




ALFRAGIDE

A long-term Investment Opportunity in the Leisure Investment Market, located in a bustling commercial hub created by a cluster of mixed retail.

April 2025

 **JLL** SEE A BRIGHTER WAY



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& Asset

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01 Jump Yard Alfragide

THE OPPORTUNITY

JLL is delighted to present Jump Yard in Miraflares, an outstanding opportunity in the leisure market.

The asset gives investors the opportunity to invest in an alternative and solid business through a Real Estate transaction.



MIXED-RETAIL CLUSTER

A BUSTLING LOCATION, WITH A MIX OF RETAIL, I&L AND RESIDENTIAL



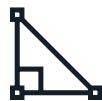
LONG TERM INCOME



c. 15 YEARS
WUALT



FAST-GROWING INDUSTRY SECTOR



c. 3 150 SQM
TOTAL GCA



SUSTAINABLE RENTAL RATE



c. EUR 325 000
GROSS ANNUAL RENT



01 Jump Yard Alfragide

THE ASSET

The asset is located in Alfragide and consists of a stand-alone warehouse with **gross construction area of 3,150 sqm** for a total **land area of 7,500 sqm**.

Constructed in the mid 90's, it benefits from a ceiling height of c. 10 meters and wide outside area for parking.

Currently it houses a trampoline fun park, as the open layout permits.

7 500 SQM TOTAL LAND AREA

3 150 SQM GROSS CONSTRUCTION AREA

100% OCCUPANCY RATE



Macro Location



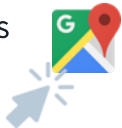
7 KM FROM LISBON'S CENTRE




02 Micro Location

A cluster of mixed retail, creating a bustling commercial hub.

1. **Precise location:** The property is situated in close proximity to two major retail landmarks - IKEA Alfragide and Alegro Alfragide shopping center.
2. **Accessibility:** Excellent connectivity due to its location near major roads like the IC19 and CRIL.
3. **Complementary businesses:** The area hosts a mix of retail, food service, and leisure businesses such as Footlab and Indoor Padel Center, which creates synergies for a trampoline leisure business.
4. **Customer base:** Attracts a diverse range of customers, from residents to those traveling from other parts of Lisbon for shopping. The area is seeing considerable growth in residential projects, that will expand the existing catchment area.
5. **Zoning and land use:** Predominantly commercial zoning, which is favorable for retail and leisure businesses.
6. **Competitive landscape:** Presence of other leisure or entertainment businesses in the vicinity can create a cluster effect, potentially beneficial for attracting customers.
7. **Future development:** The area's established commercial nature suggests potential for continued development and investment in the surrounding infrastructure.

The icon redirects
to the Google
Maps location



N117		1.5 km
A5		2.5 km
A36		2.5 km



03 HEAD OF TERMS

SPECIFIC FINANCIAL DETAILS

Proposed contractual terms, subject to negotiation with the tenant, based on current market comparables, aiming for a long-term triple net lease structure with guarantees.

c. €8,60 RENT/ SQM / MONTH

c. €27 000 MONTHLY RENT

€325 000 TOTAL ANNUAL RENT



15 YEARS
Lease Term



Triple Net Contract
Insurance, Property Tax,
and Maintenance are
covered by the tenant



Guarantees
Bank Deposits + Comfort
Letter and Strong
Financials



04 Tenancy

Founded in Sweden in 2017, it has since opened +25 parks in other European countries.

JumpYard is an indoor trampoline park. It is a space for entertainment and physical activity that offers various areas with trampolines and related attractions such as foam pools and climbing walls. Popular with children, teenagers and families, it combines fun with exercise.

The business generates revenue through time tickets, parties and events. It provides health benefits such as improved coordination and physical fitness, always with a focus on user safety.

2017 OPENS THE FIRST PARK

800 EMPLOYEES

+25 HEALTH CLUBS WORLDWIDE

+6 To be Constructed (2025-2027)

2 PARKS IN PORTUGAL



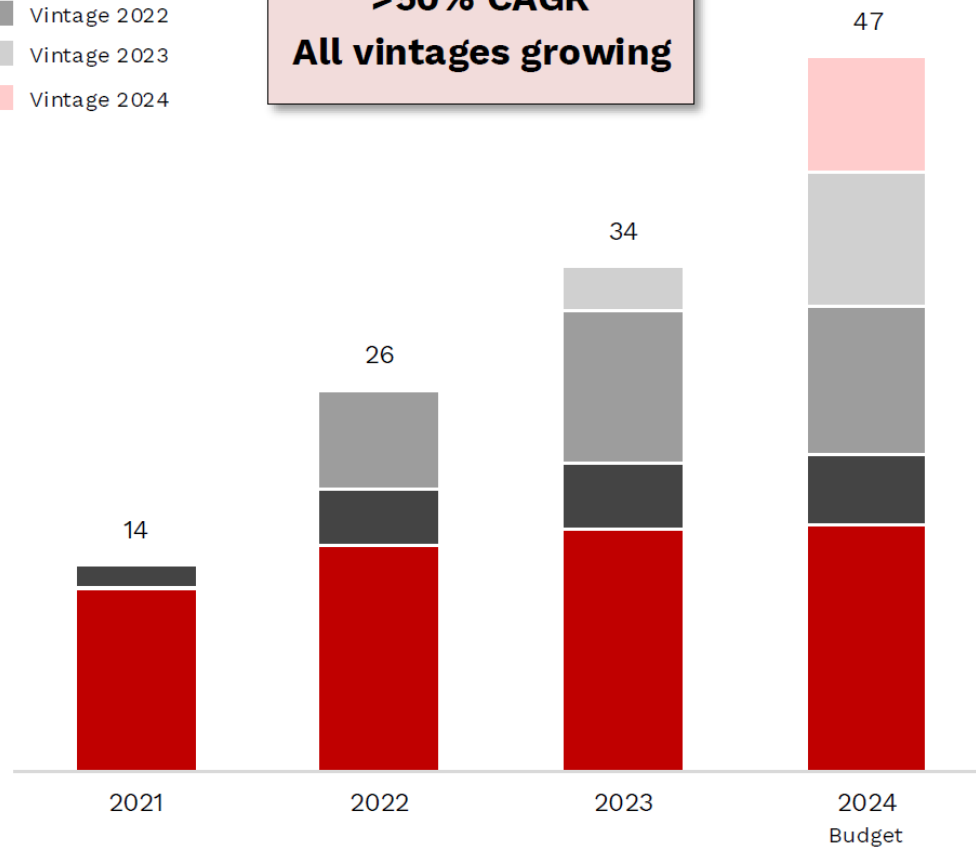
04 Tenancy

Strong revenue growth driven by all vintages...

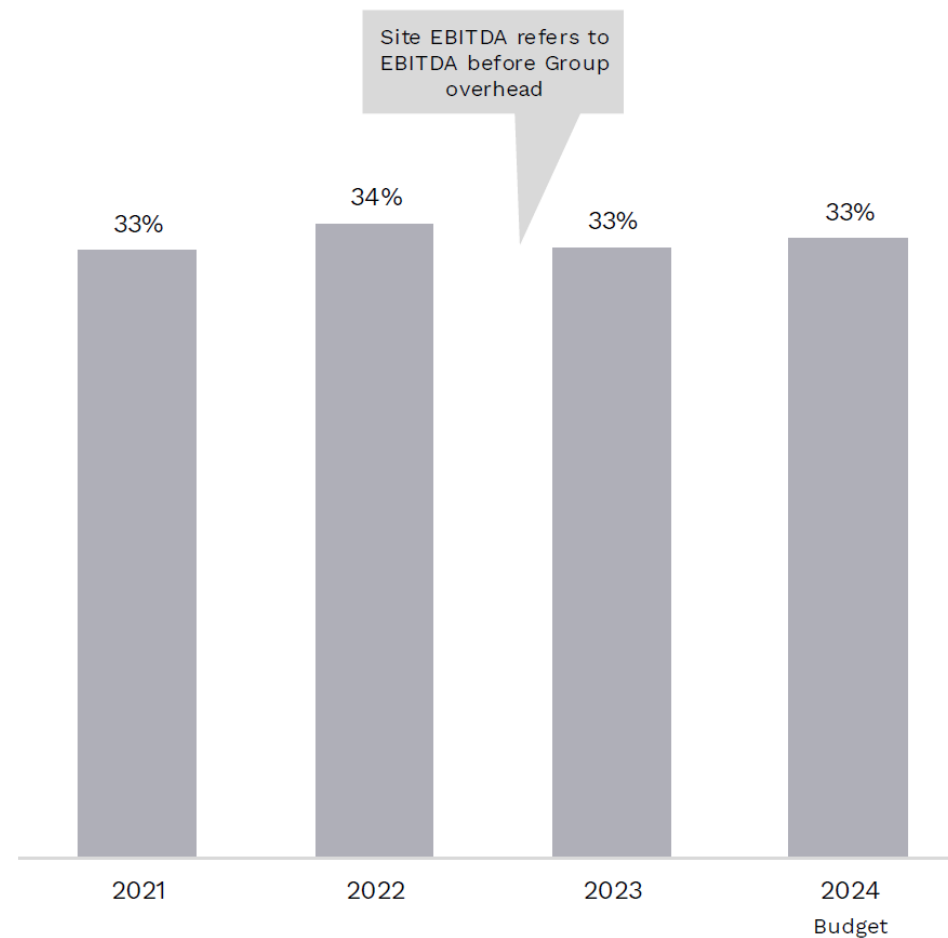
Euro m

- Before 2021
- Vintage 2021
- Vintage 2022
- Vintage 2023
- Vintage 2024

>50% CAGR
All vintages growing



... and consistent site EBITDA margins

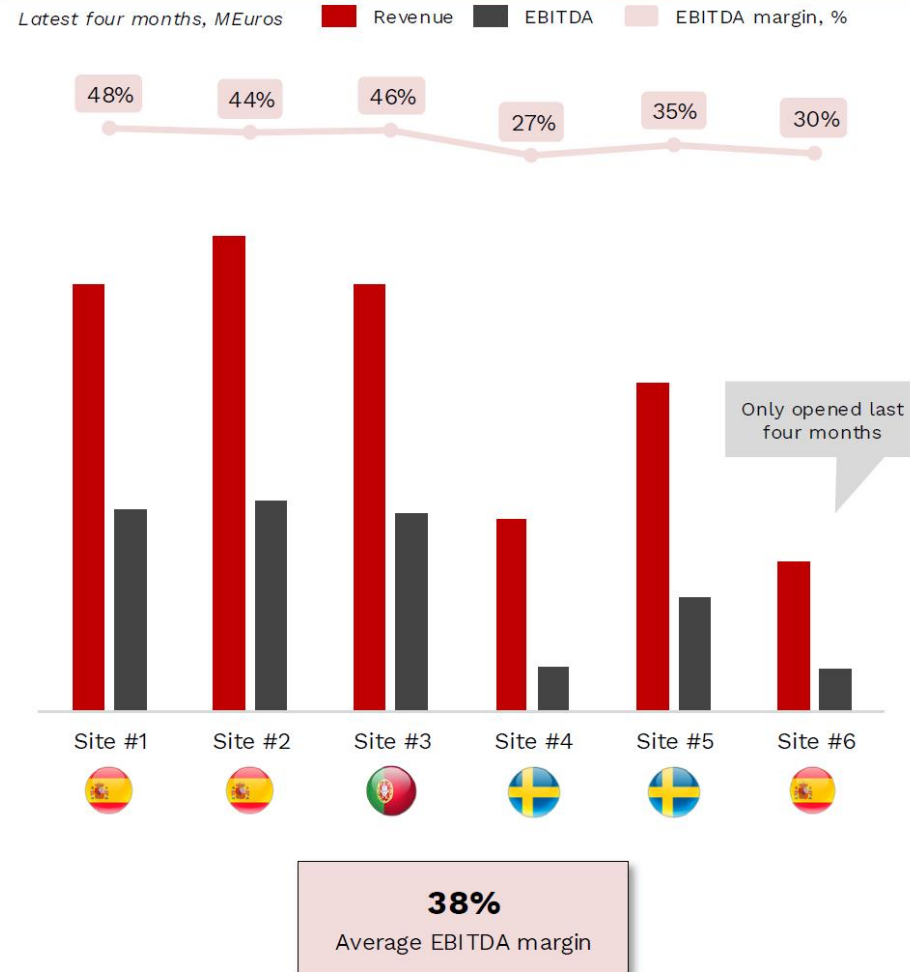


04 Tenancy

Recently opened sites



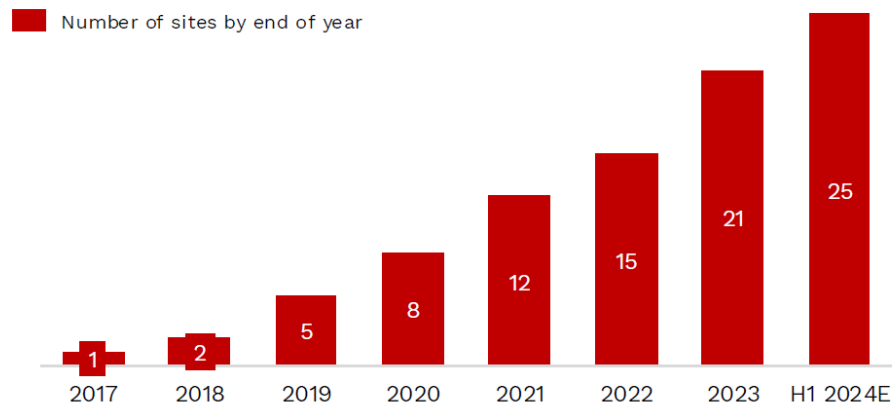
All six new opened sites are profitable with strong margins



04 Tenancy

Proven ability to source new sites at pace

Number of sites by end year

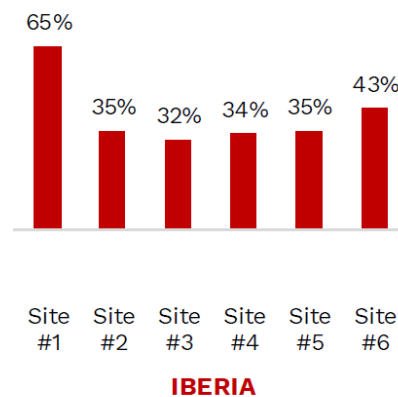
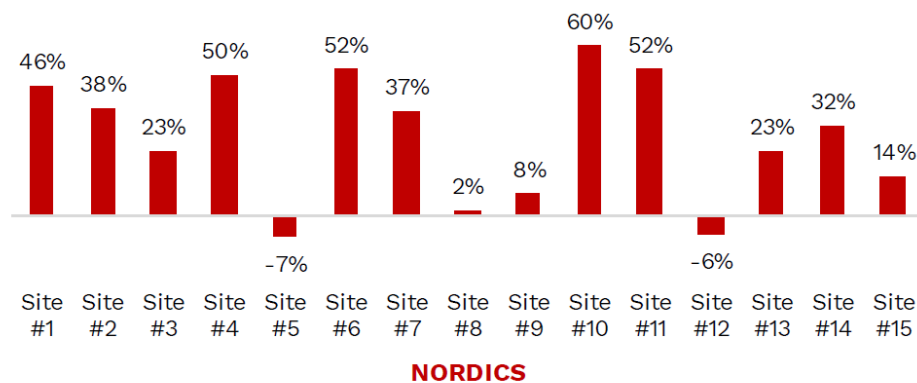


Commentary

- Steady growth demonstrated over recent years with a robust construction and opening pipeline for 2024
 - Strong profitability achieved across majority of the sites within the first month, with a few exceptions due to macro-related events
- JumpYard's rigorous sourcing and diligence process ensure profitable city entrances by thoroughly examining requirements before entering new contracts
 - Leveraging a track record of site establishment and an experienced management team, the Company is well-positioned to identify opportunities while mitigating potential pitfalls

Swift ramp-up as first full month generate profitability immediately

EBITDA margin first full month of operation




35%
Median EBITDA margin first full month

19/21
Profitable first month (site #5 and #12 in the Nordics opened during Covid-19)

04 Tenancy

Growth



**4-6 new sites each year
Europe & North America**

Positive LFL growth


Profitability



**More than 25%
adjusted EBITDA
margin**

**New sites to be
margin accretive**

Modest leverage



**Net debt / EBITDA
less than 4x**

Commentary

- Roll out plan defined but company founders have a perpetual perspective
- All new opened sites/targeted sites should exhibit higher margins compared to the established ones
- By prioritising margin enhancement in new sites, JumpYard aims to continually improve overall profitability and drive sustainable growth across all sites
- Economics of scale for support organisation

Stable and controlled growth with higher margins the upcoming years

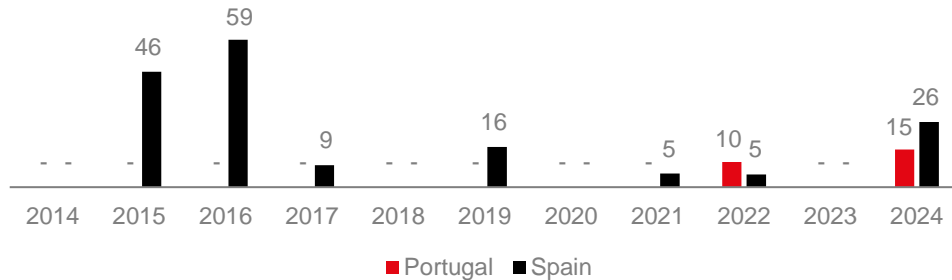
05 EMEA Trampoline Market

The trampoline park market in Europe is experiencing robust growth

As of 2024, the market size was valued at approximately **EUR 1.14 billion** and is projected to reach **EUR 4.39 billion** by 2033, growing at a compound annual growth rate (CAGR) of about **16.2%** from 2025 to 2033.

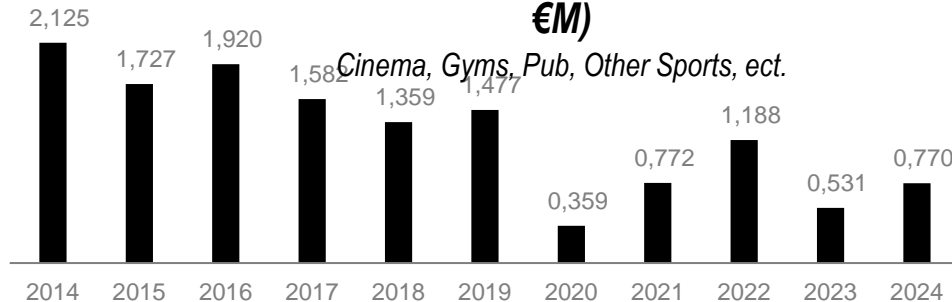
Iberia Leisure Investment Volumes (€M)

Cinema, Gyms, Pub, Other Sports, ect.



EMEA Leisure Investment Volumes (000 €M)

Cinema, Gyms, Pub, Other Sports, ect.



KEY TRENDS

Franchise Expansion

Many trampoline park businesses are adopting franchise models to scale globally and tap into local demand for recreational activities

Technological Integration

Trampoline parks are increasingly incorporating technologies such as digital ticketing, virtual reality (VR), and interactive games to enhance the customer experience

Health and Fitness Focus

There is a growing trend of offering fitness classes, yoga sessions, and other health-related activities within trampoline parks

Safety Enhancements

Innovations in safety measures and park designs are improving customer satisfaction and encouraging repeat visits

06 Photo Gallery



07 Sales Process & Contacts

JLL has been exclusively mandated by the Vendor to market this investment opportunity.

TRANSACTION STRUCTURE

Asset Deal

INDICATIVE CALENDAR

Indicative date for submission of NBO will be confirmed on a late stage.

INVESTOR'S INFORMATION PACKAGE

Additional information containing the detailed future rent roll, floor plans and tenant information (financials) will be provided upon **signature of the NDA** provided by the Vendor.

SITE VISITS

Please contact the JLL team to **schedule a site inspection** to the property.



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Thank you

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