



INNVIERTLER

Versailles

Investment

at the castle



Event- & adventure castle
Innviertler Versailles!

www.innviertler-versailles.at/investment

THE INNVIERTLER *Versailles* AS AN INVESTMENT

The Innviertler Versailles is a baroque moated castle in the heart of the Innviertel in Upper Austria, which has been completely renovated since 2020 and it is in excellent structural condition with modern technical equipment. It has been developed profitably and a functioning business concept with various branches (*events, accommodation, attractions, restaurant/café, castle shop, rental of premises*) has been established.

The tourist utilization of the castle will be considerably expanded through interactive castle tours and other attractions (*romantic dinner, boat rental with picnic, children's scavenger hunt, etc.*).















Exclusive accommodation packages for foreign tourists and the development of new markets are intended to massively increase the occupancy.

Further capital is required for the development of this property.

Since a big part of the development (*concept and structural renovation*) has been completed, we are looking for a co-partner on a fair property evaluation basis. Various investment options are possible.

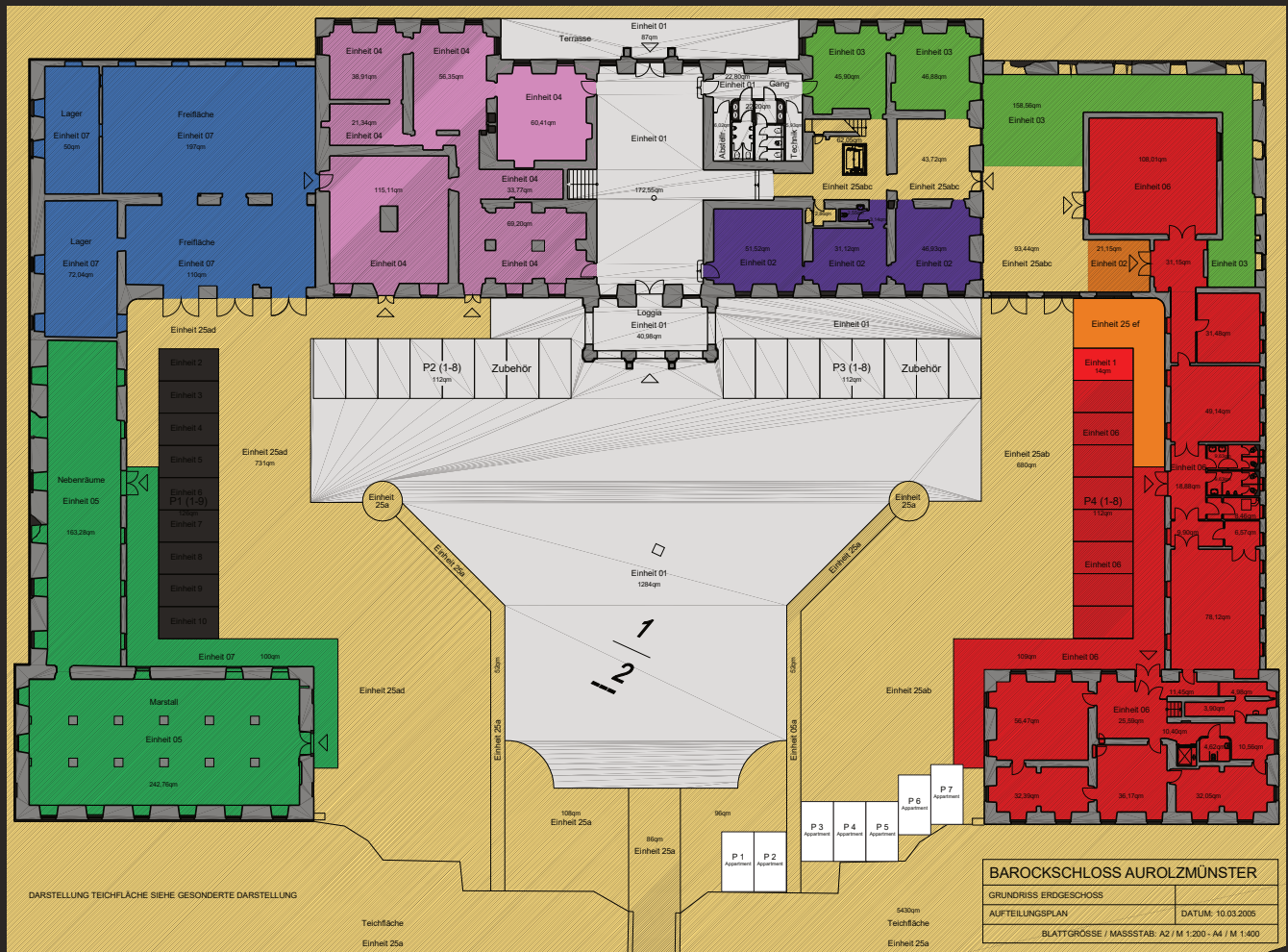


WHAT CAN AN INVESTOR EXPECT FROM THIS PROPERTY:

-  It covers the costs, is profitable and has further potential to increase earnings.
-  It is a special property that also enjoys a "special status". With this estate you have a great USP that can be excellently marketed.
-  It is not just a structurally renovated and developed property, but also a profitable company with its own brand. The “Innviertel Versailles” brand can be further developed and expanded.
-  Due to the parification, which has been registered on rooms and areas, you have maximum flexibility in terms of raising money. Individual areas such as the apartments, gastronomy, etc. can be spun off and sold separately.
-  With good management and implemented business development , a high 6-digit contribution margin can be expected.
(We will send you the profitability calculation on request.)
-  You receive further representative areas for seminars, workshops, sales development, as well as a location expansion for your company.
-  Increase in value.
-  Long-term investment with diversification through day-to-day business and real estate investments.
-  Share deal possible.
-  Possible complete conversion of the business areas and use of the estate for a different concept.
-  Pleasant and beneficial working environment including easily rentable office space.
-  Good agreement with the authorities and the monument preservation office.
-  Regional and sustainable investment that is up to date in terms of subsidies and usability.
-  You are officially the lord/lady of the castle.

PROPERTY WITH PARIFICATION:

Ground floor



- 01 - Ballroom, water terrace, toilets, storage & outdoor area
- 02 - Castle shop
- 03 - Escape room, children's room/lounge & outdoor area
- 04 - Restaurant, kitchen, café, toilets & storage
- 05 - Column hall (Marstall - former stables) & side wing, outdoor area
- 06 - Auroldmünster municipality (*property - not for sale*)
- 07 - Beer garden & storage
- 25 - courtyard / outdoor area

1st floor



01 - Seminar rooms, Jupiter Hall, lounge/kitchen, toilets, terrace

08 - Office rooms (*can be used as an apartment*)

09 - Office rooms

10 - Chapel

2nd floor



01/25 abc - Storage room & common area

10 - Air space chapel

11 - Apartment Rosalinde

12 - Apartment Jasmin

13 - Apartment Azalea

15 - Apartment Violetta

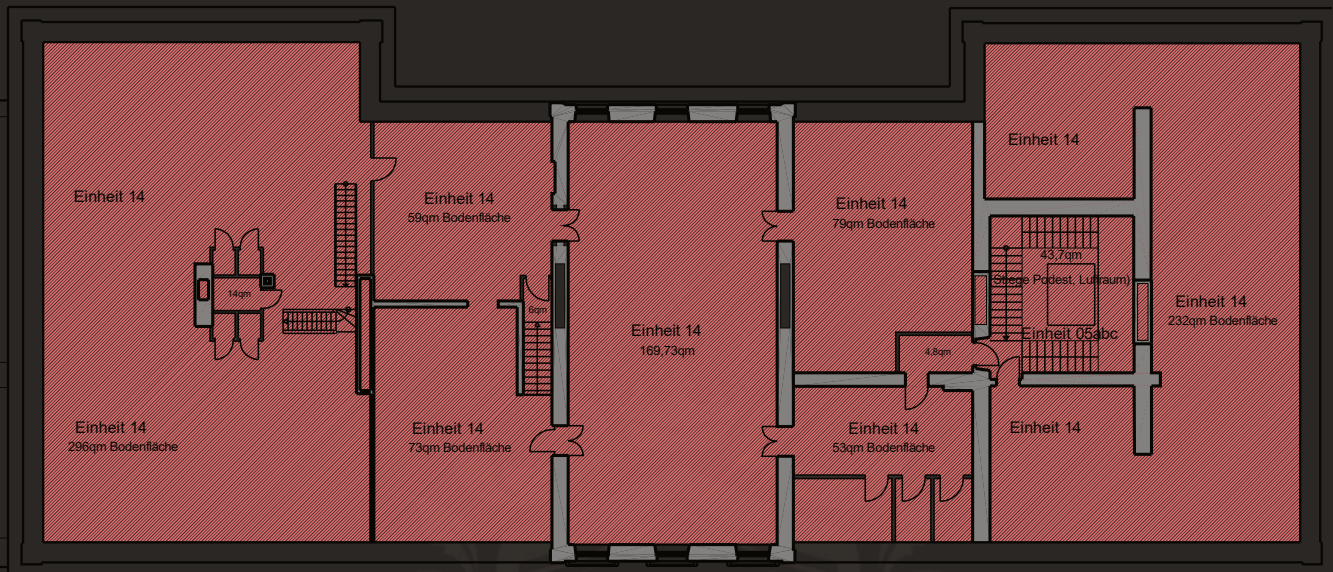
16 - Apartment Petunia

17 - Apartment Dahlia

18 - Apartment Iris

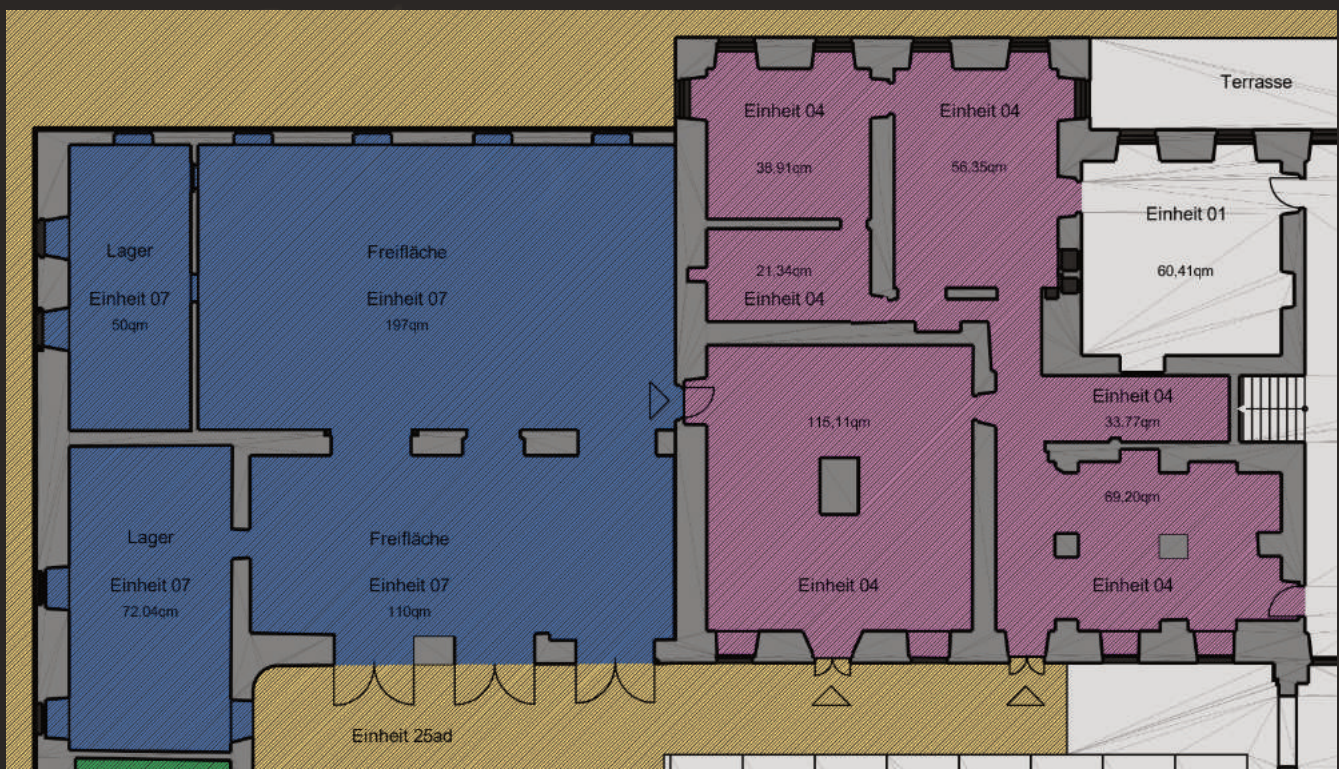
19 - Apartment Lillibeth

Attic



14 - Ancestral Hall, side rooms

Detailed layout of the gastronomy on the ground floor:



REAL ESTATE „Old Castle“

There is also the possibility of purchasing another property, the so-called “Old Castle”. This building is located 100m from the castle, right in the center of the village.

At the time of the rule of the Barons of Tannberg there were two castles in Aurolzmünster, the upper and the lower castle. After a major fire, the upper castle (*now called old castle*) was rebuilt in 1641 and is still in a structurally essentially unchanged condition today. It was completely renovated in 2005.

The building includes 6 apartments ($35 - 100m^2$), an office, garages and a $500m^2$ parking lot. This property can be ideally used for staff apartments.

By expanding the attic, 4 more apartments or 6 rooms could be created.

Alternatively, the apartments could be converted into up to 14 apartments. This would require an investment volume of approximately EUR 1,300,000.



VISION & AIM:

Our vision is to position the castle on the market as an "event & adventure castle" and to expand the Innviertler Versailles brand. The Innviertler Versailles should establish itself as an attraction and welcome up to 150 tourists per day in the future.

With concepts like our Escape Room, GoClue and other planned attractions such as "Geh-Wein", romantic dinner, boat rental and MTB tours, we are on the right way to create additional experiences in the castle.

We are currently working on a concept for interactive self-guided castle tours. With the most modern methods (*augmented reality, multimedia show, virtual reality, app control, etc.*) the history of the castle should be brought to life. There will be two variants - a purely historical version, in which the main focus is on history, facts and figures (*with a museum like characteristic*) and an adventure version, in which the visitor is brought closer to the story in a playful way. This variant is offered for families with children as well as for adults.

Furthermore, we not only want to expand our own events (*over-30 party, summer feast, christmas market, etc.*), but also offer a platform for concerts, theater performances and cabarets.

Weddings (*approx. 20-25/year*), feasts (*approx. 10/year*) and seminars (*approx. 15/year*) are already well booked. The first references and recurring bookings from organizers and companies are already available. Campaigns, marketing strategies and partnerships are being used to increase capacity utilization.

Our 8 boutique apartments not only offer a great ambience for vacation, we also have attractive business prices for business travellers. We also offer great packages - spa package, romantic package and golf package. Further concepts and collaborations, such as those already successful with HOFER Reisen, are being developed and negotiated.

We would also like to open up new markets such as China. In the various expansion stages, the bed quota can be increased to 100.

The right side wing - called "Pflegerstöckl" - was sold in 2002 as an independent area as property to the municipality of Aurolzmünster. We already had good conversations with the community of Aurolzmünster about moving the municipality office into a replacement building and to take again full ownership of the side wing of the castle. This alternative property - the "old castle" is located in the center of the village and is also owned by the family Ungar. The structural and technical condition of the building is excellent. This would immediately make another 1000 m² available for offices, apartments or retail space.

REASONS TO INVEST:

Increase in the overnight stays:

The apartments & packages are becoming more and more popular and booking numbers are increasing. By opening up new markets, creating new exclusive packages and increasing bed capacity, occupancy can be massively increased.

Tourist attraction:

The planned new attraction “interactive self-guided castle tours” for all age groups is expected to attract 100–150 day guests in the future.

Further tourist offers that round off the overall concept are already being planned (*boat rental in the moat with picnic baskets, romantic dinner, children's scavenger hunt, etc.*).

Public awareness as an event castle:

Further major events with artists, well-known throughout Austria, are being planned (*based on the concept of the Burg Clam*). The Innviertler Versailles acts here both as an organizer and as a hirer of the premises.

Income from renting & leasing:

The castle has almost 500 m² of office and seminar space.

These premises can be rented permanently or for limited periods.

The seminar requests are increasing every month and are already creating a satisfactory basic workload in this segment.

The catering areas have been newly renovated and impress with a very beautiful and unique flair. Ideal for an “grande kitchen”. The restaurant including an outdoor dining area and a café can be leased. The restaurateur's capacity utilization is increased through events (*weddings, seminars, events*).

Increase in value:

Through the development and constant expansion of the portfolio, the entire property receives a continuous increase in value.

Brand Innviertler Versailles:

The "Innviertler Versailles" brand is a registered trademark and has become well established as a wedding and event castle in the region.

In addition, regional products (*beer, spirits, secco, honey, pasta, chocolate, etc.*) are also offered under this brand. A further product range is currently being developed. Our castle shop has already received three awards.

Ensuring of the administration:

Administration and management remain guaranteed.

On request, we would take care of the day-to-day business in the long term.

Fixed interest rate:

Acquisition of a loan of approx. EUR 1,600,000.00 with a fixed interest rate of 1.75% until 2035.



FOR SALE:

PURCHASE OF THE CASTLE:

The castle Innviertler Versailles can be purchased as a whole (*100% of the shares in Integer-Holding GmbH*). Including or excluding the second property "Old Castle".

We remain available to manage and implement the concepts upon request. You will find the current key topics and new or expandable concepts for the castle in a separate exposé.

Selling price: Castle incl. concept & „old castle“

EUR 8.500.000,-

Selling price: Castle incl. concept - **EUR 7.500.000,-**

INVESTMENT:

There is also the possibility of investing 80% in the company "Integer-Holding GmbH" as an investor. 20% would remain in the Ungar family's possession.

We are looking forward hearing from you and starting a potential partnership with you!



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