



with an  
eye  
on the future

## The eyemaxx story

Since it was founded in 1996 by Dr. Michael Müller, the eyemaxx Real Estate Group has been on a steadily growing path. In 2011 it was renamed after its incorporation in the stock market listed Deutsche Amictus AG into EYEMAXX Real Estate AG. The portfolio of properties doubled within 5 years and further high-growth asset classes, such as urban district developments, hotels, serviced apartments, micro-apartments and student apartments also became part of the corporate strategy.

In the interest of all stakeholders, the eyemaxx Real Estate Group has made increasing corporate value its top priority. Promising, ambitious projects are acquired and implemented for our customers. Our relationships with our customers are a key priority for the eyemaxx Real Estate Group.

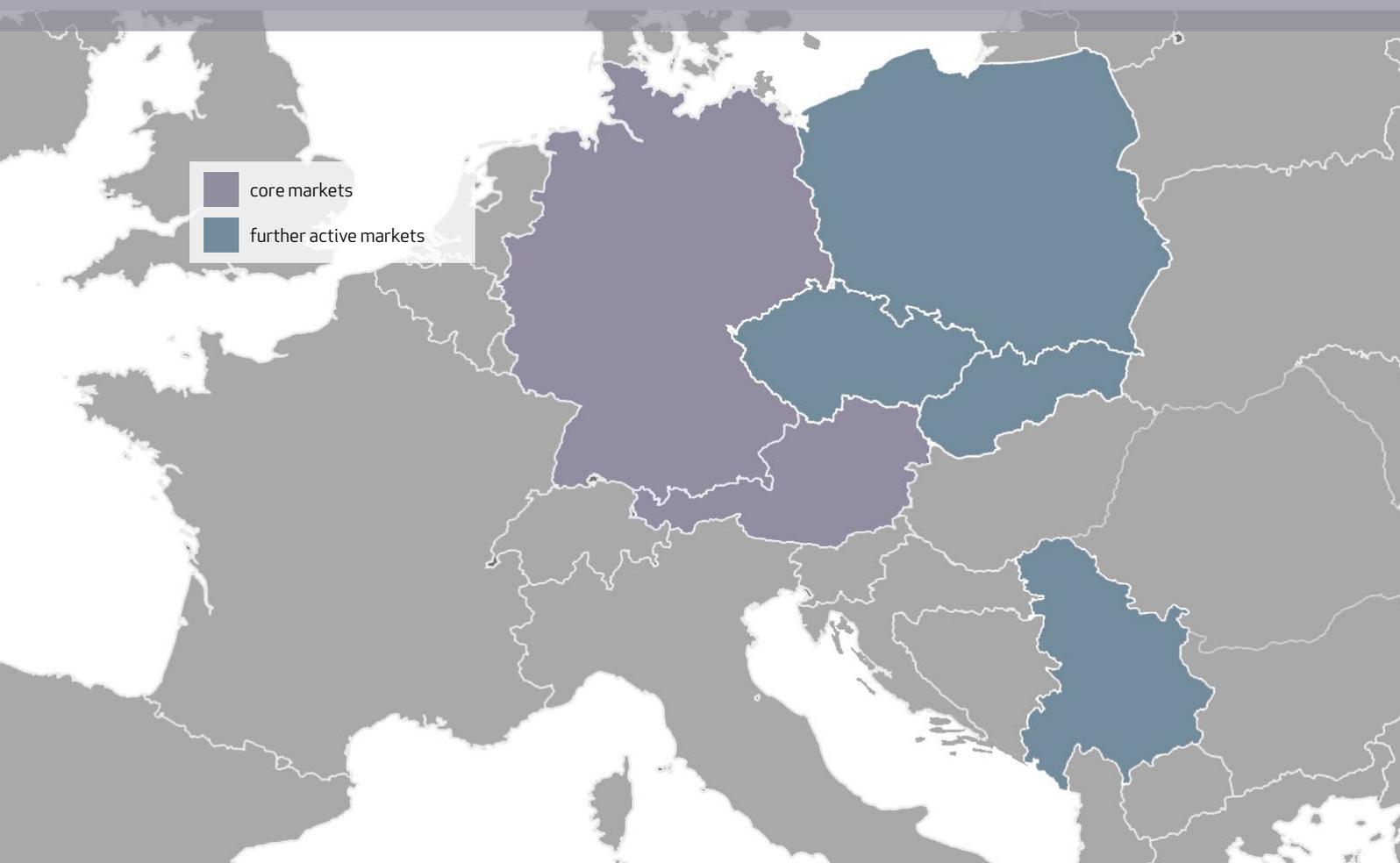
With us you have a reliable and experienced partner on your side.

## High performance through attractive projects

Our numerous, attractive real estate projects provide outstanding prospects. The focus on defined core markets has led to a well-filled pipeline, which currently amounts to nearly 1 billion Euro and is to be continuously developed in the years to come. The eyemaxx Real Estate Group will continue to secure attractive projects by entering into additional growth segments.

### with an eye on the markets

EYEMAXX Real Estate AG has its headquarters in Aschaffenburg near Frankfurt am Main, Germany. The company's operating activities are coordinated from Leopoldsdorf bei Wien, Austria, supported by branch offices in the respective countries.



start of hotel projects

—  
sale of Sonnenhöfe -  
largest transaction

—  
launch of large - scale  
project in Vienna

—  
revitalization project  
Bamberg



2018

2019

dual listing at Vienna Stock Exchange

—  
successful increase of corporate bond  
2018/2023

2017

convertible bond 2017/2019

—  
launch of large - scale projects Sonnenhöfe &  
Vivaldi - Höfe in Berlin Schönefeld



2016



start of the project Postquadrat Mannheim

—  
corporate bond 2016/2021 &  
convertible bond 2016/2019

—  
20 years eyemaxx

2015

completion of LogCenter Belgrade



2014

expansion of the business activities to  
residential properties and care homes

—  
launch of the first projects  
in the new asset classes

—  
corporate bond  
2014/2020



2013

Kittsee - biggest retail  
center project

—  
corporate bond  
2013/2019



corporate bond 2012/2017

2012

2011

project volume 200 m Euro

—  
listing General Standard Frankfurt Stock Exchange

—  
corporate bond 2011/2016

in the year of the financial crisis eyemaxx  
achieved a net result of Euro 1,3 m

2009

2008

project volume 100 m Euro

framework agreement with a notable  
investor for logistic centres

2006

2005

launch of first projects in Central Europe

beginning of land plot acquisitions in  
Bratislava together with partners

2001

1996

foundation by Dr. Michael Müller



project: Sonnenhöfe, Berlin-Schönefeld, Germany

## with an eye on expert knowledge

At the eyemaxx Real Estate Group the emphasis is on team spirit, rapid implementation, flexibility and customer proximity. In-depth knowledge of the individual asset classes and the respective regions complement this expertise.

### **The eyemaxx Real Estate Group: A reliable partner**

The eyemaxx Real Estate Group, which has been listed on the Frankfurt Stock Exchange since 2011, has been successfully developing high-yield real estate projects for more than 20 years. Its long track record is characterised by a wealth of attractive projects in Germany, Austria and CEE/SEE, the bulk of which have been sold to institutional investors.

EYEMAXX Real Estate AG – also listed on the Vienna Stock Exchange since 2019 – primarily utilizes the capital market as well as banks to finance projects. The company has successfully carried out capital increases and issued bonds and convertible bonds, which are also stock-exchange listed. The principal shareholder is Dr. Michael Müller, founder and CEO of the eyemaxx Real Estate Group.

### **Fast and efficient**

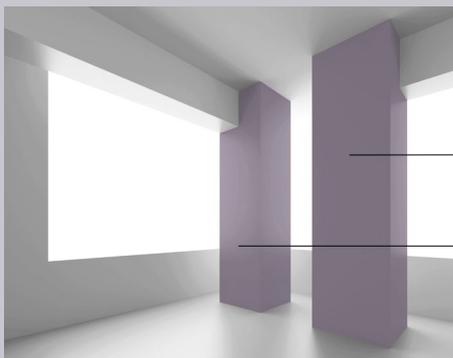
The eyemaxx Real Estate Group stands out due to its lean organisational structure. Short channels, a receptive, highly responsive team operating in a well-considered manner and the corresponding working environment enable all projects to be handled efficiently. The eyemaxx Real Estate Group has a workforce of more than 60 employees. Besides the requisite qualifications, special importance is placed on the social skills of all team members. Customer proximity and sustainable communication play an active part in project success.

## About the eyemaxx Real Estate Group

The eyemaxx Real Estate Group has been focusing on stable core markets and high-margin market segments for more than 20 years. As a successful real estate developer, the eyemaxx Real Estate Group focuses on the implementation of residential real estate projects (such as micro-apartments and student apartments) in Germany and Austria, as well as urban district developments, hotels and serviced apartments in Germany and retail and logistics properties in the CEE/SEE region. The eyemaxx Real Estate Groups team of specialists, its market knowledge and many years of experience are not only part of the corporate strategy, but also a guarantee of long-term successful and partnership-based customer relations.

## The two-pillar model of the eyemaxx Real Estate Group

The eyemaxx Real Estate Group operates on the basis of a proven business model. The first pillar consists of the development of real estate projects with the aim of achieving a sale before, during or after completion – depending on profit maximisation. Projects are also developed to be taken over into the own portfolio. The second pillar comprises real estate properties held in the company's portfolio, where the eyemaxx Real Estate Group utilises market opportunities during acquisition. In addition to attractive development returns, additional cash flow can be generated from portfolio properties through ongoing rental income.



**pillar I**  
development & sale of real estate

**pillar II**  
letting/rental of portfolio properties

## asset classes overview

- housing
- commercial real estate

## **Headquarters**

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