● | ● | ● |
| Semmelweis 9 | Leipzig | 85m € | 24,257 | ● | ● | 2026 | |
| Rosa-Luxemburg | Leipzig | 185m € | 26,863 | ● | ● | 2026 | |
| Heide Süd | Halle | 60m € | 10,534 | ● | ● | 2026 | |

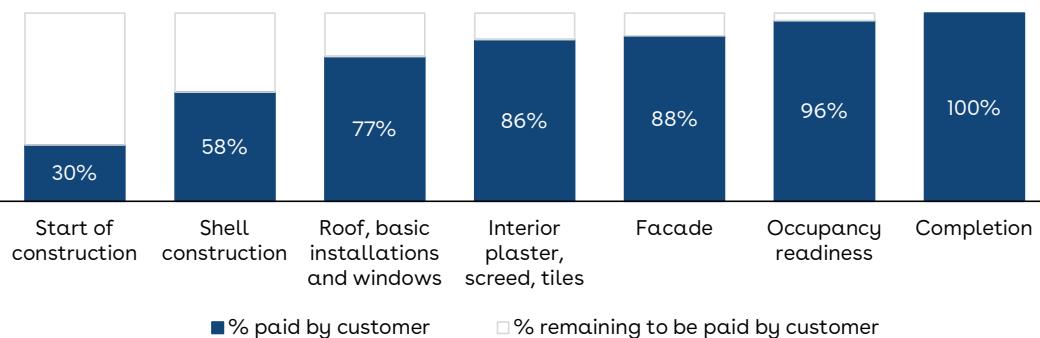
Project portfolio as of 30/09/2025

Projects > €30m sales volume, representing total: ~ €7.1bn – JVs are not included

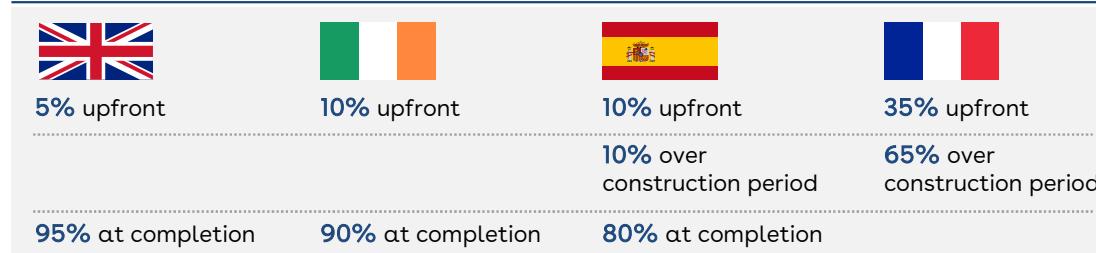
| Project | Location | Sales volume (expected) | Lettable space (sqm) | Land plot acquired | Planning right obtained | Sales start | Construction started |
|--|------------------|-------------------------|----------------------|--------------------|-------------------------|-------------|----------------------|
| Baden-Wurtemberg | | | | | | | |
| Rottenburg | Rottenburg | 172m € | 33,934 | ● | ● | ● | ● |
| Herrenberg III, SL | Herrenberg | 81m € | 14,399 | ● | ● | 2026 | |
| Herrenberg II, ZS | Herrenberg | 89m € | 15,177 | ● | ● | ● | ● |
| Schorndorf II - VS66 | Schorndorf | 51m € | 7,610 | ● | ● | 2027 | |
| Bavaria South | | | | | | | |
| Ottobrunner | Munich | 91m € | 10,870 | ● | ● | 2025 | |
| Unterschleißheim | Unterschleißheim | 110m € | 11,427 | ● | ● | 2027 | |
| Bavaria North | | | | | | | |
| Eslarner Straße | Nuremberg | N/A | 12,570 | ● | ● | ● | ● |
| Lagarde | Bamberg | 90m € | 17,773 | ● | ● | ● | ● |
| Boxdorf | Nuremberg | 66m € | 10,098 | ● | ● | ● | ● |
| Thumenberger | Nuremberg | 145m € | 16,668 | ● | ● | 2025 | |
| Worzeldorf | Nuremberg | 71m € | 11,428 | ● | ● | 2026 | |
| Lichtenreuth | Nuremberg | 92m € | 11,557 | ● | ● | 2026 | |
| Regensburgerstraße | Nuremberg | 73m € | 9,721 | ● | ● | 2026 | |
| Acquisitions w/ pending closing | | 253m € | 36,848 | | | | |

Favourable regulatory framework leading to attractive cash flow profile

Private Customer's Payment Profile for German residential development projects



German regulatory framework for customer payments compared to other European markets

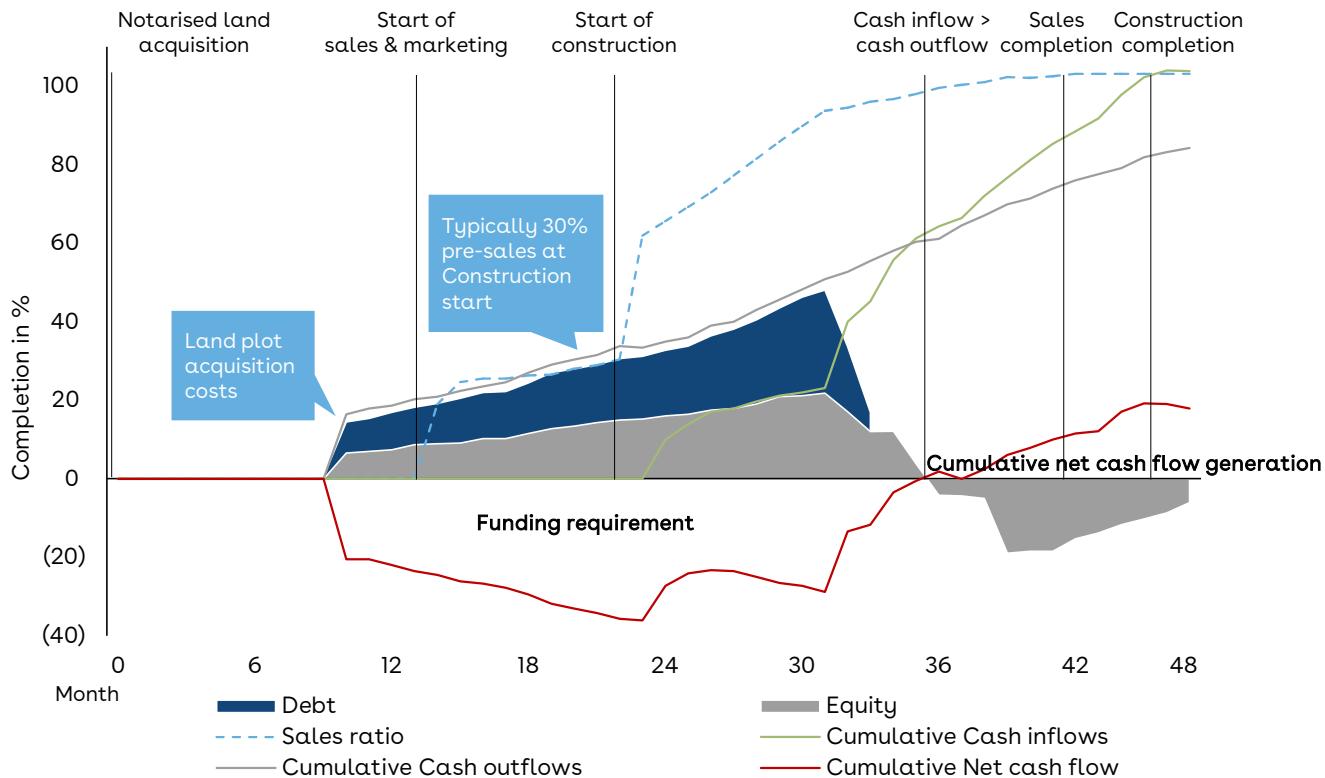


- **De risked:** B2C development process per se low-risk via regulatory framework ("MaBV")¹
- **Certainty:** No cancellation possibilities
- **Capital-light:** Predefined payment schedule limiting equity requirement from Instone
- **Very favourable payment schedules** vs. other European countries, particularly UK, Ireland and Spain

Significant amount of construction costs covered by customers' regular payments

Funding requirements minimized due to high pre-sales levels

Illustrative cumulative financing profile of a typical B2C Instone project



- Debt financing land c.50% (with zoning c.75%)
- Debt financing construction up to c.80%
- Revenue recognition: $GDV \times Sales\ Progress\ (%) \times Construction\ Progress\ (%)$

Supportive German subsidy schemes

Key positives from new subsidy scheme

The German government increases tax depreciation and invests >€1bn p.a. to support owner-occupiers (help-to-buy) and new build of rental apartments

| | | | | | |
|-------------------|---|--|--|---|--|
| Programme details | <ul style="list-style-type: none"> Name: Social housing subsidies Budget: €3.15bn in 2024 (€18.15bn total volume until 2027) 40% of investment born by the federal states (additionally) | <ul style="list-style-type: none"> Name: Degressive Depreciation (Growth Opportunities Act) Volume: 5% depreciation p.a.; can be combined with 5% special depreciation (§ 7 EstG) if tax relevant selling price excl. Land is below €5,200 / sqm (QNG criteria must be met) | <ul style="list-style-type: none"> Name: "Wohneigentum für Familien" = homes for families Volume: €350m Start: 16/10/2023 | <ul style="list-style-type: none"> Name: "Klimafreundlicher Neubau" = climate friendly new-build Volume: €0.76bn (KFN)² Start: 2023; Renewal: February-2024 | <ul style="list-style-type: none"> Name: "Klimafreundlicher Neubau im Niedrigpreissegment" = climate friendly new-build in the affordable segment Volume: €2bn Start: Oct-24 - Dec-25 |
| | <ul style="list-style-type: none"> Beneficiary: Housing companies, institutional and private investors Eligibility: <ul style="list-style-type: none"> New construction, extension or conversion of new living space Modernisation of existing space Social rental apartments or owner-occupied residential properties | <ul style="list-style-type: none"> Buy-to-let investors For newly built residential properties | <ul style="list-style-type: none"> Families with at least 1 child <18 years living in their household Household income of max. €90,000 (up from €60,000 previously) plus €10,000 per child Required to own at least 50% of the building (as only home in Germany) | <ul style="list-style-type: none"> Resi landlords, other institutional or private investors | <ul style="list-style-type: none"> Private investor, corporates or other investors |
| | <ul style="list-style-type: none"> Support the construction and modernisation of social housing | <ul style="list-style-type: none"> Expected to have a positive impact on the return expectations Increased willingness to pay from private buy-to-let investors (due to full tax deductibility from personal income) Boost construction of rental apartments | <ul style="list-style-type: none"> Help-to-buy: Build or buy new home/condominium for own use for the first time (for at least 10 years) Energy efficiency: <ul style="list-style-type: none"> At least energy standard KfW40 (plus additional requirements regarding GHG emissions defined in regulation "Qualitätssiegel Nachhaltiges Gebäude") Higher subsidies possible with additional certificate for sustainable buildings "QNG" | <ul style="list-style-type: none"> New build of energy efficient buildings Energy efficiency: <ul style="list-style-type: none"> At least energy standard KfW40 (plus additional requirements regarding GHG emissions defined in regulation "Qualitätssiegel Nachhaltiges Gebäude") Higher subsidies possible with additional certificate for sustainable buildings "QNG" Use of fossil fuels not allowed | <ul style="list-style-type: none"> Increase supply in the affordable rental segment (space efficient and climate friendly) Energy efficiency: <ul style="list-style-type: none"> Energy standard 55 (no fossil fuels) Emission targets over the life cycle have to be met (including construction) - QNG Cap for construction costs and floor space |
| | <ul style="list-style-type: none"> Loan per apartment: €200k Amortisation discount: 30-35% Interest rate: 0-0.5% Required minimum energy standard of 55 | <ul style="list-style-type: none"> Increase of depreciation on newly built residential properties from (currently) 3% linear to 5% degressive p.a.; threshold for special depreciation from €4,800 to 5,200 / sqm | <ul style="list-style-type: none"> No direct grant; max. one housing unit Subsidized mortgages, reduced interest costs (0.34%-3.43%) by federal KfW Bank €90-270k loan volume (with QNG certificate) Will be accepted as equity substitute | <ul style="list-style-type: none"> No direct grant Subsidized mortgages (2.33%- 3.00%) by federal KfW Bank (volumes per unit) <ul style="list-style-type: none"> Max. €100,000 loan volume Up to €150,000 with QNG certificate | <ul style="list-style-type: none"> No direct grant Subsidized loans <ul style="list-style-type: none"> €100,000 per apartment Different durations (e.g. 1.13% for 10 yrs) |

Coalition agreement of new German government contains positive elements – first positive steps taken

Agreement contains ideas for new construction that point in the right direction

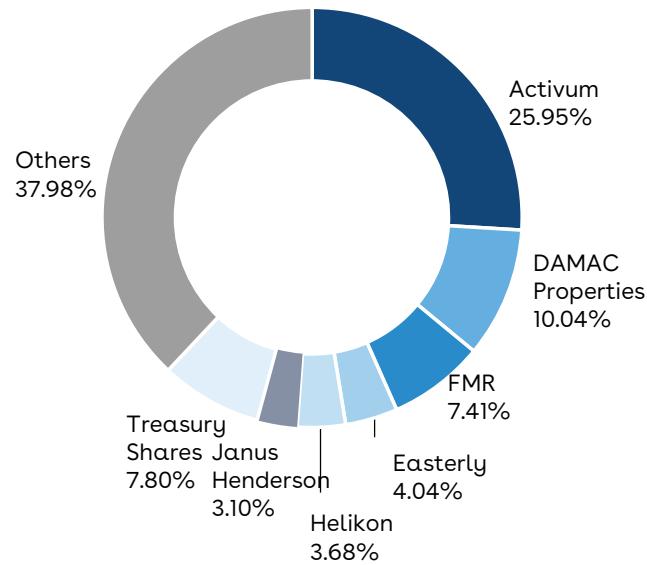
| | |
|---|--|
|  Housing construction turbo | <ul style="list-style-type: none">– Draft law reform to speed up construction processes introduced– Local authorities will be able to waive the requirement to draw up zoning plan under certain circumstances (§ 246e Building Code) |
| Building types | <ul style="list-style-type: none">– Building standards are planned to be simplified and the "building type E" will be legally secured– Political target to reduce construction costs (incl. modular and serial construction) |
| Subsidies for owner occupiers | <ul style="list-style-type: none">– Tax incentives, equity-replacing measures and state guarantees for mortgages will be examined |
| Social housing | <ul style="list-style-type: none">– Increase in investments in social housing |
| Municipal housing | <ul style="list-style-type: none">– Support of new construction of municipal housing companies (equity replacing measures) |
| KfW55 | <ul style="list-style-type: none">– Temporary reintroduction of subsidies for KfW55 standard |

Instone share

Basic data

| | |
|-------------------------------|---------------------------------|
| ISIN: | DE000A2NBX80 |
| Ticker symbol: | INS |
| No of shares: | 43.323m (excl. treasury shares) |
| Market cap: | €359m |
| Average daily trading volume: | €0.1m |
| Market segment: | Prime Standard, Frankfurt |

Shareholder structure (November 2025)



Financial calendar

2026

09 **Jan.** **2026** Barclays European Real Estate Equity & Credit Conference 2026, London

21 **Jan.** **2026** 25th German Corporate Conference (GCC), Kepler Cheuvreux, Frankfurt am Main

26 **Jan.** **2026** ODDO BHF Small & Mid Cap Conference, Frankfurt am Main

05 **Feb.** **2026** 15. Hamburger Investorentage (HIT), Montega, Hamburg

17 **Mar.** **2026** Publication Annual Report as of 31 December 2025

18 **Mar.** **2026** EMEA Real Estate CEO Conference 2026, Bank of America, London

The Instone Management Board



Kruno Crepulja

CEO

- CEO since 2008 (of Instone's predecessor formart)
- Comprehensive experience as an engineer, site manager and project developer
- 17-year career on the management boards of large development companies
- Appointed until 30 June 2029



David Dreyfus

CFO

- CFO, since 2023
- >28 years of experience in corporate finance and capital markets, including as Director with Lazard and Senior Partner of Lilja & Co.
- Mr. Dreyfus already advised Instone in preparation and execution of its IPO in 2017 and 2018
- Appointed until 31 December 2027



Andreas Gräf

COO

- COO since 2008 (of Instone's predecessor formart)
- Established the residential development as a standalone business model at HOCHTIEF
- Working in the construction and real estate sector for 30 years
- Appointed until 31 December 2027

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Thank you

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