

EYEMAXX is about to sell the major Sonnenhöfe project in Schönefeld above the budgeted price

Aschaffenburg, 27 September 2018 – EYEMAXX Real Estate AG (General Standard; ISIN DE000A0V9L94) today announced that the company is in advanced negotiations for the sale of one of its largest real estate projects – the "Sonnenhöfe" in Schönefeld near Berlin – to a major institutional investor. This means that EYEMAXX Real Estate AG and its partner, Deutsche Immobilien Entwicklungs AG, are likely to exceed the sales price expected at the start of the project. The transaction is to take place by way of a forward sale, which will see EYEMAXX construct the 18 multi-storey residential and office buildings planned for the approx. 51,000 square metre site. Letting and marketing will be handled by the buyer in each case. The purchase price is to be paid after completion and handover of agreed construction phases. The parties have agreed not to disclose any specific details. The entire project will be built at fixed prices with ZÜBLIN acting as general contractor. Full completion of the construction project is scheduled for the third quarter of 2021.

EXPLANATORY PART

The "Sonnenhöfe" project is the second residential and office real estate project to be carried out by EYEMAXX as part of a joint venture with DIE Deutsche Immobilien Entwicklungs AG in the municipality of Schönefeld south of Berlin. EYEMAXX holds a 50.1 percent stake in the joint venture. Along with the projects "Vivaldi Höfe" in Schönefeld and "Postquadrat" in Mannheim, "Sonnenhöfe" is one of EYEMAXX's largest real estate developments ever. The three projects have a combined volume of more than EUR 500 million.

Construction work on the "Sonnenhöfe" project in Schönefeld's new urban development area is proceeding according to plan, and the foundation stone was laid in July 2018. By 2021, residential units with more than 38,000 square metres of usable space, around 11,400 square meters of office space, around 1,200 square metres of retail space, 475 underground parking spaces and 231 outdoor parking spaces are to be built in three phases.

Dr. Michael Müller, CEO of EYEMAXX Real Estate AG, comments: "Selling the entire project at this early stage, i.e. long before completion, is testament to the quality of this project and our expertise in implementing major projects and, of course, also speaks for the excellent choice of location. For us, it also means that we can reliably plan ahead and achieve return on equity in the mid double-digit percentage range."

About EYEMAXX Real Estate AG

EYEMAXX Real Estate AG is a real estate company with a long-standing successful track record, focussing on residential properties in Germany and Austria. In addition, EYEMAXX also realizes nursing

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homes in Germany and commercial properties in central Europe. In the company's recent past its corporate strategy has also included developing urban districts in Germany.

EYEMAXX's business activities take a dual-pronged approach. These include high-margin projects and also the continued expansion of its stocks of let commercial properties, which generate ongoing rental income and thus constant cash flows. In so doing, EYEMAXX uses the expertise offered by its experienced management team together with a strong team of real estate professionals, and also a well-established and broad network which opens up additional access to attractive properties and projects. The current project pipeline has thus been expanded to about EUR 890 million.

Shares of EYEMAXX Real Estate AG are listed in the General Standard of the Frankfurt Stock Exchange. The company has also issued several bonds, which are also listed on the stock exchange.

You can find more information at: www.eyemaxx.com

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