

INNOVATION MEETS INVESTMENT.

A PARTNERSHIP WITH MASTERPIECE INVESTMENT

Together, we open new horizons for smart investments in revolutionary residential and commercial projects. Your key to exceptional partnerships and sustainable success.

2025



anno 1318

MASTERPIECE

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Like Father, Like Son:
Herbert Peper & Jörg H. Peper

A FAMILY TRADITION: FROM PIONEER SPIRIT TO LEGACY.

The origins of the entrepreneurial family behind MASTERPIECE date back to 1958 when Herbert Peper laid the first foundations. As a pioneer in his craft, he quickly recognized the opportunities and challenges in the construction industry. His unwavering commitment to quality and innovation paved the way for a lasting legacy. His son, Dipl. Construction Engineer Jörg H. Peper, who was once the youngest master mason in Lower Saxony, followed in his footsteps and continues to shape the family's legacy with his visionary leadership.

**"For our family, entrepreneurship
means growing together and
boldly carrying traditions into the
future."**

// Quote by Jörg H. Peper





JÖRG H. PEPER

Dipl. Construction Engineer | Innovator of MASTERPIECE Investment GmbH

Jörg H. Peper, a visionary entrepreneur and certified civil engineer, is the driving force behind the entrepreneurial family. His unwavering passion for innovation and quality fuels his ambition, while his exceptional skills and deep expertise form the foundation of the company's success. As an active leader, he steers the company with a unique combination of foresight, determination, and technical expertise. His entrepreneurial vision and pursuit of excellence not only inspire his team but also shape the future of the industry.

A LEGACY.

MASTERPIECE | THE FAMILY



Tradition, Innovation, and Partnership

Janine Peper , Jörg H. Peper & Jan Peper



The family business embraces entrepreneurship as a deeply rooted passion, nurtured across generations. Their impressive legacy is built on the pillars of integrity, innovation, and an unwavering commitment to excellence.



The next generation of the Peper family, Janine with her talent in marketing and sales, and Jan, who is completing his business administration studies, are already part of the executive management. They are prepared to carry forward the family legacy by combining fresh ideas with traditional values.



Experience the inspiring story of the family: from humble beginnings to groundbreaking visions. Discover a legacy built on expertise, innovation, and sustainable growth. An invitation to a partnership where quality and success are a long-standing tradition.



INTEGRITY

Integrity is our foundation – it guides every decision we make. In a world of constant change, our ethical compass remains unwavering.



INNOVATION

Innovation is our passion – it drives us to push boundaries and actively shape the future. Every project is a step toward tomorrow.



EXCELLENCE

Excellence is our commitment – in everything we do, we strive for top performance and set standards that inspire and impress.



SUSTAINABILITY

Sustainability is our responsibility – to us, this means acting with environmental awareness and upholding social values that ensure a livable future for generations to come.



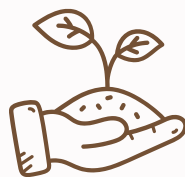
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MASTERPIECE

GROWING TOGETHER.

"In a world that is constantly evolving, it is our values that provide stability and drive us forward. They are more than just words; they are the key to our shared success. We invite you to be part of this exciting journey—not just to grow with us, but to make a lasting, sustainable impact. Together, let's create values that stand the test of time."

// Quote by Jörg H. Peper



FROM SMALL BEGINNINGS
TO GREAT SUCCESS

Our journey began with fee revenues in the low six-figure range—a humble start, driven by the deep conviction that small seeds can grow into mighty trees.



OUR JOURNEY TO 250
MILLION EUROS

With determination and a clear vision, we have steadily expanded our presence step by step. Today, we look back on project volumes exceeding 250 million euros—a tangible testament to our continuous growth and entrepreneurial success.



FINANCED WITH TRUST AND
VISION

Our journey has always been guided by a solid financing strategy. Everything is transparently financed with renowned banks that trust in us and our vision.



A SYMBOL OF OUR FINANCIAL
INTEGRITY

Our commitment to financial excellence and stability is reflected in our exceptional creditworthiness, confirmed by Creditreform with an index below 200—a testament to our reliability and sustainable business model.



THE BACKBONE OF OUR
SUCCESS

We are proud to say that our success is also built on a solid foundation of equity capital. A strong equity base is the backbone of our company and a clear indicator of our financial independence and strength.

Your Opportunity for Unique Investment Success.

Experience Investment Success with Us: A Pioneer in Modular Construction, Committed to Sustainability. Your Opportunity for Sustainable Growth.

Why Partner with the Peper Family?

We combine tradition with innovation – our experienced team is passionately committed to building a better future. Invest with us and actively shape the world of tomorrow.

1958



KICKOFF | MASTERPIECE INVESTMENT

Our Roots: Starting as a general contractor and planner with a mission to deliver quality and reliability. A small team of 10 laid the foundation for who we are today.

1995



TURNING POINT UNDER VISIONARY LEADERSHIP

With Jörg H. Peper in leadership, we boldly expand our horizons and enter the world of project development—a vision that would significantly shape our growth and market influence.

2010



INNOVATION MEETS SUSTAINABILITY

Introduction of modular construction into our portfolio—a strategic decision that revolutionized our building processes and positioned us as pioneers in efficient and sustainable construction.

2024



100+ EXPERTS, ONE MISSION: REDEFINING CONSTRUCTION

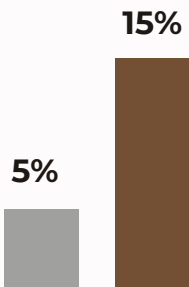
With a strong team of over 100 experts, we continue our tradition of innovation. From our beginnings as a general contractor to becoming a leader in project development and modular construction technology—our journey is a testament to our commitment to transforming the construction industry.

Your Gateway to Sustainable Success.

Discover the Path to Innovative Investments with Us: As a Pioneer in Modular Construction, We Prioritize Sustainability. Seize the Opportunity for Lasting Growth.

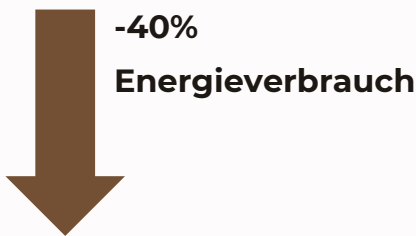
Why Partner with the Peper Family?

Our above-average investments in research & development place us at the forefront of innovation. With pioneering projects like the EcoTech System, we prove that bold innovations drive progress. Investing with us means investing in a sustainable, innovative future.



INVESTMENT IN THE FUTURE

While the industry average allocates 5% of the annual budget to research & development, we boldly invest 15% to push the boundaries of what’s possible.



FROM IDEA TO REALITY

Launch of the EcoTech System, reducing energy consumption in our production by 40% and establishing us as an industry leader in sustainability.



COLLABORATION MEETS CREATIVITY

The founding of our Innovation Hub in 2019 created a space where startups, technology leaders, and creative minds come together to develop the next big ideas.



THE FUTURE OF URBAN GREEN SPACES

With GreenSky, we are launching an ambitious project in 2025 to transform unused rooftops into sustainable, biologically active green spaces that contribute to air purification and urban biodiversity.

Invest in the Future of Our Planet.

Our sustainable initiatives—from reforestation to energy efficiency—are a promise for tomorrow. With us, you’re not just making a financial investment; you’re investing in the future of our planet. Join this conscious movement toward a more sustainable future.

Why Partner with the Peper Family?

Invest in More Than Profit: Support Sustainability and a Better Future. Together, we prove that success and environmental responsibility go hand in hand.

50,000+ Trees
Planted



LIVE AND WORK GREENER

Since 2010, we have planted 50,000 trees – a forest that will inspire future generations.

11+ Million Liters of
Water Saved



WATER IS LIFE

Our water-saving initiatives have saved over 1 million liters of water since 2015.

60% Savings Through
Renewable Energy



ENERGY FOR THE FUTURE

We cover 60% of our energy needs through renewable sources, with the goal of transitioning to 100% by 2030.

Our Commitment to the Environment
Is Reflected in Every Detail



RESPONSIBLE CONSTRUCTION

In every project, we prioritize sustainable building materials and technologies. From recycled materials to low-emission construction processes.



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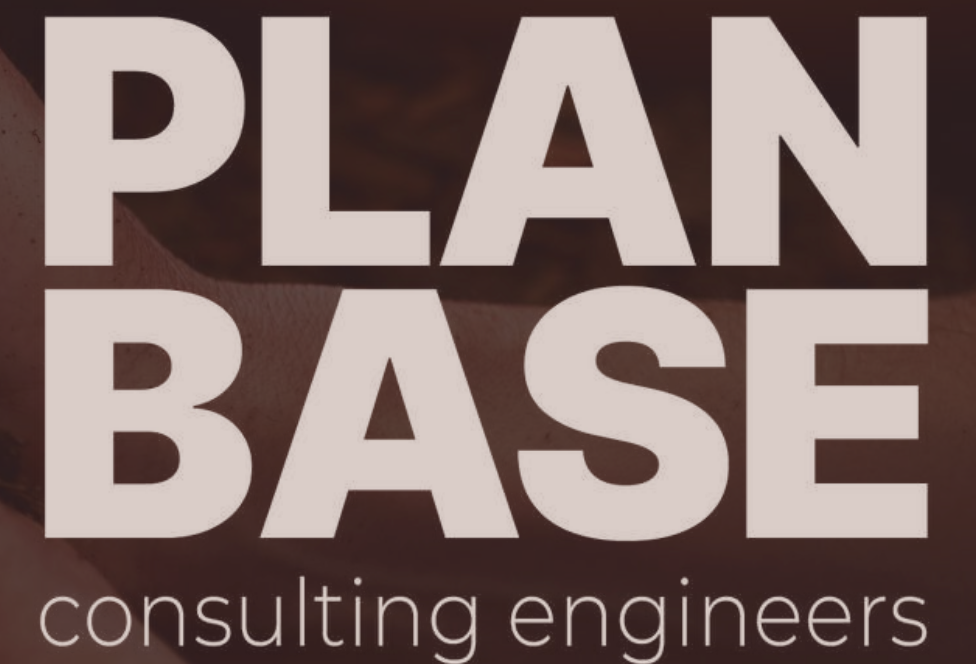
MASTERPIECE

OUR PORTFOLIO.

Every one of our companies is driven by passion and a desire for innovation. Discover how we are transforming industries and creating value with dedication and creativity. Together, we shape the future.

STRONG BUSINESS DIVERSITY.

OUR PORTFOLIO





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COMPANIES IN SPOTLIGHT.

Dive into the world of our innovative companies and be inspired by their outstanding achievements and forward-thinking ideas.

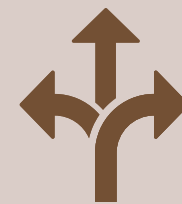
INNOVATIVE & FLEXIBLE

German Modular specializes in the industrial production of wood prefabricated components, as well as the turnkey construction of complete buildings. With over 13,000 sqm of production space in Ventschow, we are well-equipped to deliver high-quality and sustainable construction projects. We combine traditional craftsmanship with cutting-edge technology to create durable and environmentally friendly buildings.



Growing Revenue Volume

With a current project volume of 20.0 million euros, German Modular is optimally positioned to meet future challenges and continue growing.



Flexibility

Thanks to our modular construction approach, we can quickly and efficiently respond to changing market demands and customer needs.



Innovative Power

Through continuous research and development, we enhance our products and technologies to stay at the forefront of the industry.



GROWING TOGETHER

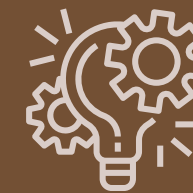
PLANBASE: The Foundation for Innovative and Sustainable Real Estate Development

**PLAN
BASE**
consulting engineers

Plan Base is an innovative engineering firm specializing in holistic planning, project development, and construction management. With a strong partner network and state-of-the-art technology, the company offers sustainable and efficient solutions for construction projects from planning to completion.



COMPREHENSIVE SOLUTIONS



INNOVATIVE TECHNOLOGIES



SUSTAINABILITY



INNOVATIVE, SUSTAINABLE, EFFICIENT

CUDYS combines innovative construction methods and sustainability to create unique living spaces that redefine student housing. The modern apartments not only alleviate the housing shortage but also foster community and academic growth – a forward-thinking solution for modern, connected living.



Modular, Innovative Construction

Our apartments are built using modular hybrid construction, enabling efficient and fast building. This saves time and costs while maintaining high standards of quality and sustainability.



Attractive Investment Model

CUDYS offers investors the opportunity to invest in a future-proof housing solution. The apartments are tailored to the growing demand for flexible, urban living and provide stable returns.



Fostering Community and Growth

The modern apartments not only provide housing but also promote community and academic growth through thoughtfully designed communal areas and services. This enhances the appeal of the apartments and reduces tenant turnover.



BUILDING WITH PRECISION AND PASSION

From Planning to Handover: Quality You Can Rely On



Magna-A Baugesellschaft mbH from Leipzig is your strong partner for general planning and turnkey construction – precise, modern, and reliable. With a passion for quality and an eye for detail, we ensure the success of your construction projects. From the first idea to the handover of the keys: We make it happen!



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INTERESTING FIGURES.

Our impressive success records clearly demonstrate how investors can benefit from collaborating with us.

ACHIEVEMENTS WE CELEBRATE.

INTERESTING FIGURES.

Family Bonds and Paths to Success

Our continuous successes are the result of hard work, determination, and innovation. Be a part of our journey to success and experience how we consistently set new standards and triumph.

Why Partner with the Peper Family?

Invest in us, and you’re investing in more than just a business – you’ll become part of a family that combines success with strong values.

Total Volume:
€810.25 Million



78+ SUCCESSFUL PROJECT COMPLETIONS

These numbers are more than success; they are a promise. A promise of opportunities, growth, and profits. Step into a world of success and invest in a future that is already written.

Total Profit: €150 Million
ROI: 18%



8% ANNUAL REVENUE GROWTH

These are not just numbers, but proof of our shared success story. With us, you’re not just investing in figures, but in a future that promises growth and personal success. Let’s climb to the next level of achievement together.

€500,000 - €2,000,000 annually for renewable energy and green technologies



INVESTMENT IN GREEN-TECH

With us, you’re not just focusing on returns, but actively shaping a sustainable future. Join the movement and invest in Green-Tech.

Over €50,000 invested in training.



EMPLOYEE TRAINING & CERTIFICATIONS

An investment in excellence and innovation. Show your commitment to success by investing in our talented teams and shaping a future defined by knowledge and expertise.

ACHIEVEMENTS WE CELEBRATE.

INTERESTING FIGURES.

01



LEADING MODULAR CONSTRUCTION INNOVATIONS

We plan to further expand our leadership role in hybrid modular construction. The goal is to revolutionize efficiency and environmental sustainability in the construction industry through the use of advanced technologies and sustainable materials.

02



SUSTAINABILITY & SOCIAL RESPONSIBILITY

Future projects will be optimized not only for economic but also for ecological and social criteria. The goal is to create living spaces that enhance quality of life while making a positive contribution to environmental protection.

03



STRATEGIC PARTNERSHIPS

A partnership with us offers benefits through expanded market access, shared risks, and the use of common resources. The goal is to leverage synergies, increase efficiency, and create valuable growth opportunities for all involved.



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CURRENT PROJECTS.

Our current projects span a variety of industries, offering investors exciting opportunities to engage in innovative developments and forward-thinking solutions.

PROJECTS THAT INSPIRE.

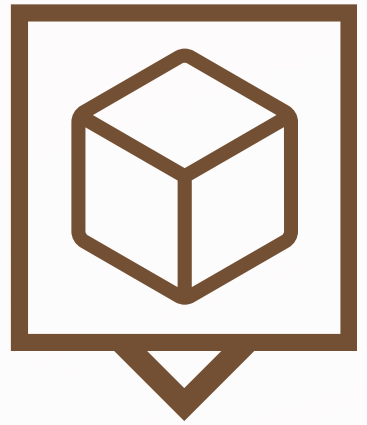
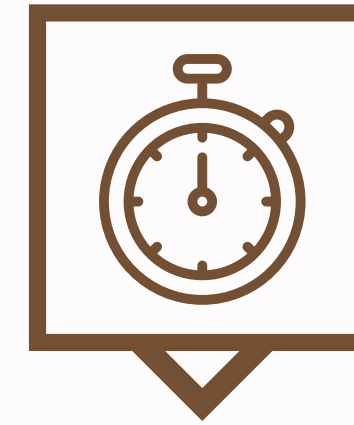
CUDYS FIRST

CUDYS offers modern, sustainable apartments built using innovative modular construction. The concept combines fast, efficient building with thoughtful living solutions tailored to the needs of students. Flexible rental options, appealing communal areas, and smart technologies create an environment that promotes comfort, connectivity, and personal growth.

- Development Duration: 12 Months
- Gross Floor Area (GFA): 2,000 sqm
- Sales Value: €6.25 Million
- Project Profit: €1.0 Million
- Required Mezzanine Capital: €500,000
- Exit: Individual Sale
- Construction Time: Approx. 13 Months



CURRENT PROJEKCTS



PROJECTS THAT INSPIRE.

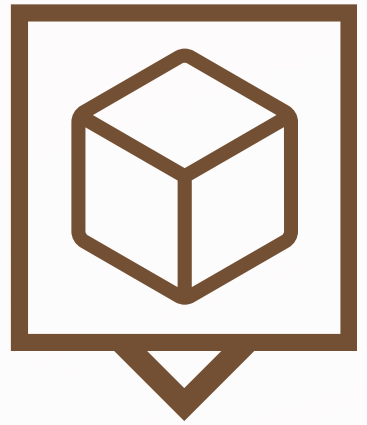
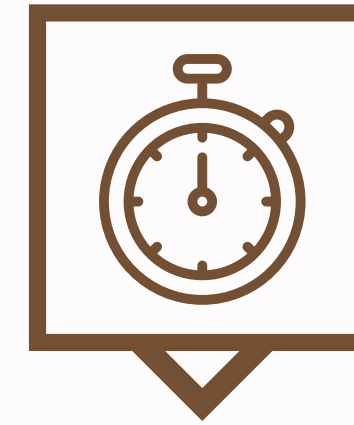
CUDYS RWS

CUDYS RWS is developing 250 modular apartments for students and temporary residents. The project combines modern design with sustainable construction and fosters a vibrant community. Comfortable, flexible living solutions are being created, supporting personal growth and communal living.

- Development Duration: 15 Months
- Gross Floor Area (GFA): 12,400 sqm
- Sales Value: €42.5 Million
- Project Profit: Approx. €13 Million
- Required Mezzanine Capital: €10 Million / 12 Months
- Exit: Forward Deal
- Construction Time: Approx. 18 Months



CURRENT PROJEKCTS



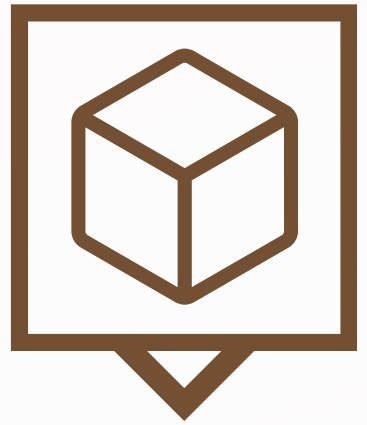
PROJECTS THAT INSPIRE.

RHEINPERLE

In a unique location directly on the banks of the Rhine, modern luxury apartments are being developed that combine the highest living comfort with timeless elegance. With spacious floor plans, high-quality finishes, and breathtaking views of the Rhine, Rheinperle offers an exclusive living environment in the most desirable district of Cologne. The architecture blends stylish design with thoughtful functionality, harmoniously integrating into the green surroundings along the river. Every detail has been carefully planned to ensure the highest level of quality and living comfort, from luxurious fittings to intelligent room layouts.

- Development Duration: 20 Months
- Gross Floor Area (GFA): 2,900 sqm
- Sales Value: €18.2 Million
- Project Profit: €4.0 Million
- Required Mezzanine Capital: €1.5 Million
- Exit: Individual Sales
- Construction Time: Approx. 13 Months

CURRENT PROJEKCTS



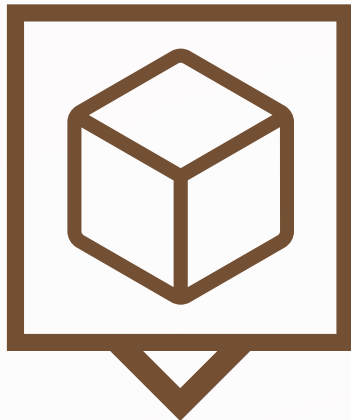
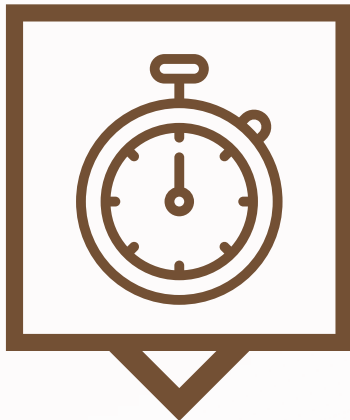
PROJECTS THAT INSPIRE.

VILLA ROEDELIIUS

The Villa Roedelius consists of eight luxurious apartments, including an elegant penthouse duplex and two ground-floor apartments with private gardens. The communal garden, featuring a swimming pond, sauna, and relaxation areas, creates an exclusive atmosphere offering the highest level of living comfort. With its prime location and high-quality construction, the project is aimed at discerning homeowners. For investors, it presents a promising opportunity to participate in a premium development in a growing and attractive residential neighborhood.

- Development Duration: 24 Months (Listed Building)
- Gross Floor Area (GFA): 3,600 sqm
- Sales Value: €8.8 Million
- Project Profit: €1.6 Million
- Required Mezzanine Capital: €900,000
- Exit: Individual Sales
- Construction Time: Approx. 19 Months

CURRENT PROJEKCTS



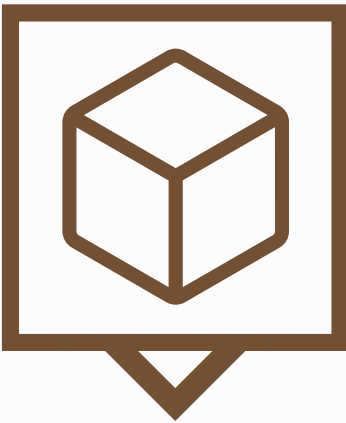
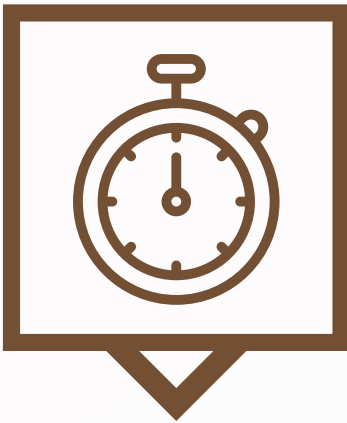
PROJECTS THAT INSPIRE.

BERGHEIM

The shopping center in Berghain, built in the early 1990s, is being modernized and revitalized through a comprehensive renovation project. The redesign of the floor plans provides flexible and attractive spaces for re-rental, while the facade receives a fresh, modern appearance. Additionally, the hall technical systems are being upgraded to the latest standards to improve energy efficiency and comfort. The expansion of parking spaces completes the concept, ensuring better accessibility and added convenience for visitors and tenants.

- Development Duration: 24 Months
- Gross Floor Area (GFA): 10,000 sqm
- Sales Value: €20.2 Million
- Project Profit: €5.0 Million
- Required Mezzanine Capital: €2.5 Million
- Exit: Global
- Construction Time: Approx. 24 Months

CURRENT PROJEKCTS



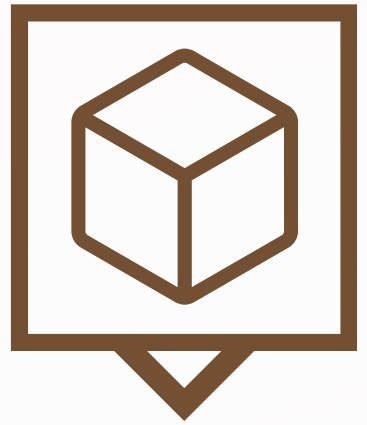
PROJECTS THAT INSPIRE.

DRACKENDORFCENTER JENA

In Jena, the Drackendorfcenter is being developed, a modern commercial construction project built using modular construction. Within just 10 months of construction, this innovative building will be completed, combining micro-apartments with flexible commercial spaces. The modular construction method enables a fast, efficient implementation while ensuring high construction quality. With contemporary design and functional spaces, the Drackendorfcenter offers attractive living and working opportunities in a growing neighborhood of Jena.



CURRENT PROJEKCTS



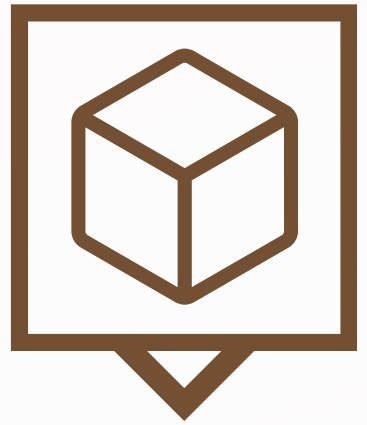
PROJECTS THAT INSPIRE.

SALINE PASSAGE GEWERBEOBJEKT

The Salinen Passage in Bad Dürrenberg is being sustainably modernized through a comprehensive revitalization project. Under the slogan "Salinen Passage – a place to live and shop," a shopping center is being created with a facade made of wood, emphasizing environmentally friendly construction. The use of sustainable materials creates a warm, inviting atmosphere and contributes to the ecological focus of the project. With a diverse mix of retail, dining, and services, the Passage will revitalize the city center and provide residents with a lively, modern meeting place.



CURRENT PROJEKCTS



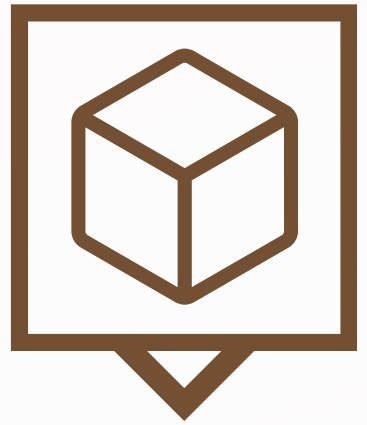
PROJECTS THAT INSPIRE.

B&B HOTEL MERSEBURG

The new B&B Hotel in Merseburg is being constructed using modern modular construction and will offer 104 guest rooms on a 2,500 sqm plot near the Marktgalerie. This innovative construction method enables efficient, sustainable implementation, reducing construction time and minimizing the ecological footprint. With contemporary design and high-quality furnishings, the hotel is designed to appeal to both business and leisure travelers. The location in the heart of Merseburg's city center will also strengthen the local economy, create new jobs, and enhance the region's attractiveness as a tourist destination.

- Our Service: Project Planning
- Developer Revenue: €10.2 Million
- Development Duration: 24 Months
- Gross Floor Area (GFA):
- Completion: Approx. 10/26

CURRENT PROJEKCTS





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MASTERPIECE

STRONG PARTNERS & FUTURE VISION.

Our strong partnerships and clear future plans represent innovative construction projects with long-term value retention. Together, we develop forward-thinking concepts that combine living comfort with sustainable quality. In doing so, we create secure and successful investments for the future.

INNOVATIVE & FLEXIBLE

UNIHOUSE SA, part of the UNIBEP Group, operates one of Europe's largest modular construction facilities in Bielsk Podlaski. Using innovative technologies and fully automated production lines, precise modules are created here, allowing for the rapid construction of buildings with up to eight floors. The entire construction process takes place in the factory, enabling completed modules to be assembled on-site within a few hours. With a capacity of 2,000 modules per year, UNIHOUSE primarily serves the Norwegian market, as well as other countries such as Denmark, Sweden, Germany, and Poland.



Efficiency and Speed

Thanks to fully automated production, completed modules can be directly delivered to the construction site and assembled into a multi-family building within a few hours. This saves time and minimizes construction delays.



Precision and Quality

The computer-controlled production process ensures the precise implementation of construction plans, leading to high accuracy and consistent quality. Additionally, the in-house carpentry operation guarantees customized solutions for every project.

GROWTH OBJECTIVES.

STRONG PARTNERS & FUTURE VISION.

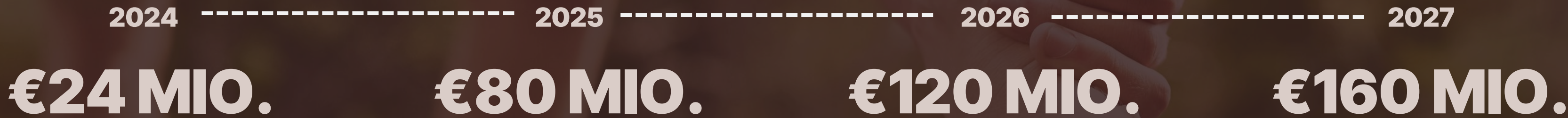
Strategic Expansion & Sustainable Growth.

Nationwide Launch and International Expansion of CUDYS Apartments.
Sustainable Growth and Innovation. Join Us!

Why Partner with the Peper Family?

Benefit from ambitious growth goals and our pioneering spirit. With innovative projects like the CUDYS Apartments and a clear expansion strategy, we offer stable returns. Invest in a future-proof partnership.

REVENUE VOLUME



PROJECT VOLUME

Increase in annual project volume from the current €330 million to €2027.



EXPANSION GOALS.

STRONG PARTNERS & FUTURE VISION.

Market Expansion

Our clear expansion goals for the CUDYS Apartments highlight our drive for sustainable growth and innovation. Seize the opportunity to become part of our success story and benefit from new market opportunities.

"Our goal is clear, sustainable growth. Through innovation and expansion, we are tapping into new markets and securing shared success."

// Quote by Jörg H. Peper



NATIONAL EXPANSION:

Introduction and Expansion of CUDYS Student and Temporary Apartments across Germany by 2026.



INTERNATIONAL EXPANSION:

Expansion of CUDYS Apartments into international markets starting in 2027. Establishing partnerships and joint ventures to enter new regions worldwide.



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INVESTMENT BENEFITS.

Our projects stand out due to prime locations, high-quality construction, and thoughtful planning. This creates attractive return opportunities and secure investments with a focus on value appreciation and stability. Invest in a future that promises sustainable success.

INVEST WITH CONFIDENCE.

INVESTMENT BENEFITS.

OUR COLLABORATION

By partnering with the Peper Business Family, investors can benefit not only from exclusive projects and sustainable development but also from tailored investment plans that align with their individual needs and interests. Our years of experience and expertise make us a trusted investment partner, with access to a strong network of industry experts, financiers, and other partners.

COLLABORATION OPPORTUNITIES

- Joint Ventures
- Equity Models
- Tailored Investment Plans

YOUR BENEFITS

- Access to Exclusive Projects
- Shared Risk and Profit Distribution
- Leaders in Sustainable Development

WHAT WE OFFER

- Strong Network
- Synergies and Growth
- Expertise Exchange & Knowledge Transfer

INVEST WITH CONFIDENCE.

INVESTMENT BENEFITS.



LET'S TALK.

CONTACT



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