

PASSION

FOR

PERFORMANCE

EYEMAXX
REAL ESTATE

PERFORMANCE

ENHANCED

BY EXPERIENCE

WE HAVE A PASSION FOR PERFORMANCE SINCE 1996.

Listed on the Frankfurt Stock Exchange since 2011, the EYEMAXX Group has been successfully realising profitable real estate projects for over 20 years: Its long-standing track record is characterised by numerous attractive projects completed in Austria, Germany and CEE/SSEE countries that were then generally sold to institutional end-investors.

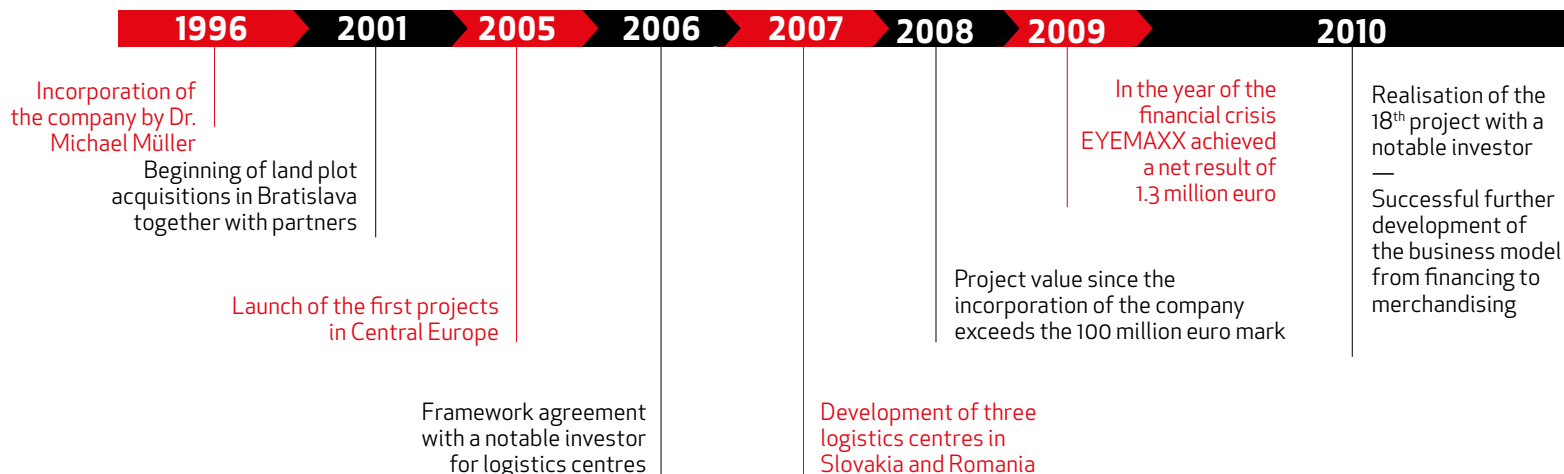


A SUCCESS STORY

EYEMAXX International Holding & Consulting GmbH was founded and developed by Dr. Michael Müller in 1996. From 2007 to 2010 numerous retail and logistics centres were developed in the Czech Republic, Poland, Slovakia, Romania and Hungary and property was purchased in all of the areas named as well as in Serbia.

In 2011 EYEMAXX International Holding & Consulting GmbH was fully brought into Deutsche Amictus AG, a company listed on the stock exchange that changed its name to EYEMAXX Real Estate AG in the same year. The first acquisitions of rented commercial real estate in Germany and Austria followed in 2012. By 2016 the portfolio was doubled. 2014 brought about further innovation within the company. The asset classes housing (Germany, Austria) and care homes (Germany) became part of the corporate strategy.

In 2016 the neighbourhood development „Postquadrat Mannheim“ - the largest project in the history of the company – was launched. It was followed in 2017 by a neighbourhood development in Schönefeld in Berlin. Furthermore, since the end of 2017 the focus has been laid on fast-growing-markets such as serviced-, micro- and student housings. By now the project pipeline includes around 890 million euro and continues to be expanded.





TEAM OF EXPERTS.

We pride ourselves in our team spirit, fast implementation, flexibility and the close working relationship we have to our customers. The EYEMAXX team has a profound understanding of project development, project management and, furthermore, expertise regarding financing and investing in all asset classes as well as in the respective regions.

The extraordinary commitment of EYEMAXX is reflected in the excellent results for all our stakeholders.



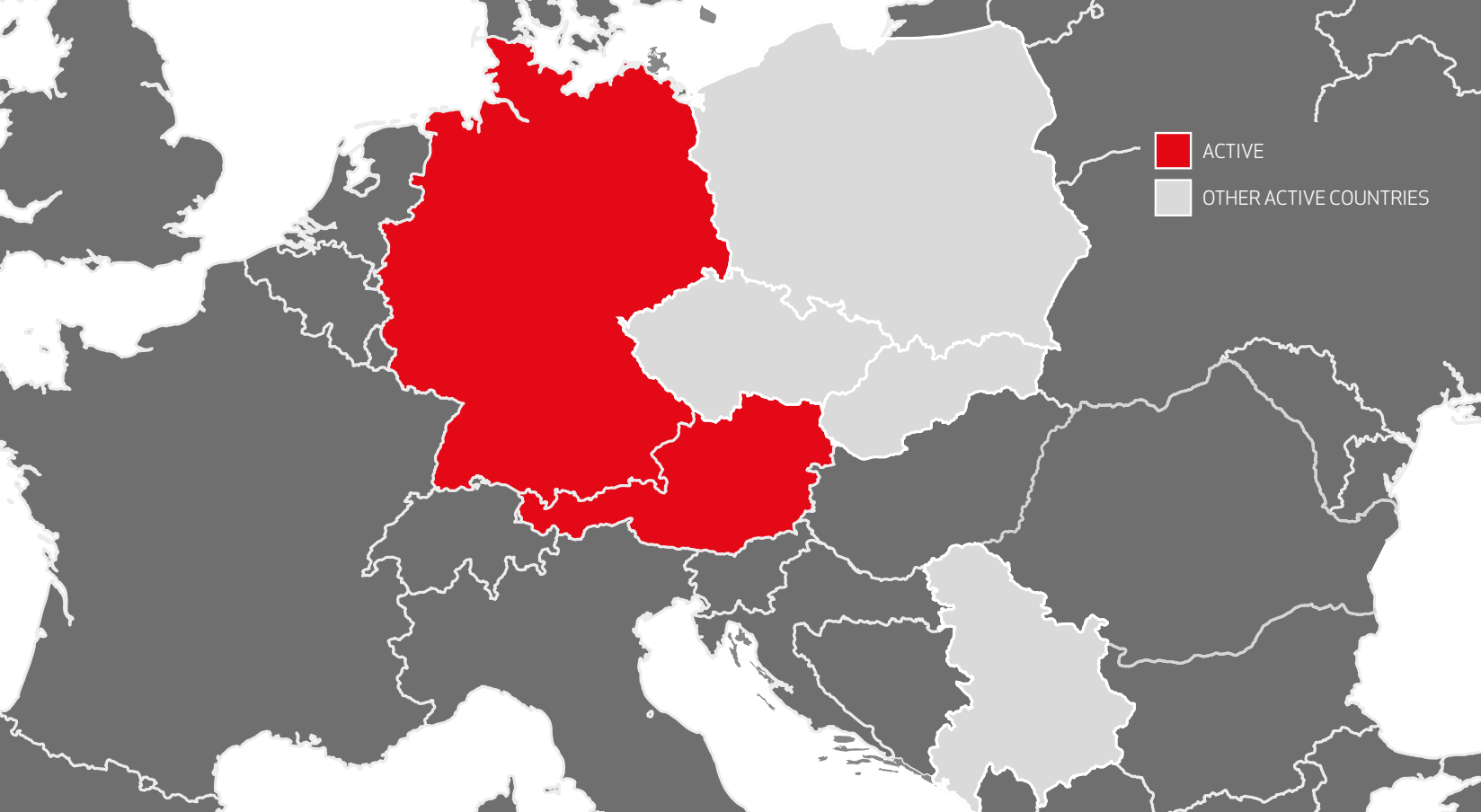
FAST AND EFFICIENT

The EYEMAXX Group is characterised by an open-minded team with reasoned actions and fast reactions, as well as a suitable working environment that enables efficient work for all projects. The EYEMAXX Group employs around 60 people and it is of the utmost importance that all of our team members bring along social competence skills in combination with expertise and qualifications. A close relationship to our customers and efficient communication contribute actively to the success of our projects.

EYEMAXX GROUP: A RELIABLE PARTNER

The EYEMAXX Group has been listed on the stock exchange since 2011 and, besides banks, it utilises the equity market for project financing. The company successfully launched capital increases and issued bonds in the total value of around 170 million euro. The main shareholder is the founder and CEO of the EYEMAXX Group, Dr. Michael Müller.

2011	2012	2013	2014	2015
<p>Cold IPO of the EYEMAXX Real Estate —</p> <p>Listing in the General Standard on the Frankfurt Stock Exchange —</p> <p>Placement of the first corporate bond worth 13 million euro —</p> <p>Project volume of 200 million euro since the beginning of business activity</p>	<p>Placement of the second corporate bond worth 12 million euro</p> <p>Placement of the third corporate bond worth 15 million euro —</p> <p>Realisation of the biggest retail centre project in the history of the company: Kittsee, Austria (approx. 11,000 sqm)</p>	<p>Expansion of the service portfolio to residential properties and care homes —</p> <p>Launch of the first projects in these new sectors in Germany and Austria —</p> <p>Placement of the fourth corporate bond worth about 13 million euro</p>	<p>Launch of the project Lindenauer Hafen in Leipzig —</p> <p>Sale of the first care home before construction start (Forward-Sale) —</p> <p>Completion of the first logistics centre in Belgrade</p>	



GERMANY. AUSTRIA. POLAND. SERBIA. SLOVAKIA. CZECH REPUBLIC.

The headquarters of EYEMAXX Real Estate AG is located in Aschaffenburg, Germany. Operative activities are carried out in Leopoldsdorf near Vienna. The EYEMAXX Group is represented by branch offices and project offices in all countries with active projects.



PERFORMANCE THROUGH SUCCESSFUL PROJECTS

Through our projects we are actively shaping the future of our company, and thereby, the future of our investors as well as of our customers. Our numerous attractive real estate objects offer outstanding perspectives.

Our excellent market expertise and long-term experience, in addition to close cooperation with successful partners, entail a strong project pipeline covering a worth of around 890 million euro.

By entering attractive growth segments, the pipeline is to be successively expanded.

2016

EYEMAXX celebrates its twentieth anniversary —
Acquisition of five portfolio properties in Germany -> doubling of rents from properties —
Successful placement of 2016/2021 bond: 15 million euro
Successful replacement 2017: 15 million euro

Launch of "Postquadrat Mannheim" – the largest project in the history of the company: over 170 million euro —
Launch of largest residential project in Vienna, Austria —
Sale of residential project Potsdam as forward sale —
Full placement of convertible bond 2016 of approximately 5 million euro

Successful placement of convertible bond 2017 over some 20 million euro —
Effective completion of the mixed-use project Thomasium in Leipzig —
Care home Klein Lengden handed over to the operator

2017

Launch of the two large-scale projects Vivaldi-Höfe and Sonnenhöfe in Berlin Schönefeld: 340 mio. euro —
Launch of hotel project Kaiserlei in Offenbach —
Partial sale of around 50% of Postquadrat Mannheim

FIRST HALF YEAR 2018

Placement of the 2018 corporate bond worth 30 mio. euro —
Increase of the commercial portfolio through purchasing project in Bamberg —
Launch of project in Essen

Retaining of large-scale-project in Vienna —
Retaining of building site for a hotel in Berlin —
Strategic partnership through acquisition of corporate bonds from ViennaEstate Immobilien AG

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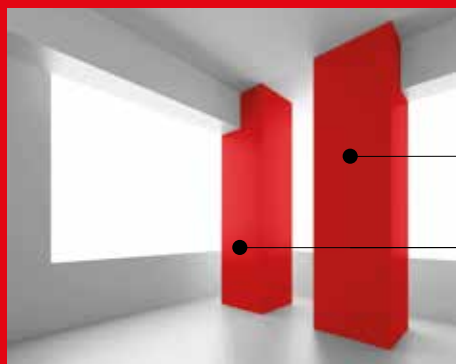
THE EYEMAXX GROUP.

We rely on stable core markets and market segments with high margins. Our focus lies on the development of residential real estate in Germany and Austria. Moreover the EYEMAXX Group realises care homes in Germany and commercial real estate in Central Europe. As another part of our company strategy, we recently established neighbourhood developments in Germany as well.



THE 2-PILLAR MODEL OF THE EYEMAXX GROUP

The EYEMAXX Group operates a well-tried and tested business model: the first pillar consists of real estate project development in the asset classes shown below with the objective of sale before, during or after the realisation - depending on profit maximisation. The second pillar represents real estate that is held by the company. Thereby the EYEMAXX Group takes advantage of market opportunities at the time of acquisition. As a result of regular rental income from portfolio properties an additional cash flow is achieved next to attractive development returns.



PILLAR I

Development & sale of real estate

PILLAR II

Letting/Rental of portfolio properties

ASSET CLASSES OVERVIEW

- ✕ Housing
- ✕ Commercial Real Estate
- ✕ Care Homes



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