



Exceptional Development & Investment



**Prime Residential Real Estate Portfolio
Hamburg**

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THB | Capital Invest

Executive overview

At THB Capital Invest, we specialize in value-add and opportunistic investments in prime locations across Hamburg and the Baltic coast. Our focus is clear: to transform aging properties into modern, future-ready residential assets that deliver both long-term value appreciation and attractive returns for our investors.



FACTS AND FIGURES

	ISIN	Available on Request*
	Issuer	Calliope SCC Ltd
	Product Sponsor	Orpheus Capital Ltd
	Strategy Manager	Shire Capital Limited
	Paying Agent	Incore Bank Switzerland
	Custodian	Swissquote Bank Switzerland
	Issue Price	€1,000 per Product
	Currency	EUR
	Annual Income	10 % p.a
	Fees	
	Issuance fee	1%
	Management fee	2% pa
	Administration fee	1% pa
	Distribution Fee	Up to 5%

Our Approach

Through active asset management and targeted development, we create a portfolio of first-class residential properties designed to meet the highest standards of today's market.

Strategic Identification: We acquire properties in prime residential districts with exceptional potential.

Transformation Through Development: Our in-house project team conducts comprehensive core renovations to unlock hidden value.

Sustainability & Modernity: Properties are upgraded with energy-efficient façades, modern technical systems, and reimagined layouts aligned with contemporary living standards.

Value Creation in Every Detail

Architectural Enhancement: Façades are renewed for a fresh, modern look while improving energy efficiency.

Optimized Living Spaces: Floor plans are redesigned for open layouts and maximum space efficiency.

Lifestyle Upgrades: New balconies are often added, extending living areas and providing serene views of surrounding greenery.

Complete Modernization: Electrical, sanitary, and piping systems are replaced to meet the latest technical requirements.

The Result

A portfolio of thoroughly revitalized, high-quality condominiums that combine aesthetics, functionality, and comfort—with enduring appeal for both residents and investors.

For investors, the opportunity is clear:

Attractive returns on premium residential assets

Hands-off investment – we manage the entire process from acquisition to completion

Exposure to one of Germany's strongest real estate markets

THB Capital Invest – Creating Tomorrow's Prime Residential Properties Today