

C&P REAL ESTATE



**FOUNDED
ON CONVICTION.
DEDICATED
MARKET
LEADERS.**

C&P Immobilien AG



**ING. THOMAS
SCHOBER-PLANKL**
Member of the Board, CFO

ALBERT SACHER, MBA
Member of the Board, CSO

ING. MARKUS RITTER
Chairman, CEO

**MASTER BUILDER DI
ANDREAS GRABNER**
Member of the Board, COO

In 2006, Markus Ritter and Thomas Schober-Plankl founded C&P Immobilien AG on the deep conviction that property had the potential to become the investment vehicle of the future. What started as a vision over ten years ago - of offering an integral concept for the commercial exploitation of rental property - is today a successful business model and has made C&P the Austrian market leader in private-sector property investment.

With the aim of offering our customers more attractive investments, we have created a “one-stop shop product” with the C&P investment property. These are uncomplicated and profitable forms of investment for those who either do not want to dedicate much time to their investments or who lack the necessary know-how in this area. Our own project development department handles property development. Our excellent network allows optimal plots to be found for construction.

Our investment properties are marketed directly by the C&P sales team as well as in cooperation with sales partners in Austria, Croatia and Germany.

We offer individual investment concepts tailored precisely to the framework conditions of the individual investments. The freehold apartment for rental purposes, together with the “comprehensive C&P service” package, ensures economic success, based on the optimal rentability of the property. C&P also handles lettings and property management.

Apart from our property investment as a successful product, we will also dedicate ourselves to new products

in future. In addition to innovative living concepts, we also plan to develop cutting-edge work concepts. After our three years of consolidating the company, in 2020 we started to continue to grow healthily with new ideas. With around 1.6 billion euros and 5665 properties in our project pipeline, until 2027 we are providing new housing space in agglomerations such as Graz, Vienna and Berlin/Brandenburg. Further information is available on the project pages in this brochure.

Join us in an exciting future.

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Honesty and reliability –
two characteristics
you’ll find throughout
the
C&P team.

”

THE DEVELOPMENT OF C&P

“What makes C&P so successful?”

I am often asked this question. In my opinion, the positive development is due on the one hand to the product, the well-planned and solid investment apartment, but also in particular to the commitment of the employees who dedicate their energy to the company daily with diligence and discipline. It is not just financial criteria that count, instead it is primarily common values such as reliability, appreciation and determination which also lay a firm foundation for our success.

I am proud not only of the increasing sales figures but also of the loyalty of our longstanding employees. That this reliability is highly appreciated by our customers is evident in the high proportion of C&P regular customers.

MARKUS RITTER
Chairman, CEO



2006

Our journey to becoming the market leader in the private investment property sector today started with just five employees and a small office in Premstätten.



2009

The first C&P new build with 38 apartments was completed at Bahnhofstraße 38A in Straßgang in Graz. The project completely sold out in four months.



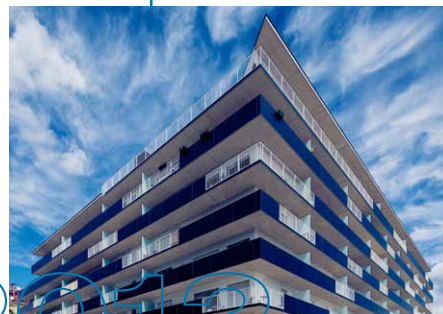
2008

C&P changed its legal form from a limited company to a stock company. As a result, the two owners became the youngest board members of any stock company operating in Austria.



2016

C&P started construction of the "Brauquartier Puntigam" (Puntigam Brewery Quarter) in Graz, thereby realising a real estate project that will house 2,000 people over the forthcoming years.



2012

This year saw six new build projects completed and handed over to satisfied investors. In total, C&P sold around 300 apartments in the year 2012.



2018

The new C&P head office in the Puntigam Brewery Quarter was ceremoniously opened. Many distinguished guests from politics, business and sport took up C&P Immobilien AG's invitation.



2019

C&P's board was expanded to include two further members in July 2019. At the end of the year, our Vienna office moved to new premises in the Herzfeldhaus in the 1st district.



2020

The beginning of the year saw us move into our new C&P offices in Berlin. Despite the corona crisis, we achieved all of our purchase and sales targets, while our development and sales volume exceeded the billion mark for the first time in the company's history.



2021

The market launch in Dubai and the United Arab Emirates was carried out successfully. The new office is situated in the Al Habtoor Business tower in the Dubai Marina.



2021

C&P takes over a majority share in Alpenimmobilien GmbH, the market leader in the sales of holiday apartments in the Alpine region.

16 YEARS OF C&P HISTORY

What started with five employees in the south of Graz in 2006 had now become the market leader for private property investment just 16 years later. Join us on our time journey through 16 years of C&P Immobilien AG.

And we are ready to carry on writing our success story.

**HELMUT RAGGAM****DR. FLORIAN STETTER****GERALD HÖRHAN, MSC**

SUPERVISORY BOARD REPORT 2021

In the 2021 business year, the Supervisory Board performed its duties as required by law and the statutes during the meetings. The Executive Board issued a comprehensive written and verbal update on business development and the company's position. The annual financial statement and the management report for 2020 were approved by the Supervisory Board in 2021.

After thorough examination and discussion, the Supervisory Board approved the 2022 budget and related plans submitted by the Executive Board.

For the Supervisory Board
MAG. ERHARD LAUSEGGER

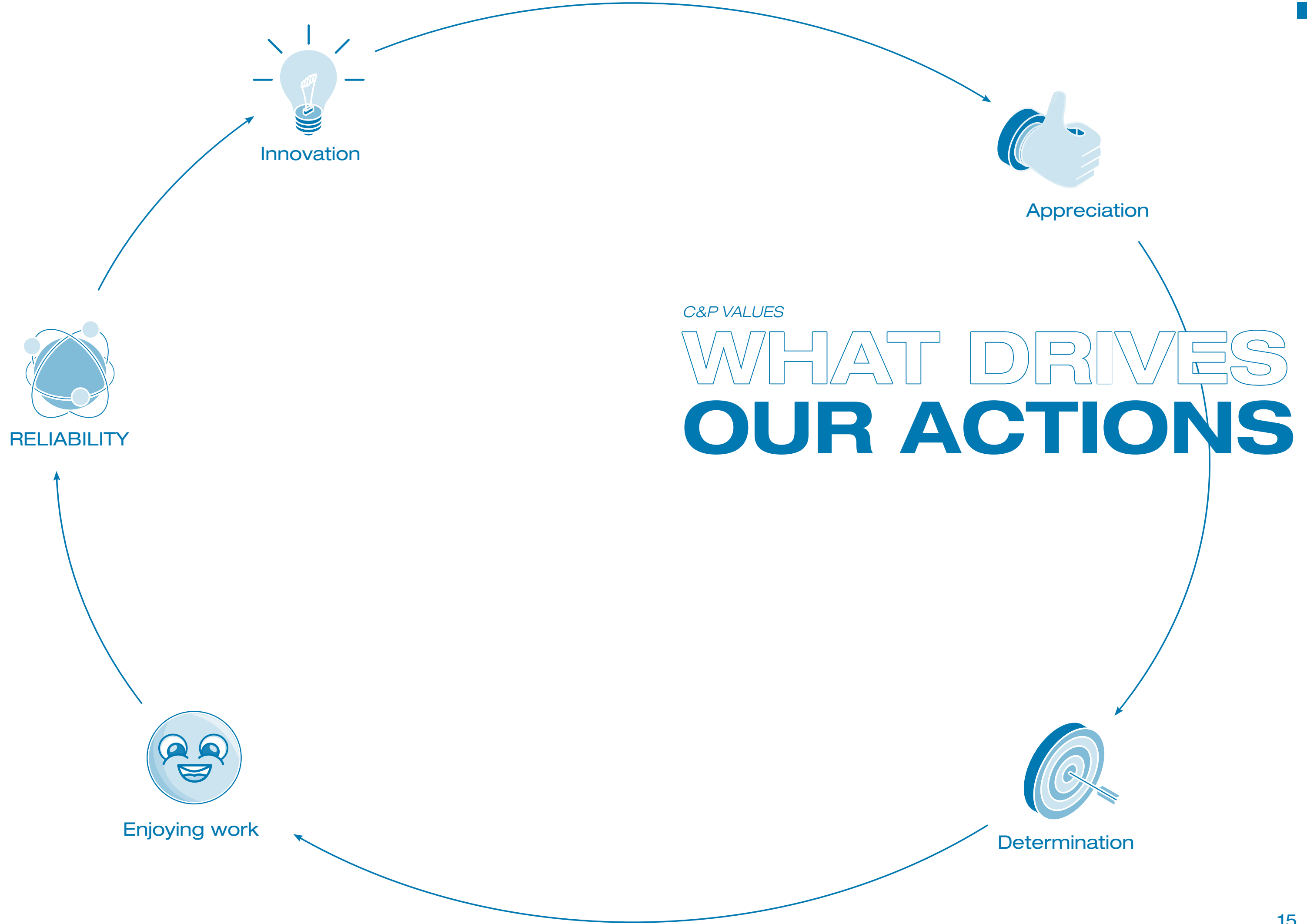
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**C&P has grown rapidly,
but has never forgotten
the importance of a firm
foundation.**

”

MAG. ERHARD LAUSEGGER
Chairman of the Supervisory Board





OUR GOAL: TO GIVE OUR BEST EVERY DAY

It is very important to me that every single employee feels happy. For this reason, we offer our team a wide range of benefits such as employee bonuses, events, flexible working hours, the opportunity to work from home (including company laptops) and much more. Our team is very committed, and in our opinion, that's precisely why they should enjoy their work as much as possible. Our team not only give their best every day but strive to exceed the expectations of our customers.

This enthusiasm was invaluable when we were completing our new, multi-award winning head office in Graz's Brewery Quarter, a location which fully meets our requirements. New offices were also completed and moved into at our company locations in Vienna, Berlin and Dubai. It is very important to us to offer all employees a working environment that reflects our corporate culture and values.

Besides achievements that are outwardly obvious, there are also areas of the company which are essential but which are not talked or written about that often. Our employees also perform excellently in these areas on a daily basis. For example, in our IT department around 53 terabytes of data are now "administrated", our vehicle fleet has grown significantly, our personnel has multiplied in recent years and our Finance & Controlling department now takes care of over 100 subsidiary and project companies.

A fundamental contribution to our company's success is also made by our Marketing Department, which, among other things, creates a large number of project folders annually, our Customer Management Department, which handles our annual apartment sales, as well as our Service Centre, which manages the investment capital invested in our projects.

It fills me with great pride each day that I'm able to continue developing our successful company together with this great team, true to my motto: "Quality begins by putting customer and employee satisfaction first."

**ING. THOMAS
SCHOBER-PLANKL**
Member of the Board, CFO

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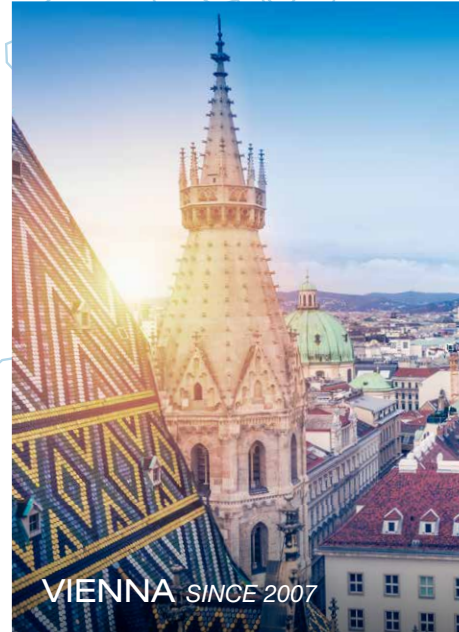
Quality begins
by putting
customer and employee
satisfaction first.

”





BERLIN SINCE 2011



VIENNA SINCE 2007

OUR LOCATIONS

Further information about our head office in Graz is available on the following pages



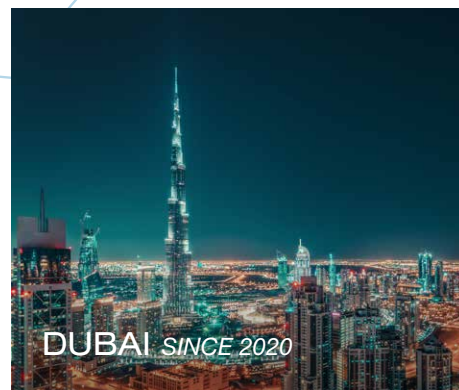
GRAZ SINCE 2006



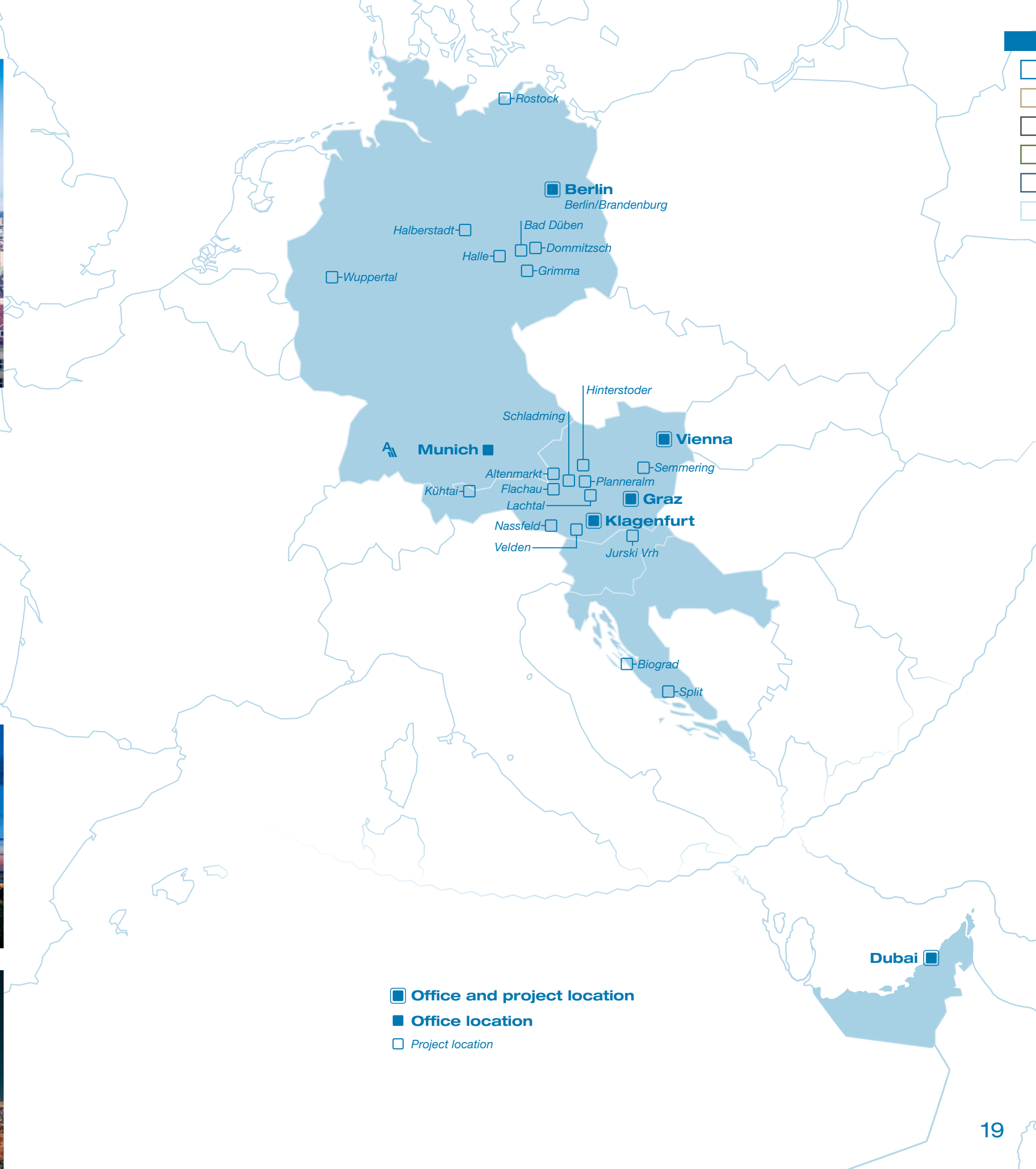
MUNICH SINCE 2021
Alpenimmobilien office location



KLAGENFURT SINCE 2008



DUBAI SINCE 2020



- Office and project location
- Office location
- Project location

HEAD AND OFFICE

C&P HEAD OFFICE

WORKING IN ONE OF THE MOST INNOVATIVE OFFICES IN AUSTRIA

C&P, Austria's market leader in private sector investment property, moved into its new headquarters in the Puntigam Brewery Quarter at the end of 2017 after successful completion within just a few months. Markus Ritter and Thomas Schober-Plankl ceremoniously opened the new C&P Immobilien AG headquarters in May 2018 in the presence of numerous celebrities from the worlds of politics, sports and business. They included Styrian Governor Hermann Schützenhöfer, Deputy Mayor Mario Eustacchio and C&P customers and partners Hans Knauß and Michi Kirchgasser. The 1,941 m² of floor space over seven floors supports creative, flexible and efficient teamwork.

The state governor Hermann Schützenhöfer congratulates the boards and the whole C&P team at the opening ceremony and wishes them a lot of success at the new Head Office in the Puntigam Brewery District in Graz.





C&P HEAD OFFICE

DISTINGUISHED WITH MULTIPLE AWARDS

The new C&P headquarters in Puntigam, Graz is a captivating new landmark in the southern district of Graz and received numerous awards from national and international juries over the course of last year. In addition to its remarkable architecture, the awards mainly recognised the building for enabling multifunctional working with a high level of comfort.

SIEGER 2018
KATEGORIE BÜRO
FIABCI PRIX
D'EXCELLENCE AUSTRIA



OOTY
OFFICE OF THE YEAR 2018



arch
daily

WINNER
BUILD 2018
Architecture Awards

ARLEAF
AWARDS 2018



A unique event location

The C&P head office also offers the perfect venue for top events.

Daniel Marshall, Ralf Möller, Hans Knauß, Thomas Schober-Plankl, Andreas Gabalier and Markus Ritter at the 1st C&P Cigar Night in the year 2019.





VIENNA OFFICE
Schellinggasse 12/1, 1010 Vienna



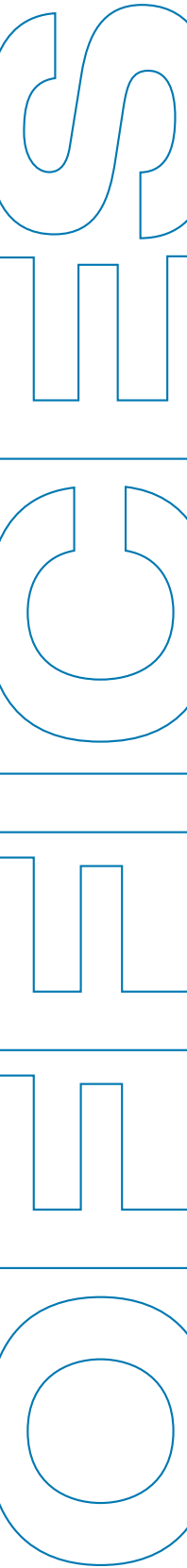
BERLIN OFFICE
Bleibtreustraße 24, 10707 Berlin



VIENNA OFFICE
Schellinggasse 12/1, 1010 Vienna



DUBAI OFFICE
Office 1402, Al Habtoor Business Tower, Dubai Marina



AWARD PIPELINE

→ Office Of The Year 2018



The C&P head office in Graz was given the accolade of "Office of the Year" in 2018.



→ Fiabci Prix



The C&P head office in Graz wins the Fiabci Prix in the "Office" category.



→ Family- friendly



C&P Immobilien AG was nominated as the most family-friendly company in Styria and was able to secure the 4th place in the category of "Medium-sized companies".



→ Heroes of the region



The two C&P founders, Markus Ritter und Thomas Schober-Plankl, were honoured by the Styrian Economic League as the "Heroes of the region" in the category of "Future".

→ IMMY Property Developer



The Vienna Economic Chamber awards the best real estate agents, administrators and property developers every year. For the year 2020, C&P Immobilien won gold in the category "IMMY Property Developer".

→ Top crisis manager



CEO and Chairman of the Board Ing. Markus Ritter achieved the second place in the voting for the top crisis manager of the year in the category of "Real estate".

→ Office Of The Year 2021



In the year 2021, the C&P Vienna office achieved the 3rd place in the votes for "Office Of The Year".



FURTHER AWARDS



VÖPE

ASSOCIATION OF AUSTRIAN REAL ESTATE DEVELOPERS

In Austria, people like to get together. Because together we are stronger, especially when it is about people's living environment. C&P has always seen itself as a developer of living space, thereby taking on a meaningful socio-political task. Together with the member companies of the Association of Austrian Real Estate Developers ('VÖPE') founded in 2019, the requirements of the different stakeholders can be brought together, representing an independent and competent authority for the drawing up of relevant laws, norms or directives, whether from the point of view of construction or tax law. By delegating CEO Ing. Markus Ritter to the VÖPE board, C&P is actively taking over responsibility for the shaping of our living environment, giving commercial property developers a strong public voice.

vope | Die
Lebensraum
entwickler

Autumn reception in October 2021

from left to right: Mag. Erwin Soravia (VÖPE
President, CEO Soravia), Ing. Markus
Ritter (VÖPE State Executive, CEO C&P),
MMag. Peter Ulm (VÖPE Vice President,
Managing Director Allora Immobilien GmbH)



ist unser Projekt.



*Wir sind
LEBENSRAUM-
ENTWICKLER*



”

Our striving for the highest quality standards guarantees the success of your long-term investment.

”

PROJECT DEVELOPMENT

AUSTRIA, GERMANY & CROATIA

Project development is a very multifaceted activity that requires skills in many different fields. Before purchasing a plot, a detailed technical, legal and economic examination must be carried out to determine the expected prospects of a property on the site. Once a suitable plot has been found, details are checked with the authorities to ensure compliance with all the legal requirements.

During the planning process, we present some initial ideas and prepare them for submission together with experienced partners.

We implement our projects together with long-standing partners who share C&P's commitment to quality. During the development process, your property will be overseen by our team of specialists from the architecture, construction, industrial engineering, business management and legal sectors.

ANDREAS GRABNER
Member of the Board, COO

SUSTAINABILITY

Sustainable company success and its business processes always focus on three different aspects: economy, ecology and social matters. Within the company we therefore give close consideration to the “17 Sustainability Development Goals (SDG) of the UN associated with these aspects.

1 Ecology

Climate protection is part of our long-term corporate strategy. Through cooperation with TU Graz, our participation in the mobility start-up ELOOP and in the klimaaktiv partner programme, we set concrete measures and are of the conviction that climate protection also represents a catalyst for innovation and growth.

2 Social matters

C&P works with people for people. We create framework conditions that enable contemporary ways of working and allow a work-life balance and furthermore we invest in corporate further training. We also focus on the creation of affordable housing and see ourselves as a developer of inter-generational living space.

3 Strategy

The focuses of our corporate policy are especially SDG #3, 5, 7–9, 11, 13, 15 – summarised simply as the objectives of health, education, technology, energy and equal opportunities. Comprehensive catalogues of measures have already been drawn up and are being implemented in both everyday business processes and the area of Human Resources.



SDG

Sustainability Development Goals

Economy



Society

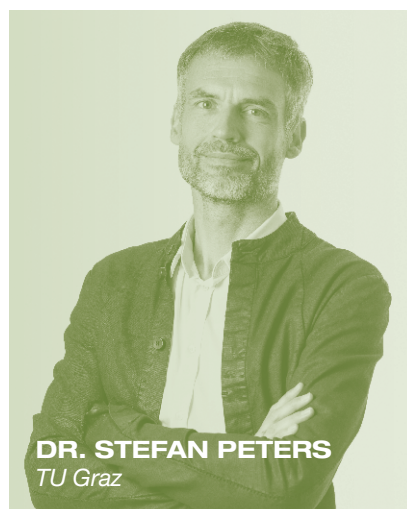


Biosphere



The climate crisis and climate change present our whole civilisation with great challenges. Many areas of society have started rethinking the use of resources and energy, already bringing about many transformations.

→ The construction sector, as one of the main causes of greenhouse gas emissions worldwide, can still make a significant contribution to achieving the agreed climate targets. The Institute of Structural Planning (ITE) at TU Graz, in cooperation with the Department of Sustainable Construction newly assigned to the institute, is accompanying C&P Immobilien on the way from an assessment of the status quo to the development of strategic targets and future building methods that will contribute to an essential reduction in greenhouse gas emissions.



DR. STEFAN PETERS
TU Graz

”

Through future-orientated energy concepts and sustainable construction, we as a living space developer want to make a valuable contribution to CO₂ reduction and create ecological-social housing.

”

**MASTER BUILDER DI
ANDREAS GRABNER**
Member of the Board, COO

C&P IMMOBILIEN AG IS A KLIMAAKTIV PARTNER

LIVING SPACE ECO AND LOGICAL

Climate protection is not a marketing label, climate protection is self-protection. Also from an economic standpoint. Lifecycle costs and the associated optimisation of the energy concepts of buildings require a departure from previous construction premises. Transparency and practicability in building evaluation, quality assurance and business optimisation, as well as innovation, lead to the required (r)evolution in the use of energy potential. As a klimaaktiv partner, we raise this potential by exclusively realising projects that receive corresponding climate certification.

klimaaktiv
Partner

Leonore Gewessler, BA (Federal Minister for Climate Protection, Environment, Energy, Mobility, Innovation and Technology) with **Master Builder DI Andreas Grabner** (COO | Board C&P Immobilien AG) at the official inauguration of the klimaaktiv partnership.



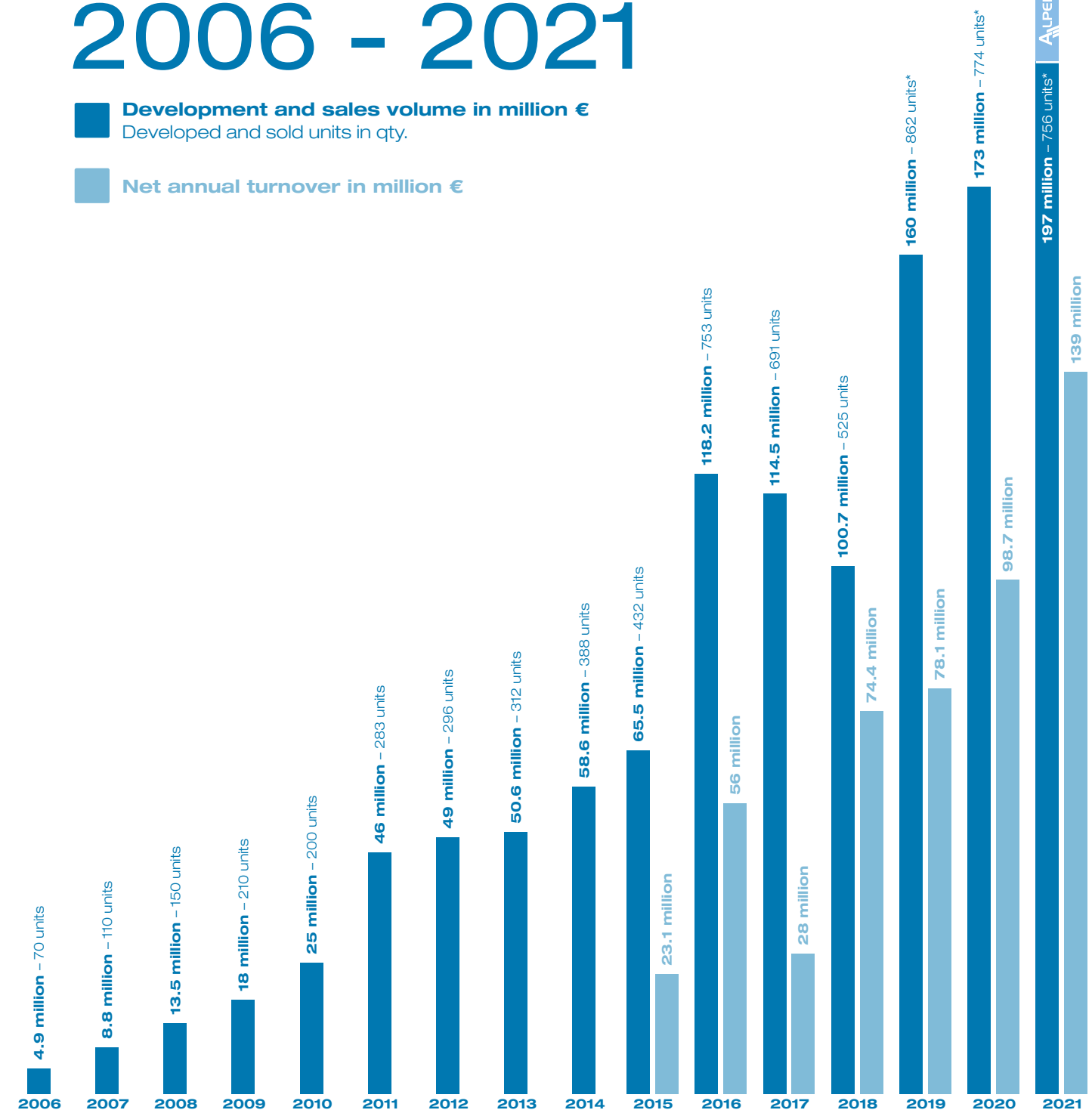
OUR SUCCESS IN NUMBERS

With a development and sales volume of around 265 million euros and a vacancy rate of under one percent, 2021 was the most successful year so far in the company history of C&P Immobilien AG.

* sold commercial and office premises are also included, effective: 31/12/2021

Key facts 2006 - 2021

- **Development and sales volume in million €**
Developed and sold units in qty.
- **Net annual turnover in million €**



€ 1,402,893,589

Development & sales volume

7,282*

developed & sold units

0,76%

vacancy rate

€ 87,765,363

Assets (306 units)

€ 1,605,000,000

Project pipeline until 2027

2006

On the market since

184

Employees

2006 —————> 2022

A look back at C&P's figures: consistent success

C&P's development and sales volume has grown steadily since the company's founding in 2006. The firm reached a revenue figure of € 1 billion just 15 years after its establishment. This continuous growth requires the ongoing further development of the company – for example, the number of employees has now increased to 184. Our focus on the cities with the strongest growth has also proven to be a success factor. With Graz, Vienna, Berlin and the surrounding Brandenburg region, C&P is focusing on urban centres where significant population growth is expected in the long term.

€1.402,893,589 *

Development & sales volume

7,282 *

developed & sold units

2022 —————> 2027

Outlook for C&P figures Focus on the future

C&P celebrated its fifteenth anniversary in 2020. This was an occasion not only to look back, but also to look forward to new prospects and plans for the future. The project development team, with around 100 companies in our ownership, is currently working on projects with a total volume of over 1.6 billion euros across all C&P units. Until the year 2027, around 5665 units are being built. Based on this project volume in development and further planned locations, C&P is once again securing its position as the market leader for private sector property investment in Austria.

€1,605,000,000 **

project pipeline

5,665 **

Units in development

* Effective: 30/06/2022

** Planned by 2027

TEAMWORK MAKES THE DREAM WORK

A total of 184 employees in different departments – from project development to marketing, sales, rentals and management – are what make C&P Immobilien AG, contributing decisively to the success of the company.

C&P TEAM SPIRIT

STRONG AS A TEAM

Our employees are our most valuable asset. Each and every one makes an important contribution to the success of our company. For this reason, appreciation and reliability are at the core of our employee management. Our corporate culture is characterised by flat hierarchies and open communication. Cooperation which is based on trust and self-determination provides our staff with excellent opportunities for personal and professional advancement.



Berlin company run 2019

Our employee benefits

-  Further training budget
-  Flexible working hours
-  Community events
-  Opportunity to work from home
-  Fitness facilities
-  Job or climate ticket
-  Company mobile & laptop
-  Discounts



Annual inaugural meeting 2022 in Obertauern

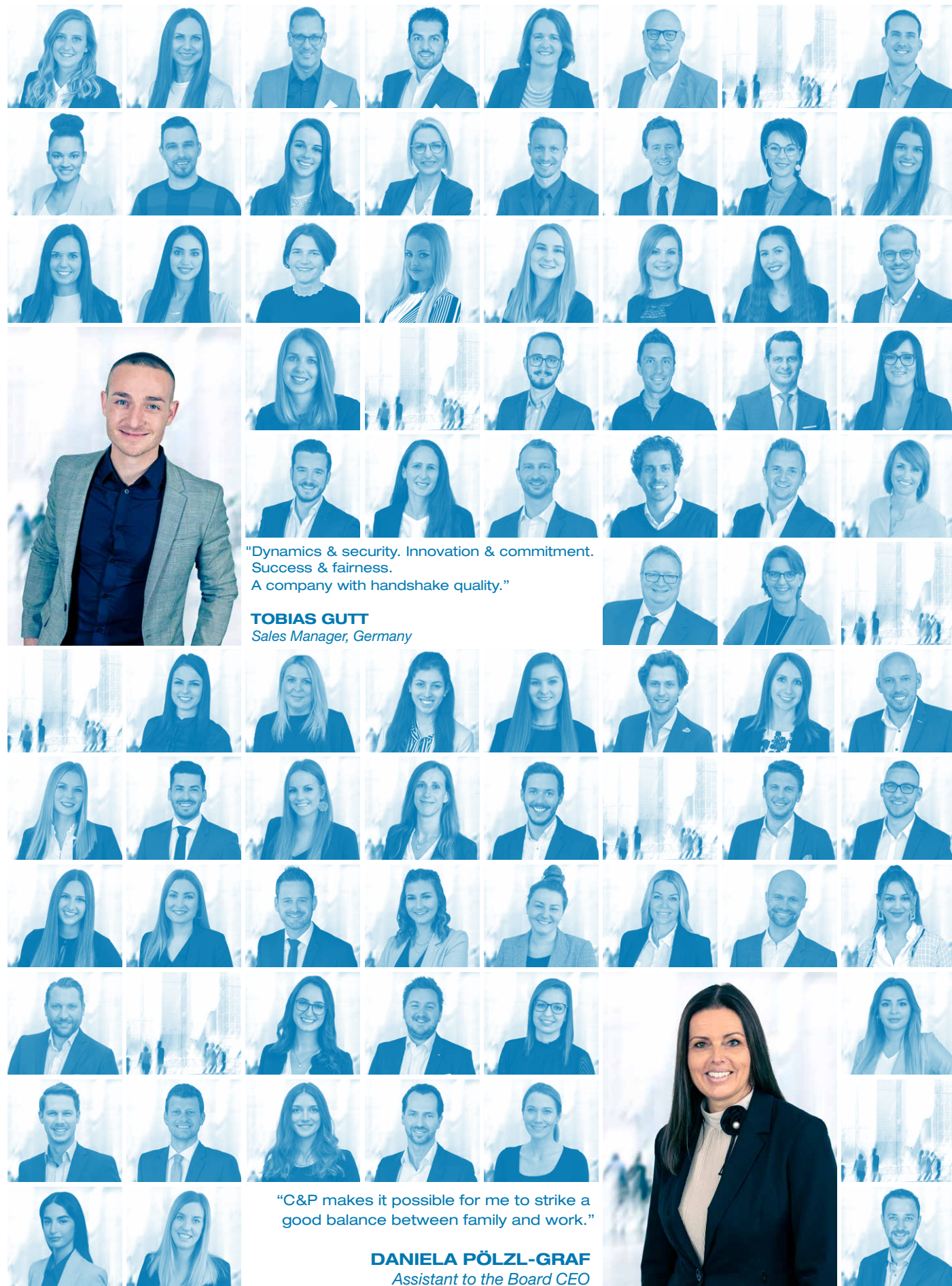


15-year celebration on Mallorca



Stars of Styria 2020

TOGETHER FOR OUR CUSTOMERS



BERLIN AND BRANDENBURG

A MARKET WITH GREAT POTENTIAL

I am very happy to have been a part of the Berlin location almost from the beginning. We have managed to successfully complete numerous projects to date and gain many satisfied customers – many investors are already benefiting from the development in Berlin and our carefully selected project sites. In the future we will achieve a large proportion of the growth of C&P in Germany. We have started our expansion in Brandenburg, where we are already realising our first projects in the well-connected Berlin suburbs. I really enjoy driving our expansion forward and seeing both our team and the project pipeline grow.

ALBERT SACHER, MBA
Member of the Board, CSO

”

Every site and project evaluation must be considered through the eyes of the customer.

”



”

Especially in turbulent times, it is important to ensure stability when making investments.

C&P is exactly the right partner for that.

”



HANS KNAUSS
Client and partner of
C&P Immobilien AG





1

Investment property

More on page 56



2

Vacation properties

More on page 100



3

Assets

More on page 116



4

Innovations

More on page 122

C&P UNITS

The C&P portfolio spans from the traditional investment property to vacation properties, assets, innovations, investor relations and commercial units. C&P offers the right product for every investment.



5

Investor relations

More on page 130



6

Commercial units

More on page 136

C&P INVESTMENT PROPERTY

Further information
about the unit is
available on the
following pages

The traditional investment property

Property investment is simple: when buying a property, the investor becomes an owner entered onto the land registry and earns monthly rental income. If the investor has opted for a mortgage, future rental income is used for repayments on it. The investor benefits from an increased monthly income once the mortgage has been repaid – or immediately if purchased in cash. As a result, investment properties generate an ongoing and secure source of income, especially if apartment layouts are optimised for rentability.

C&P Immobilien AG is always there for you to provide comprehensive support for both individual financing options, rentals and property management.

The many benefits speak for themselves: The all-round service provided by C&P makes investing in residential property easy and worry-free.

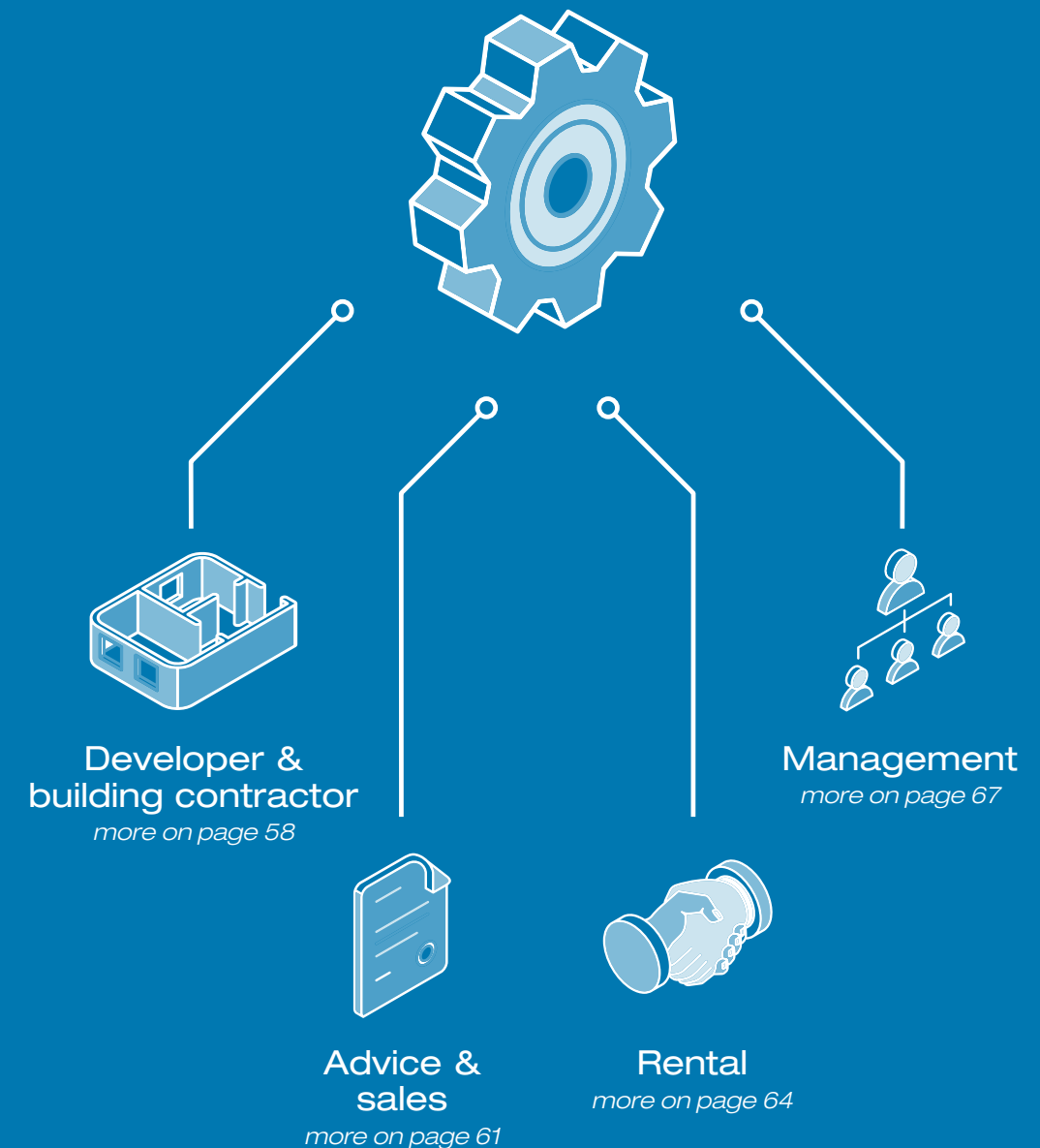


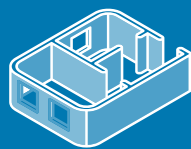
CYRUS ASREAHAN, CREA
Manager Vienna

”

Ideal floor plans, a good infrastructure and a high level of service are essential components for the long-term rental of your investment property.

”





DEVELOPERS AND BUILDING CONTRACTORS THE FOUNDATIONS OF SUCCESS

We also stay true to our “one-stop shop” approach in the development and realisation of our projects. Experts from the fields of architecture, constructional engineering and business management form the C&P project development team and have suitable expert knowledge combined with longstanding experience. When setting up projects, the focus is always on choosing the locations, infrastructure and amenities in order to achieve the best possible housing quality. The return on investment is based on this, because these factors also determine a property's rentability.



Ground-breaking ceremony Genochplatz in autumn 2020 from left to right: Alexandra Huber (Contract Drafter), Evgeni Gerginski (Manager at Huss Hawlik), Andreas Hawlik (Manager and Owner at Huss Hawlik), DI Cyrus Asreahan, CREA (Manager at C&P Vienna), DI Gerd Hammerl, MSc (Head of Project Development at C&P Vienna), Erik Palmisano (Senior Site Engineer at Dywidag)



Ibererstraße 20
8051 Graz



BLOOM 22 Kirschblütenpark
1220 Vienna



Arch. DI Andreas Pajdich and Mag. Waltraud Pajdich at the handover of their investment property at Niesenberggasse 41 – 51, 8020 Graz.



SALES AND CONSULTING PUTTING THE CUSTOMER FIRST

C&P Immobilien AG was founded on the conviction that property is the optimal form of financial investment. C&P therefore attaches great importance to the expert knowledge of the sales team, based on longstanding industry experience and ongoing further professional development. This employee competence benefits both private customers and investors in individual consultations. Our key objective has always been to offer the ideal product with the highest possible return within the given framework conditions.



Together with the employees of C&P Immobilien AG, I found the right property. The subsequent handling was highly convincing and inspired me on a personal level.



DR. EWALD WOLF
C&P customer since 2018





SALES PARTNER SUCCESSFUL COOPERATIONS

“Strengthen a strong team” is the principle which guides how our sales team cooperates with its various sales partners. Through a network of around 450 partners in the German-speaking region – e.g. from the areas of banks, insurances and asset, property and tax consulting – the concept of the C&P investment property is presented to a wide customer layer. The common goal of C&P Immobilien AG and our sales partners is to provide individual customer advice and, as a result, the optimal product for generating and maintaining assets.



**Our business relations
are geared towards longevity
and loyalty.**



ING. MARKUS RITTER
Chairman, CEO



**As a long-standing banking partner,
we have supported the dynamic
expansion of C&P Immobilien AG
from the beginning.**



MAG. RAINER STELZER, MBA
Board Director, Raiffeisen-Landesbank Steiermark AG





LETTINGS PROFITABLE LIVING SPACE

Investing in a property as an asset is one thing. Generating income from it is another. Security is provided by the first-letting guarantee - a C&P service for our investors. To ensure optimal rentability, the C&P employees attach great importance to optimal floor plans already during construction of the properties, as well as to good basic amenities and the location and infrastructure of the site. A vacancy rate of just 0.76 per cent in June 2022 clearly demonstrates that these factors, as well as sound expert knowledge, make a fundamental contribution to success.

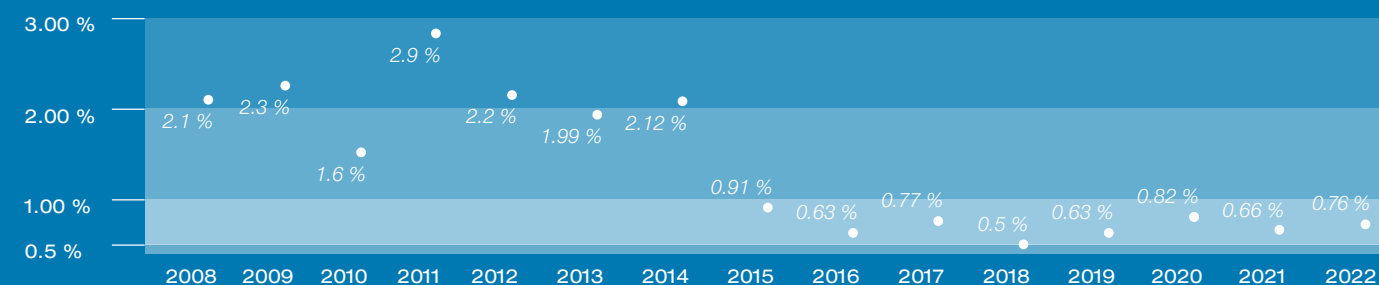


We strive to offer optimal service and thereby make investment enjoyable for our customers.



ING. THOMAS SCHOBER-PLANKL
Member of the Board, COO

VACANCY RATE* 2008 - 2022



*Source: C&P Management GmbH, effective 30/06/2022



I was so convinced from the outset by the central location, the excellent floor plan and the cost-benefit ratio that I have decided to take another C&P property.



JEANNINE H.
C&P tenant since October 2020



Our C&P apartment features impressively light, beautiful rooms and an excellent layout. The apartment's location satisfies our wish to be in a central location but also near to the countryside. The C&P employees also convinced us with their competence.



CLAUDIA R.
C&P tenant since August 2020





Our thoughts and actions are guided by quality awareness.



HEIMO STATTHALER

Division Manager for Management and Rentals
Manager at C&P Management GmbH



MANAGEMENT A WORRY-FREE INVESTMENT

The C&P team offers customers a wide spectrum of services, including its property management option. Our top priorities are cost efficiency, accuracy and quick processing. From billing to the tenant service, customers can benefit from well-trained employees. For maintenance work, competent employees recommend expert technicians through regional partner companies. The property management service makes investing an absolutely stress-free experience for investors, also ensuring that the tenants' experience is unbureaucratic and relaxed.

C&P's range of services in management



Billing service



Tenant service



Commissioning of repairs

*An investment
in values and
in the future*

RICH,
RICHER

AUSTRIA

in development



Puntigam BreweryQuarter | Building section 9
8055 Graz



Herrgottwiesgasse 271
8055 Graz



neuleo | Tauschekgasse
1210 Vienna

current projects



CURRENT PROJECT

GATE 17 GRAZ

C&P is developing a residential area comprised of 510 apartments as the owner of the property at Triester Straße 432 in Puntigam. We anticipate that it will be perceived both locally, regionally and nationally as a unique project that encompasses social innovation as well as architectural and planning qualities of the highest order (lighthouse project).

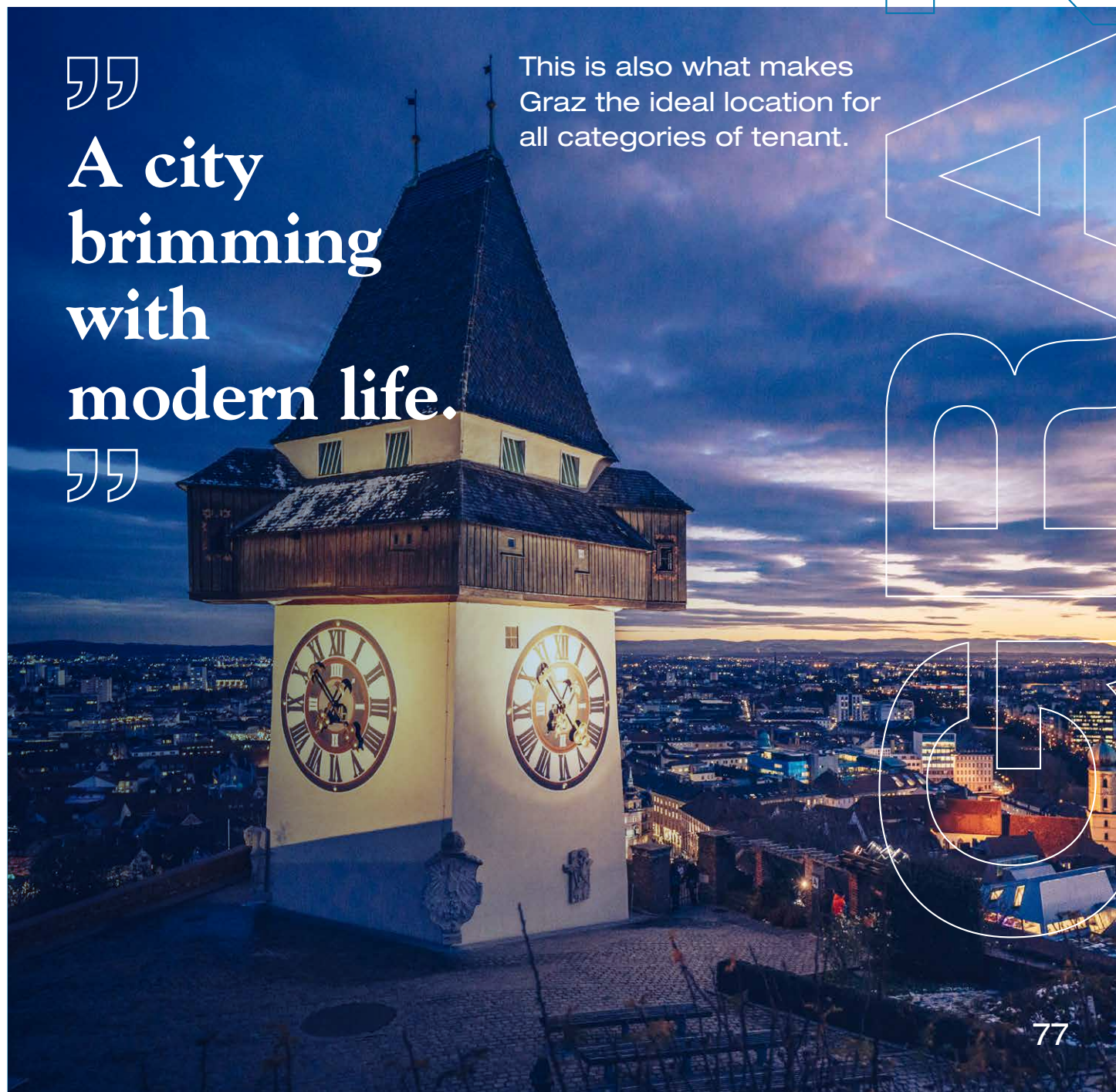
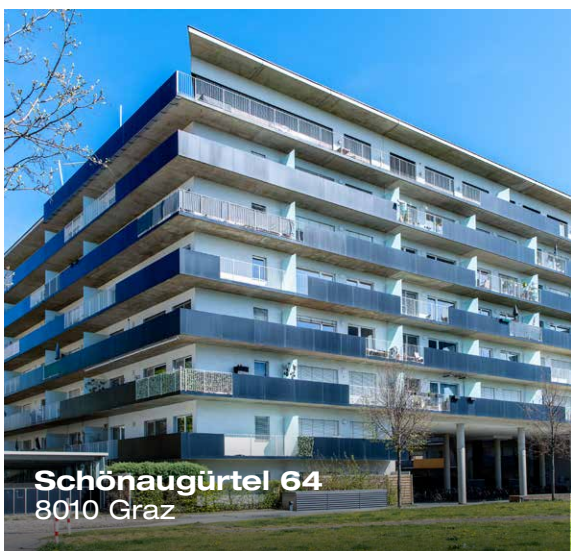
The aim is to create a residential district with an excellent quality of life and sojourn quality (a city of short routes, energy and resource efficiency, promotion of soft mobility and social sustainability).

THE FACTS:

- » Apartments: 510
- » Living area: 22,146.22 m²
- » Commercial space: 2,027.71 m²
- » Construction start: January 2021
- » Planned completion: September 2023



Reference projects



and surroundings



The quarter's office "at the heart of things"



We are still absolutely delighted, such a project doesn't leave anyone indifferent. This project is changing the face of the whole district.

**ARCH. DI
PETER FÜRNSCHUSS**
Architecture firm
Scherr + Fürnschuss



Opening of the P+R Brewery Quarter

REFERENCE PROJECT

PUNTIGAM BREWERY QUARTER GRAZ

The C&P team has built 65,000 m² of new living space in the Brewery Quarter for the around 2,000 people who live, work and spend their time there every day. The quarter management is the community hub and networks the residents. Innovative elements such as the "Flying Garden" – the roof garden connecting all the units – the communal areas, a tim mobility hub and the excellent local amenities ensured by the commercial premises available on site make the Brewery Quarter a unique urban environment within Graz's Puntigam district.

THE FACTS:

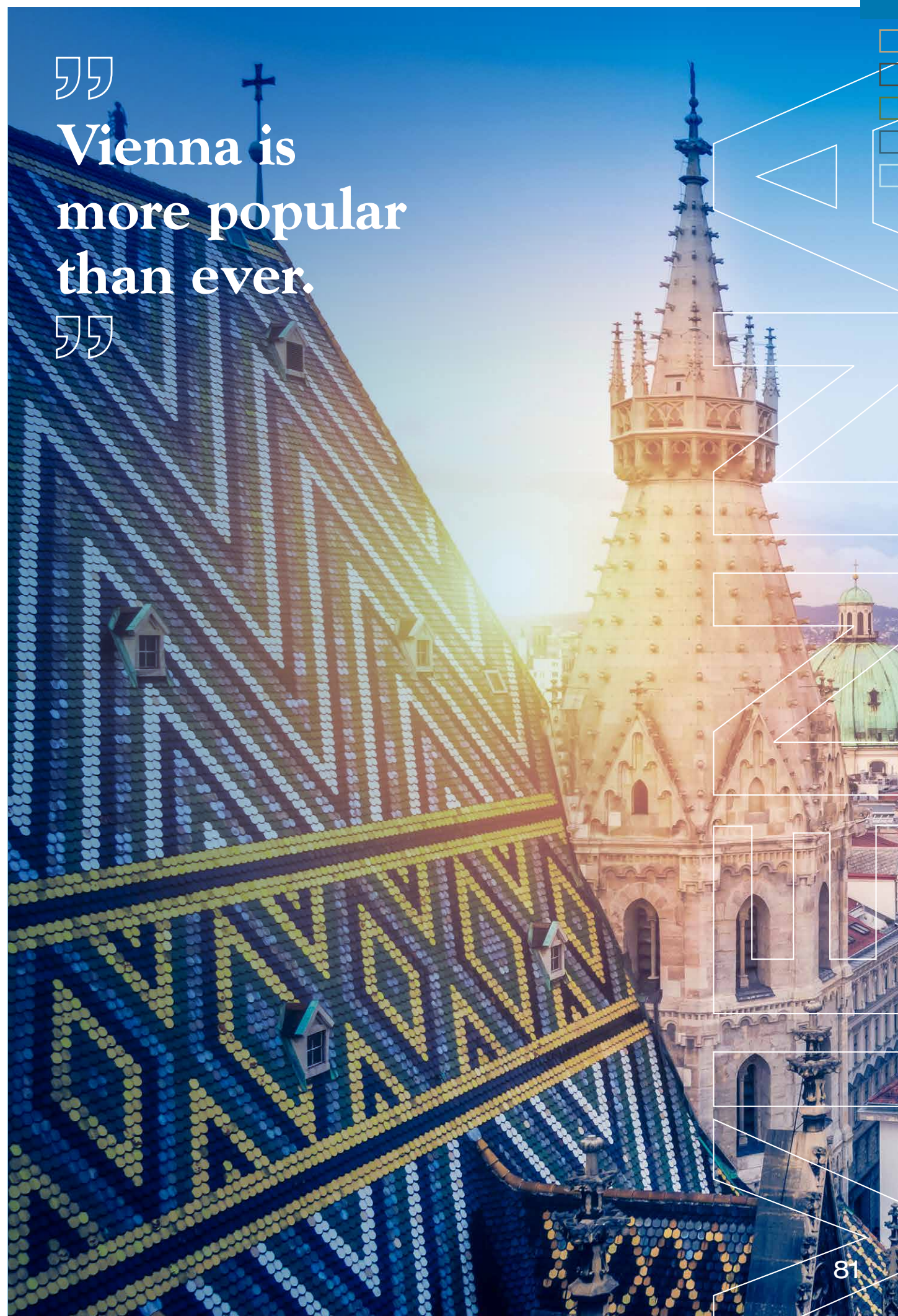
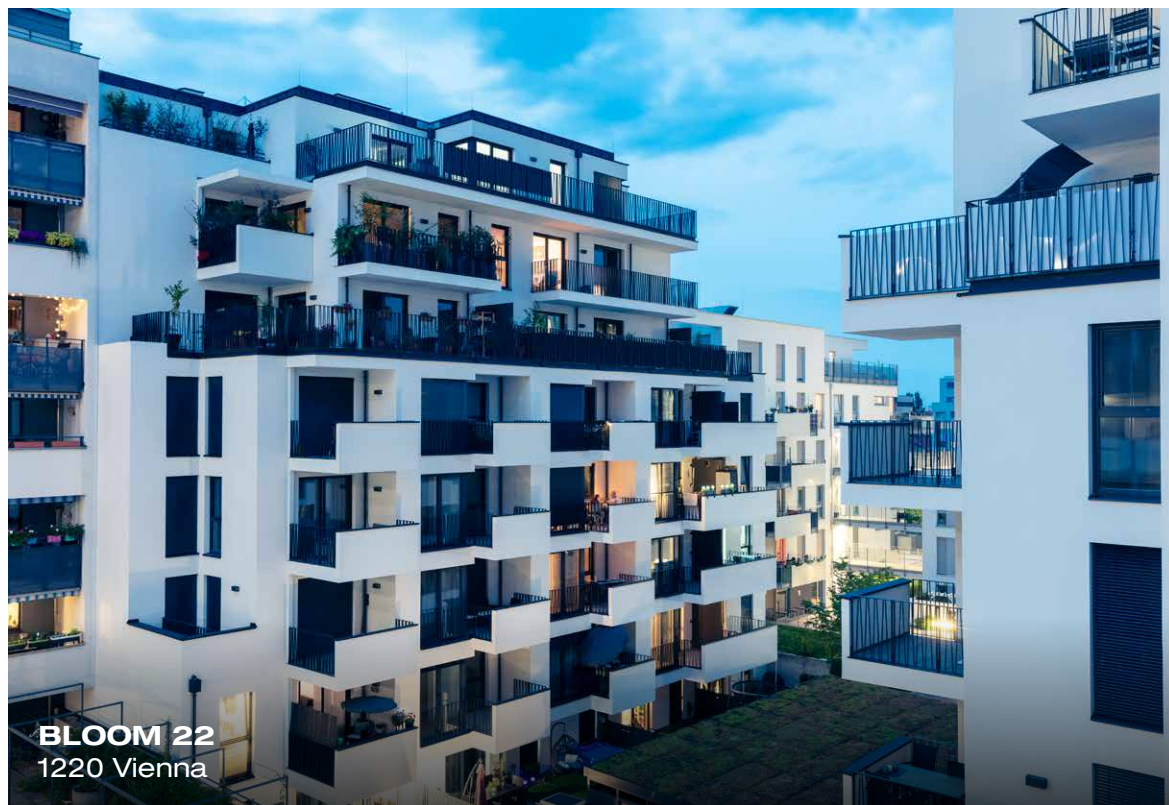
- » Number of apartments: 800
- » Living area: 65,000 m²
- » Offices and retail space: 17,000 m²
- » Construction start: Autumn 2016
- » Completion BT1-8: 2021



SELECTION OF COMMERCIAL TENANTS:



Reference projects





GENOCHPLATZ



REFERENCE PROJECT

GENOCH- PLATZ 1 VIENNA

C&P is realising at Genochplatz, in the 22nd district of Donaustadt, a detached residential building with eleven upper floors. The project at the former market square in the centre of Stadlau encompasses around 5,700 m² of floor space as well as more than 1,000 m² of outdoor space, spread across 131 housing units and a generously sized business park on the ground floor. In addition, 67 car parking spaces are being built in the underground car park across two floors. Our focus is on giving the building a modern appearance and high-quality facilities as part of a new construction project consisting of high-quality residential units. The well thought out floor plan provides quality living on a compact surface area.

THE FACTS:

- » Apartments: 131
- » Apartment sizes: 30 m² – 79 m²
- » Commercial space: 385 m²
- » Construction start: Q4 2020
- » Planned completion: Q2 2022

*Europe's most attractive
real estate market*

The right
time for a
property investment in

GERMANY

is: NOW

in development



Lückstraße 13-14
10317 Berlin



Haspeler Schulstraße 11
42286 Wuppertal



Friedrich-Engels-Allee 174
42285 Wuppertal



Fürstenstraße 1
42277 Wuppertal



Bertholt-Brecht-Straße 22
18106 Rostock



4 TREES

CURRENT PROJECT

4 TREES WUSTERMARK ELSTAL

The “4 TREES” project consists of a total of 12 houses – divided into 4 sales phases. The 162 investment properties are being built in the western Brandenburg district of Havelland, which has enormous economic strength and provides thousands of jobs. Many more jobs are being created due to large companies relocating there, as well as expansions. The region’s infrastructure is being modernised through the expansion of the Wustermark/Elstal railway yard. The regional express connects Elstal to Berlin’s central station in just 24 minutes.



Ahornweg 4 | Haus Feldahorn
14641 Wustermark

THE FACTS:

- » Number of apartments: 162
- » Construction start: 2019
- » Planned completion: May 2023

Current project



Bizetstraße 16 & 18
13088 Berlin

BIZETSTRASSE 16 & 18



Building progress
May 2021



Reference projects



Seaside Müggelsee Berlin
12589 Berlin-Rahnsdorf



Vierlandenstraße 26 - 28
12685 Berlin



Alfred-Kowalke-Straße 20
10315 Berlin



Sewanstraße 189 - 195, 201 - 207
10319 Berlin



”

**One of the
most attractive
locations for
property investment.**

”

Berlin is among the top
3 most attractive real
estate investment
locations in Europe.

*Invest in the
holiday destination
on the Adriatic.*

The
real estate industry in

CROATIA

is booming like never
before.

Reference project

SESTRINICE I



”
**The largest
city in
Dalmatia.**
”

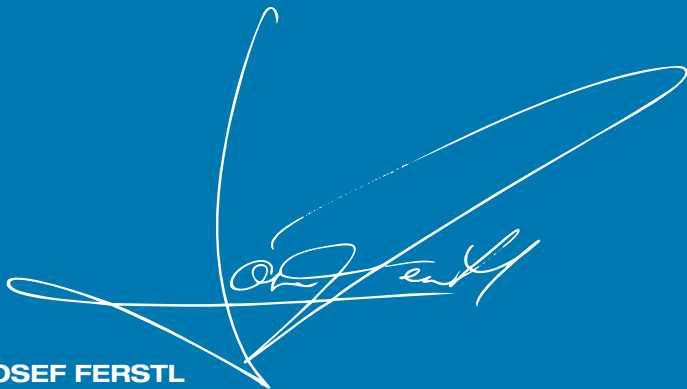
Split is Dalmatia's
largest city and the
second-largest in
Croatia.



”

Whenever I am making a decision about the future, I need a good gut feeling – with C&P, everything just felt right from the start.

”



JOSEF FERSTL
German skiing star
Client and partner of
C&P Immobilien AG



C&P VACATION PROPERTIES

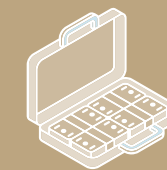
Further information about the unit and the three real estate focuses is available on the following pages

Invest where others go on holiday.

Maximum usability means maximum returns. Whether spring, summer, autumn or winter – we focus on regions where properties are booked and used 365 days a year. In Austria and internationally. Investment in a holiday property not only contributes to making tourist regions

more attractive and thereby to generating long-term assured returns, but also gives one the possibility of private use for a personal holiday.

An overview of the product



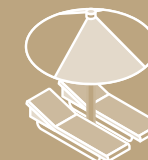
investment opportunity

Conceived for purchase by investors.



Additional income

Income from tourist letting.



Private use (location-dependent)

Holidays in your own holiday apartment.

”

An exciting future product in our portfolio with excellent opportunities: Investing in regions where people spend the most enjoyable time of year – a generational investment with great appeal.

”



MASTER BUILDER DI
ANDREAS GRABNER
Member of the Board | COO

C&P TAKES OVER ALPENIMMOBILIEN

MARKET LEADER TIMES TWO

What happens when one market leader takes over another market leader? Of course it multiplies the market leadership by two. True to our slogan “Go for more”, by taking over a majority share in Alpenimmobilien GmbH we are not only strengthening our sales activities in the “vacation properties” unit but are gaining an additional sales volume of around 50 million euros through the realisation of synergies from a professional operating model and the networking of digitised sales processes.



MICHAEL M. ANDRE
Operational Managing Director &
Founder Alpenimmobilien GmbH



ALBERT SACHER, MBA
Strategic Managing Director Al-
penimmobilien GmbH

ALPENIMMOBILIEN®

GIB HERZENSWÜNSCHEN EIN ZUHAUSE

In the 25 years of our work, we have gathered a wealth of experience regarding Bavaria, Austria, Italy and Switzerland, as well as their real estate markets. In the process, we especially developed a very keen understanding of the wishes of our customers and partners. We thereby became the market leader for the development and mediation of holiday properties in the Alps.

OUR SUCCESS IN FIGURES



600,000
WEBSITE VISITS
PER YEAR



10,000
EXPOSÉ ENQUIRIES
PER YEAR



1,000
VISITS
PER YEAR



100
PLACEMENTS
PER YEAR

”

Investment in a holiday property not only helps to make tourist regions more attractive, thereby generating long-term assured returns, but also gives one the possibility of spending a private holiday with the family.

”

Michael M. Andre

1

TOURIST INVESTMENT PROPERTIES

Long-term value creation, a sustainable increase in the value of the property and tax advantages – the vacation property for tourism purposes is the classic property par excellence among vacation properties. It comes with the security of registered ownership in an attractive tourist destination. In addition, our comprehensive service package provides the required convenience. And if you want, you can of course spend your holidays in your investment property yourselves.

2

INVESTMENT IN PREMIUM HOTELS

High-quality hotels with star ratings are, as it were, holiday properties conceived of on a much larger scale. Our premium hotels provide secure returns and huge advantages for investors through long-term operator contracts at first class tourist locations. In accordance with the spirit of the times, locations are adapted to meet the individual needs of guests and everything they might want from their holiday destination. The returns you can generate from a share in such high-end hotel property is based on an attractive, customised offer.

3

RETURNS FROM HIGH-QUALITY HOLIDAY HOMES

Investment in a detached holiday home with all amenities serves the increasing wish of holiday guests for individual and especially independent holiday experiences. Featuring saunas, wellness baths and generous living rooms and bedrooms, the holiday homes can accommodate up to six people. For you as an investor, it offers – for example in a ski resort – not only a highly personal holiday experience through the creation of private property but also the necessary security and an attractive, long-term return.



CURRENT PROJECT

PLANNERALM 3 IRDNING

The total of 7 apartments for tourist purposes in the highest altitude skiing village in Styria will go into business at the beginning of 2022. Situated amidst one of the most beautiful ski resorts in Styria, Planneralm also offers fun holidays all year round and is therefore a top choice in any season!



THE FACTS:

- » Apartments: 7
- » Car parking spaces: 8
- » Construction start: Spring 2022
- » Planned completion: Winter 2023



current projects



THE FACTS:

- » Year of construction: 2019
- » Number of buildings: 4
- » Number of units: 73
- » Number of beds: 330

ALPRIMA APARTHOTEL

The ultimate skiing fun: No less than two ski resorts (Hinterstoder and Wurzeralp) are situated in the immediate vicinity of Alprima Aparthotel Hinterstoder. The hotel opened at the end of 2019 and offers 73 apartments – spread over 4 buildings – and its own wellness area: everything holidaymakers could wish for!



CURRENT PROJECT / C&P ASSET

FLACHAUERHOF FLACHAU

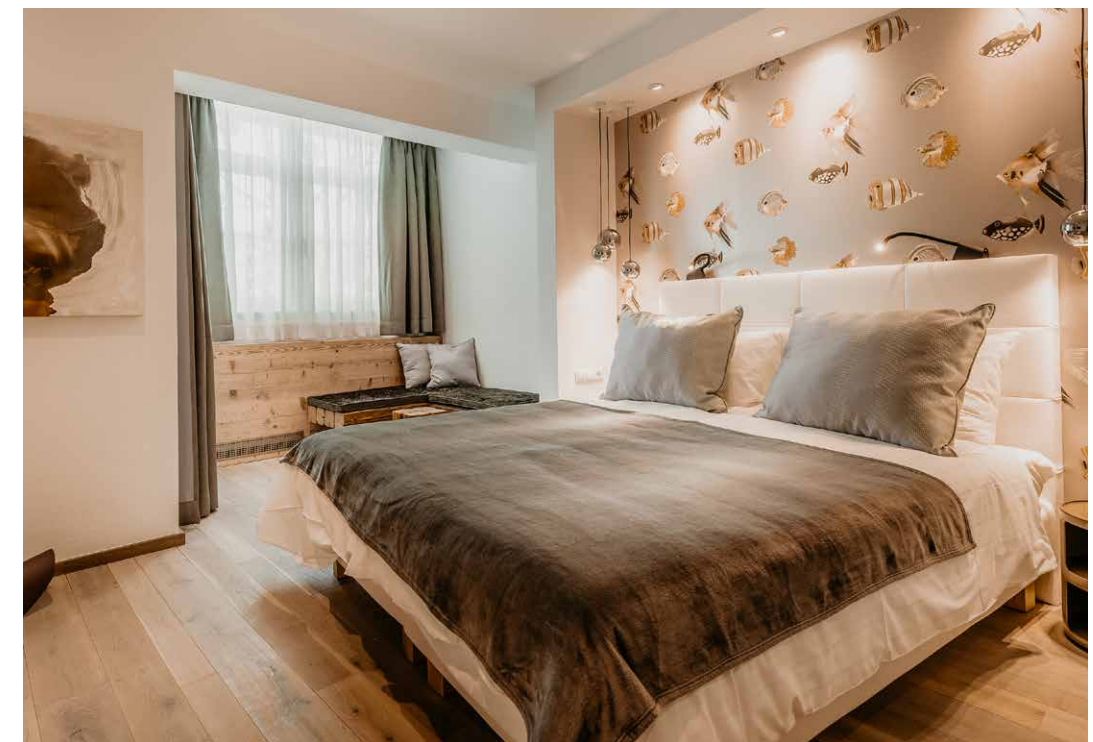
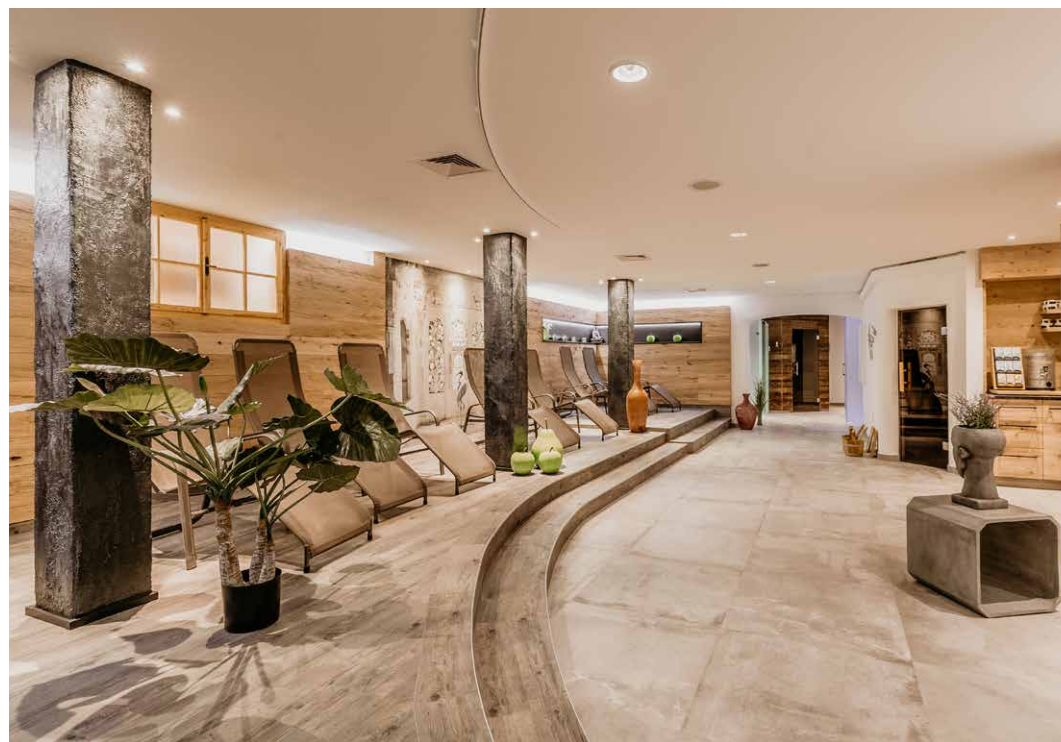
With the traditional enterprise Flachauerhof – built in 1967/68, acquired in 2006 by the innovation engineer Wilfried Hartl jun. and developed into the first and only 4-star organic hotel in the region – we found a project that fits perfectly into the newly founded business unit ‘Vacation Properties’ at C&P, not only from an economic standpoint but also from an ethical point of view. C&P has such faith in this project that it is being included in its own range of assets. The hotel is run by Alpin Family Hotels & Residences.



Flachauerhof
5542 Flachau

THE FACTS:

- » Year of construction: 1967/68
- » Number of rooms: 46
- » Number of beds: 99
- » Hotel category: 4-star ****



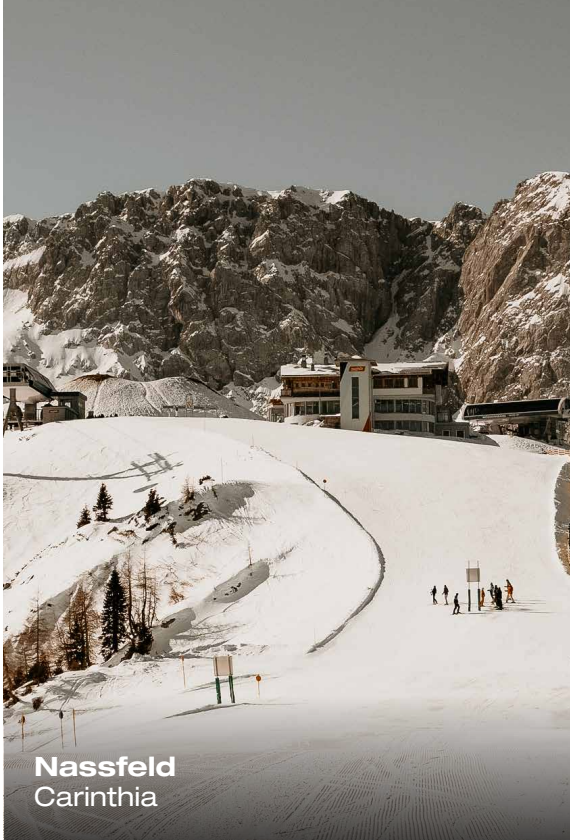
in development



Semmering
Lower Austria



Kühltal
Tyrol



Nassfeld
Carinthia



Schladming
Styria



Velden
Carinthia



SEABREEZE
by C&P Immobilien AG
www.cp-ag.at



Buqez Eco Resort - Villa 69
23211 Drage | Croatia



Reference project

BUQEZ ECO RESORT



”

Trust and
security are important
criteria in my
investment decisions –
C&P offers me
both of these.

”

MICHAEL GREGORITSCH
Austrian national football team
Client and partner of
C&P Immobilien AG

C&P ASSETS

Our portfolio of existing properties

C&P's strategic and operative Asset Management, taken as the sum of all the measures required for the comprehensive management of property across the entire investment cycle, includes every possible service from purchasing and financing to possible future sales.

Our strategic direction is orientated towards increasing the value of our existing portfolio in the long term. Direct property investments are held in the company's own portfolio and form the company's latent reserves in the long term.

The mix of our real estate portfolio consists of apartment ownership packages, blocks of flats and carefully selected commercial properties.

Currently, our main focus is on the acquisition of apartment packages as well as blocks of flats in Vienna and Graz. As part of this process, we place great emphasis on using space optimally, expanding it further and developing the interior and exterior appearance of property

while simultaneously preserving the historical building stock.

The potential to increase rent is enhanced, with the aim of long-term, profitable rentals or the realisation of corresponding opportunities to increase value.

The investment of long-term capital in property held by the company also increases the value of C&P itself. This is a strategy which banks and insurance companies also make successful use of. This is not only the best form or protection for creditors but also provides future investors with the necessary sense of security that they have chosen the right partner for their property investment in C&P.



Schellinggasse 12
1010 Vienna



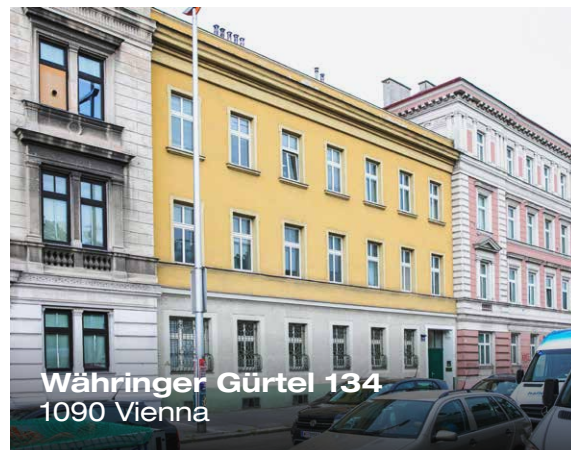
MAG. (FH) MICHAEL
RASCHBACHER
Head of Asset Management

”

Besides sustainable returns and stable values, this responsible investment policy also ensures reliable opportunities for adding value.

”

Asset portfolio



”

When it comes to
investing money, I go for
security and place
my trust in the
investment properties
offered by C&P.

”



MICHAELA KIRCHGASSER
*Former Austrian skiing star
Customer and partner of
C&P Immobilien AG*

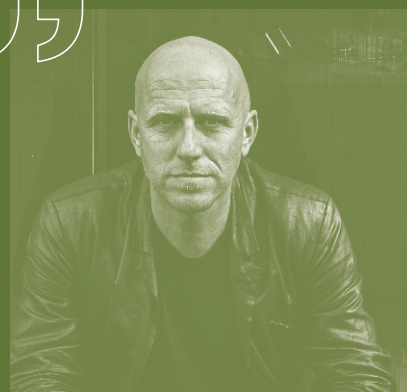


C&P INNOVATIONS

Trends – transformation and change processes – are topics that C&P will focus on extensively in the future: "Living" will be a different concept in future. Our employees are dedicated all round to this topic of innovative, modern and contemporary "living". C&P sees itself as a pioneer in modern, attractive and lucrative living concepts that move with the times. Our innovative team develops future "affordability" concepts in cooperation with their partner, INNOCAD.

With a cosmopolitan approach, apartments are built that are suited to every phase of life. Concepts such as sustainability and ecology, the new "community", flexibility and individualisation are the focus of new, innovative concepts.

”



Increasing urbanisation and digitisation are changing both our way of life and society's values. The traditional family-based social structure is becoming increasingly rare. The future of residential construction must react to developments and find answers to these questions. The options available are becoming more differentiated and additional, new housing models are emerging that focus on the basic human need for community, including across generations.

ARCH. DI MARTIN LESJAK
INNOCAD Architektur ZT GmbH

”





”

We are helping to shape the living and working concepts of the future together with our renowned partners.

”

DI CYRUS ASREAHAN, CREA

Manager Vienna

Manager at C&P Bauträger GmbH

Manager at C&P Innovations

C&P INNOVATIONS

OUR FUTURE-ORIENTATED PORTFOLIO TO MEET THE NEW REQUIREMENTS OF OUR CUSTOMERS

The traditional investment property – an area that C&P Immobilien AG has very successfully been involved with and perfected in recent years.

However, we do not want to rest on the laurels of the successes we have achieved these last years. We wish to pursue international trends with great vigour and motivation. We are working on innovative forms of living and working in the context of current societal, demographic and socio-cultural developments. We want to engage with this topic, meet the needs of society and help shape the future in these areas – with the objective of establishing ourselves internationally.

SERVICED APARTMENTS

Serviced apartments are fully furnished residential units offering services similar to hotels. To move in, guests require nothing more than their suitcase. Everything else is provided by our serviced apartment.

CO-LIVING

Co-living is a new form of communal residence that is becoming increasingly common, especially in urban centres. In certain respects, co-living is comparable to a flat share: several people live under the same roof and share the kitchen and living room. With co-living, however, such apartments come fully furnished and are designed for maximum comfort.



Ray

CURRENT PROJECT

GUMPENDORFER STRASSE 60 VIENNA

C&P Innovations is developing its first project at Gumpendorfer Straße 60 in Vienna. A total of 57 so-called “serviced apartments” totalling 3,035m² (plus outdoor areas) are being built on a 1,228m² site in 1060 Vienna, as well as a shop space on the ground floor measuring 82 m². The apartments featuring modern, high-quality materials all boast modern kitchens and benefit from the excellent infrastructure in the vicinity, not least the proximity to Mariahilfer Straße and the good public transport connections.

THE FACTS:

- » Number of serviced apartments: 57
- » Plot size: 1,228 m²
- » Commercial space: 82 m²
- » Start of renovation: 2022
- » Planned completion: 2023



C&P IMMOBILIEN AG



”

I'm really happy that there are companies like C&P which can accompany young athletes like me on my journey.

”

Neumayer Lukas

LUKAS NEUMAYER

*Up-and-coming Austrian tennis player
Client and partner of
C&P Immobilien AG*

C&P INVESTORS RELATIONS

IR – Immorealisierung

PRODUCT OVERVIEW

With this specially issued bond, investors can invest in a pool of several C&P real estate projects, which diversifies risk across multiple projects. It gives investors the opportunity to benefit from these property developments' value creation with investments starting at €1,000.



Herrgottwiesgasse 284
8055 Graz

IR16 / IR17 / IR19 / IR21

€ 22,300,000*
Current total placement volume

PORTFOLIO
EXCERPT

Brauquartier Puntigam, 8055 Graz
Gate 17, 8055 Graz
Genochplatz 1, 1220 Vienna
neuleo, 1210 Vienna

”



We gladly put our financing platform at the disposal of our partner, C&P. We have already contributed to financing some great projects - the high investor satisfaction speaks for itself.

WOLFGANG DEUTSCHMANN
HomeRocket

”

”



A special business relationship has developed between us over many years, characterised by trust and the exploitation of a variety of core competencies - we look forward to the further development of the “Immorealisierung” product.

STEFAN KERSCHBAUMER
A&H REAL WERT Vertriebs GmbH

”

COMPANY BOND

Investing in bonds is considered a comparatively low-risk investment. C&P's subordinated bond gives investors the opportunity to participate in the company's value creation. With a minimum investment of €100,000, you'll profit from a six percent yield after a period of five years.

KEY FACTS

6 %
Interest p.a.

€ 100,000
Minimum investment

2020 - 2025
Term

€ 20,000,000
Total volume

€ 7,000,000
Placement volume per 31.12.2021



”

I have known C&P as
a serious partner in the
investment sector for
years - calculable risk with
high returns and exclusive
support.

”

CONSUL EDITH HORNIG
C&P customer since 2008

”

As in sports, I also demand
a lot from my partners and
from myself in other areas
of life. C&P fully meets my
expectations in this respect.

”

WERNER GREGORITSCH
C&P customer since 2007



C&P COMMERCIAL- UNIT

The perfect addition to district development

Modern district developments demand perfect infrastructural conditions. C&P achieves this right on your doorstep - and all as a one-stop shop. In addition to the development of innovative residential districts, C&P will also focus on providing the necessary commercial facilities on site in future. This is because a broader range of services is expected in new city districts in addition to good public transport connections – for example, local suppliers, restaurants and doctors. C&P ensures the right mix - for businesses, service providers and residents.

”



The demand for commercial real estate is increasing in residential districts – modern commercial units with a good infrastructure are particularly sought after on the market.

DI IRENE FALKNER
Project Manager Styria & Carinthia

”



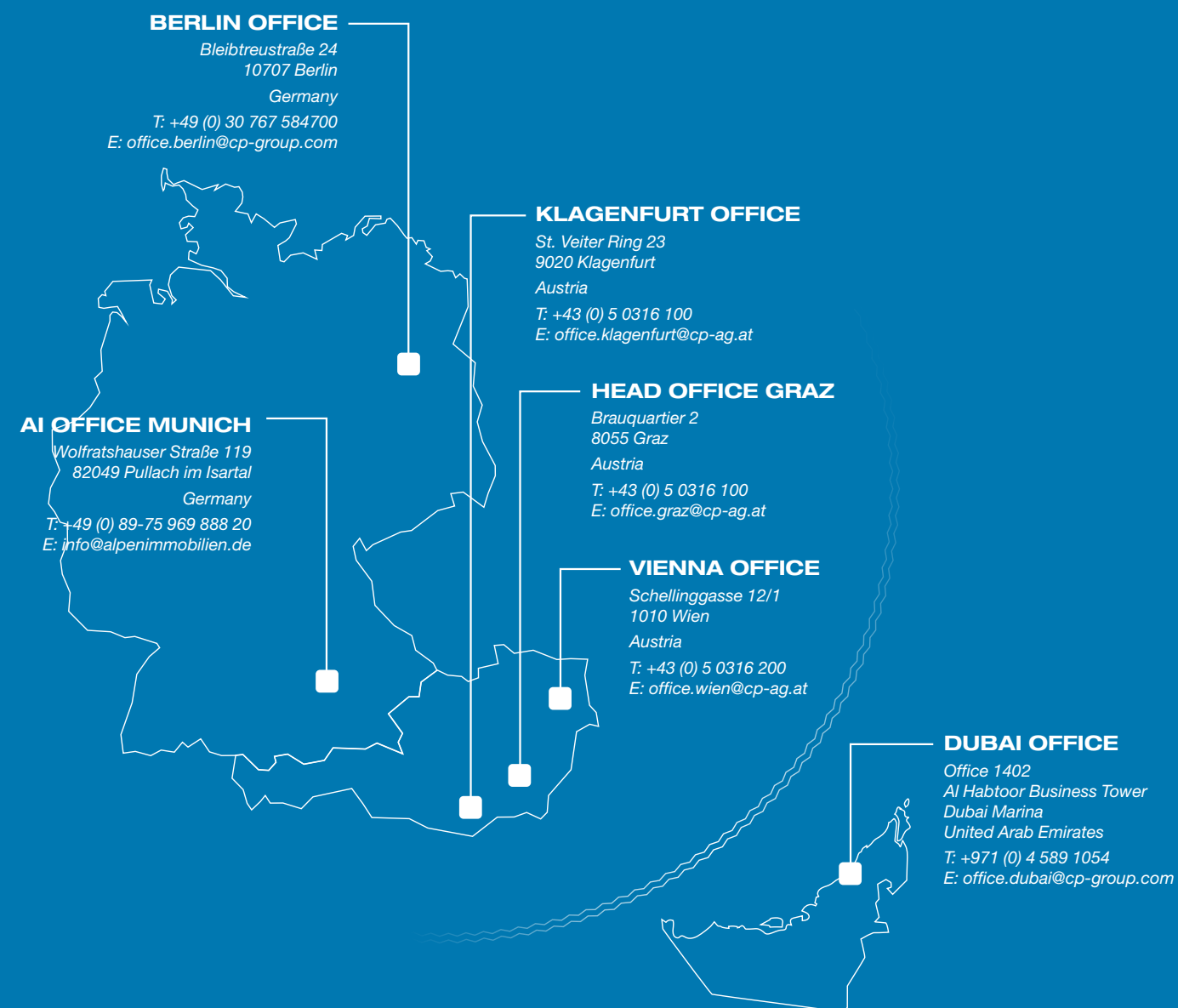
Commercial spaces
Puntigam Brewery Quarter



Puntigam Brewery Quarter
8055 Graz

IN GRAZ LOCATED, IN REAL ESTATE AT HOME.

C&P Immobilien AG



www.cp-ag.at

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