

C&P IMMOBILIEN AG

SUBORDINATED BOND



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Additional information about the investment offer is available on the issue site at <https://privatebond.cp-ag.at>.

**HIGH EARNINGS
POTENTIAL
COUPLED WITH
REAL ESTATE**





C&P SUBORDINATED BOND

THE INVESTMENT FOR SMART INVESTORS

With a development and sales volume of over €872 million across more than 6,100 homes, C&P Immobilien AG is Austria's market leader for investment properties in the private customer segment. C&P ended 2019 as the most successful in the company's history with a vacancy rate of less than one per cent and a transaction volume of €160 million. The firm can also boast of a glowing résumé

in the area of acquisitions. The project pipeline was expanded further and now contains around 7,200 homes with a value of approximately €1.2 billion. These homes will be used by the Group to provide new living space in urban centres such as Graz, Vienna and Berlin/Brandenburg by 2023. Now you have the opportunity to invest in the C&P Subordinated Bond 2020-2025 and to profit from the company's expansion.

KEY FACTS

6 % INTEREST P.A.

MINIMUM
INVESTMENT
€ 100,000.00

TERM
2020–2025

TOTAL VOLUME:
€ 20,000,000.00

The subordinated bond gives investors the opportunity to participate in C&P Immobilien AG's value creation.



C&P FACTS OUR SUCCESS IN FIGURES

The transaction and development volume has grown continuously since the company's founding in 2006. With a transaction volume of €160 million and a vacancy rate lower than one per cent, 2019 was the most successful year in C&P's company history to date. Project developments with a total volume of €1.2 billion are planned up until 2023. Approximately 7,200 homes will be constructed across the next three years. The focus is on cities which are experiencing strong growth and with considerable development potential such as Graz, Vienna and Berlin/Brandenburg.

You can find more information at www.cp-ag.at

DEVELOPMENT & SALES VOLUME	€ 872,613,638
APARTMENTS DEVELOPED AND SOLD	6,103
VACANCY RATE	0.86 %
ASSETS	€ 50,000,000
PROJECT PIPELINE	€ 1,200,000,000
ON THE MARKET SINCE	2006
STAFF	116

Duisburg
Wuppertal

BERLIN
Berlin/Brandenburg

Schladming

VIENNA
Vienna

Nassfeld

GRAZ
Graz

KLAGENFURT
Klagenfurt

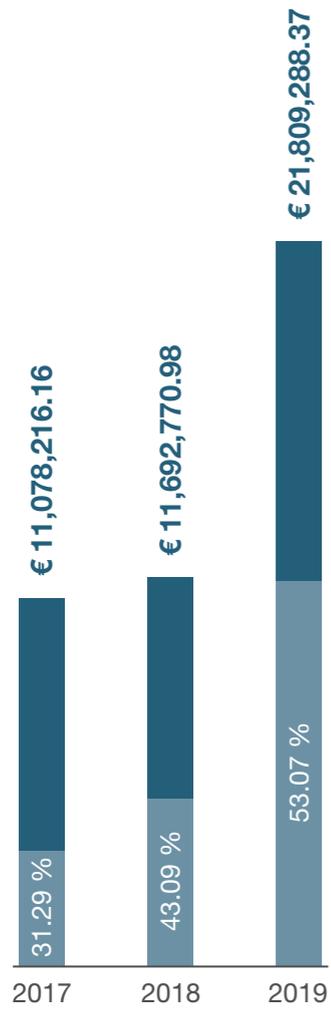
Spit

OFFICE LOCATION
Project location

* commercial and office premises are also included
Effective: 30/06/2020

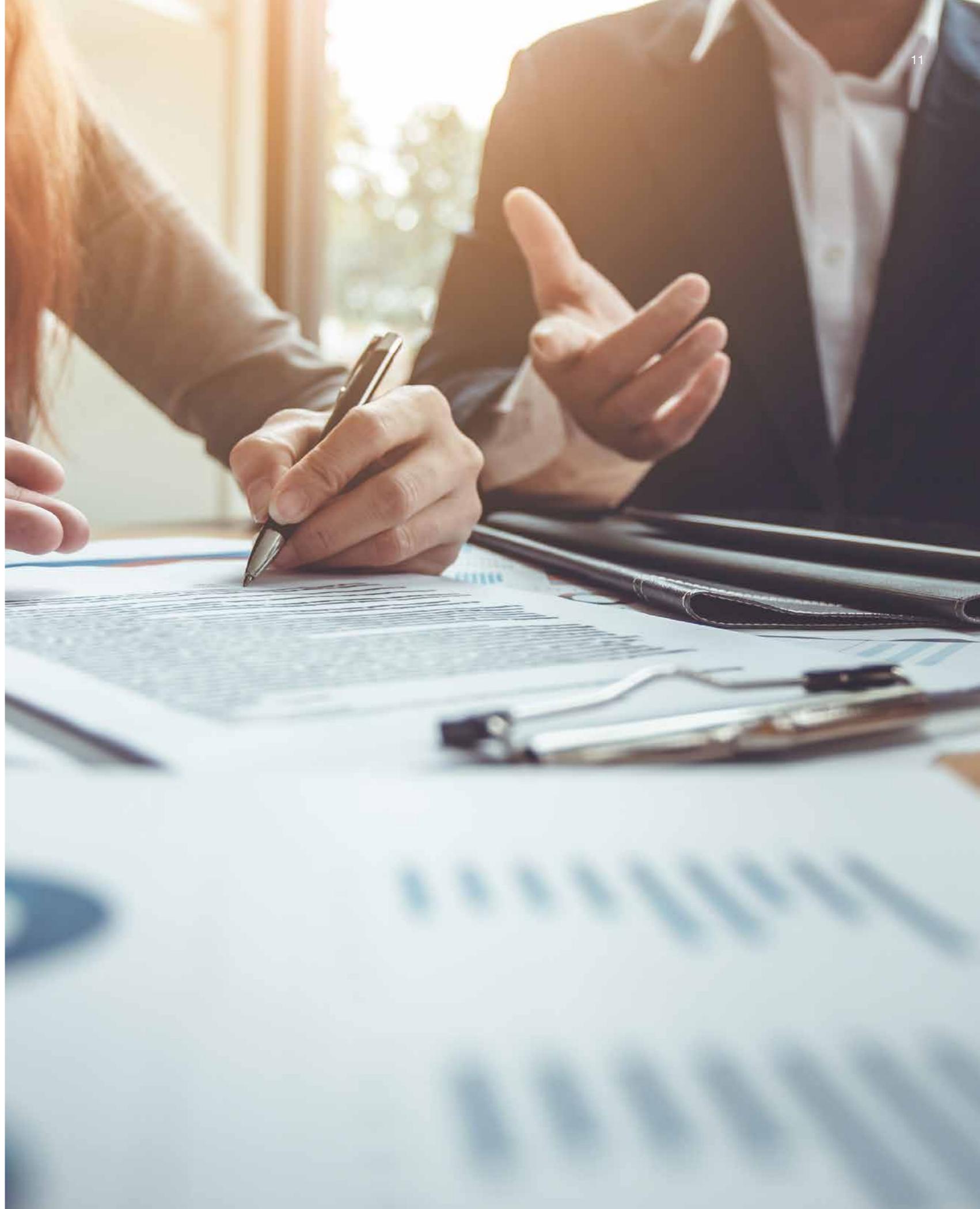
C&P IMMOBILIEN AG

BALANCE SHEET DEVELOPMENT



ANNUAL RESULTS	
2017-2019	
2017	€ 1,607,518.79
2018	€ 2,571,230.23
2019	€ 8,035,773.98

■ BALANCE SHEET TOTAL
 ■ EQUITY RATIO





C&P SUBORDINATED BOND

DATA & FACTS

Issuer	C&P Immobilien AG, Brauquartier 2, 8055 Graz Entered onto the company register for Graz under the company registration number FN 279120 x LG for ZRS Graz
Investment vehicle	Subordinated corporate bond
Maximum placement volume	€ 20,000,000.00 Interest: 6 % p.a. Repayment: 100 % (one hundred per cent) on maturity
Paying agent	Wiener Privatbank SE Parkring 12, 1010 Wien
ISIN	AT0000A2HQ71
Safekeeping	OeKB – Österreichische Kontrollbank AG
Stock market listing	None
Issue price	100 % without premium
Fiscal treatment	In accordance with current Austrian tax law, interest payments are subject to capital gains tax of 27.5%
Investment capital type	Borrowed capital
Term	2020–2025
Minimum subscription amount	€ 100,000.00

Risk notice

In the event of C&P Immobilien AG's insolvency, investors in subordinated bonds are likely to suffer a total loss. In the absence of a stock exchange listing for the bond, bondholders will probably not be able to sell the bond during the term.



HIGH EARNINGS POTENTIAL A ONE-OFF INVESTMENT OPPORTUNITY

C&P Immobilien AG's continuous growth requires ongoing further development. This is why, for example, we currently have **116 employees as part of our highly competent team** and regularly adapt our existing processes to new circumstances as they arise.

C&P achieved exceptional success in 2019 and was also able to celebrate its **thirteenth year of existence**. It was an occasion that primarily focused on new perspectives and plans for the future. Working on the basis of the company's current sales figures and predicted trends for house prices, C&P is set to continue on its course of success.

Example return on investment: Five-year term, maximum profit of 6% p.a.



C&P Immobilien AG remains Austria's market leader for investment properties aimed at private customers. However, it has also developed into a significant player in the German speaking and European areas **despite the current international outlook**. In future, further developments at product level will lead to attractive new offerings in the vacation property sector (property development projects for tourism) as well as innovations in the alternative living concepts segment such as serviced apartments and co-living. The **assets and existing properties portfolio** has also been increased to a substantial volume of over **€50 million**, meaning C&P may now describe itself as the proud owner of an attractive real estate portfolio. Owing to a three-year long period of consolidation entitled "**Crisis Preparation**" – which was brought to an end on 31.12.2019 – C&P is not expecting any crises currently but has readied itself should one occur. Consequently, the company will not only be able to master crisis periods successfully with a **strong financial structure**, a solid foundation and a highly committed team of employees, but will also be able to concentrate on new challenges and opportunities.

The corporate bond from C&P unites all of these elements. Be a part of it and invest in the aspiration for more!



ING. MARKUS RITTER
CHAIRMAN, CEO



BRAUQUARTIER PUNTIGAM 8055 GRAZ

The C&P team is building 65,000 m² of new living space in the Brauquartier Puntigam for the 2,000 people who live, work and spend their time here every day. Our Neighbourhood Management team coordinates everything and connects 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 that are guaranteed by the commercial premises available on site make the Brauquartier Puntigam a unique urban environment within Graz's district Puntigam.



THE FACTS

Apartments: 800
 Living area: around 35,000 m²
 Office and commercial space: around 28,000 m²
 Construction start: Summer 2016
 Completion (excluding BA 09): Summer 2019



QUARTIER⁴ 8055 GRAZ

Quartier⁴ has set an urban milestone in Graz in the district Straßgang: The building houses just under 700 high-quality yet affordable homes. The establishment of different services and local shopping facilities is planned for the base zone, a move which will not only help to revive this public space but also provide residents with easy access to amenities. This “green island” will constitute a new centre for the district and will bring added value to the entire surrounding area.



THE FACTS

Number of apartments: around 700
 Living area: 28,670 m²
 Offices and retail: 1,600 m²
 Construction start: Spring 2019
 Planned completion: Late 2021



KIRSCHBLÜTENPARK 1220 VIENNA

By 2020, the new Kirschblütenpark in Vienna's Donaustadt will be home to a state-of-the-art housing development. Its position in the heart of Kagran not only offers an ideal location right by the local two-hectare recreational area – the park was designed in the Japanese style – but also benefits from excellent public transport connections and is close to the Donauzentrum shopping centre. The Vienna International School and the UNO City are also in the immediate vicinity. Vienna's city centre is only a few minutes away with the U1 U-Bahn line.



 **BLOOM 22**
Wohnen am Kirschblütenpark

THE FACTS

Apartments: 291

Living area: 11,700 m²

Construction start: May 2018

Completion: Construction phase 1: 11/2019;
construction phases 2–5: Early 2020



THE C&P SUPERVISORY BOARD SUCCESS AS PART OF A TEAM

Everyone makes an important contribution to the success of our company. That's why our employee management focuses on appreciation and integrity. 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. As an ambitious company, we invest a lot of energy and know-how in training and the continuous development of our employees. Ongoing training measures have been put into practice successfully for years. Several incentive events each year foster collegiality and a strong team spirit.

We are especially proud of the loyalty shown by our long-standing employees. As a result, we are also able to offer our clients reliability and integrity, something they highly appreciate.

ING. MARKUS RITTER
CHAIRMAN, CEO

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

ING. THOMAS SCHOBER-PLANKL
MEMBER OF THE BOARD, CFO

"Quality begins by putting customer and employee satisfaction first."

BMST. DI ANDREAS GRABNER
MEMBER OF THE BOARD, COO

"We implement our projects in cooperation with long-standing partners who share C&P's commitment to quality."

ALBERT SACHER, MBA
MEMBER OF THE BOARD, CSO

"It's really a lot of fun for me to drive our expansion forward and see both our team and the project pipeline grow."

IMPRINT

Media owner

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