

Eyemaxx sells major project in Vienna to BNP Paribas Real Estate and launches first Vienna office project

- Eyemaxx achieves significant capital returns through the sale of "Grasbergergasse" residential project in Vienna
- Closing of transaction has already taken place
- Eyemaxx starts first office real estate project in the Simmering district of Vienna, having already acquired the land; the project envisages construction of an office building with more than 18,000 sqm

Aschaffenburg, 28 November 2019 – Eyemaxx Real Estate AG (General Standard; ISIN: DE000A0V9L94; "Eyemaxx") is selling its large residential project "Grasbergergasse" in Vienna Landstrasse District to "Nachhaltiger Immobilienfonds Österreich", the special real estate fund launched by BNP Paribas Real Estate Investment Management (REIM). The fund's asset manager is Vienna-based AURIS Immo Solutions GmbH. Eyemaxx will receive significant capital returns through this transaction, the closing of which has already taken place. The return on equity is in the mid double-digit percentage range. The parties have agreed not to disclose the amount of the purchase price.

Eyemaxx has already substantially progressed the planning for the "Grasbergergasse" development project, which envisages more than 200 planned apartments with a rentable area of approx. 12,000 square metres: Eyemaxx has already advanced the project to the stage of procuring the building permit, thus generating corresponding added value. Eyemaxx will hand over the entire project to BNP Paribas REIM, which is taking over further implementation.

First office development project in Vienna

At the same time, Eyemaxx is starting its first development project for office space in Vienna. Eyemaxx is already a successful developer in this high-growth property development segment in Germany and is now also pursuing market opportunities in Austria. To that end, a 6,027 square metre property was acquired in the 11th district of Vienna, Simmering. Plans call for the construction of an office building with state-of-the-art technical facilities and flexible options for room partitioning. By autumn 2023, the planned building will have more than 18,000 square metres of usable space, a further 2,000 square metres of archive space and 191 parking spaces.

Dr Michael Müller, CEO of Eyemaxx Real Estate AG: "We are very pleased to be selling our major project in Vienna to such a well-known investment manager, on lucrative terms. This shows once again that we have a feel for the needs of the market and it also underscores our expertise in choosing locations. With our new Vienna project, we are exploiting the existing potential in the Vienna office segment, which is characterised by stable demand and a low vacancy rate of 4.3%."

Eyemaxx Real Estate AG

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About Eyemaxx Real Estate AG

Eyemaxx Real Estate AG is a real estate developer with a successful track record of many years' standing. The company focuses on residential real estate in Germany and Austria and also develops commercial properties in Central Europe. In its recent past, Eyemaxx has included hotels and serviced apartments as well as urban neighbourhood developments in Germany as part of its corporate strategy.

Eyemaxx's business is founded on two pillars. These are, first of all, a concentration on high-yield projects and, secondly, progressive development of a portfolio of rented commercial properties generating current rental income and thus regular cash flows. Eyemaxx relies on the expertise of an experienced management team together with a strong team of property development professionals, and on an established, broad network providing additional access to attractive properties and projects. It has thus now expanded its project "pipeline" to around EUR 880 million at present.

The shares of Eyemaxx Real Estate AG are listed on the General Standard of the Frankfurt Stock Exchange and on the "direct market plus" of the Vienna Stock Exchange. The company has also issued several exchange-listed bonds.

For further information: www.eyemaxx.com

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