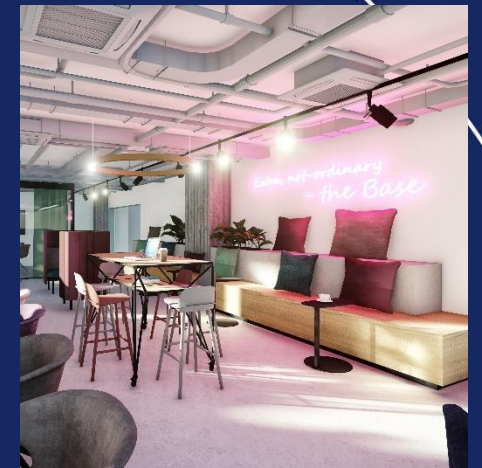


TheBase

LIVE. BELONG. GROW.



ACQUISITION PROFILE

THE BASE COLIVING

Temporary Living – Mega Trend in Real Estate

- The Base redefines urban living in studio apartments for young professionals by creating inspiring temporary living properties
- The Base combines the asset classes residential, hospitality and coworking under one roof
- The Base is a flexible supplement to the traditional housing market and thus solves a problem of booming metropolises

The Base – Company Profile & Performance

- Experienced management team (Ex-Rocket, BCG, Cobra, Cushman, CBRE, JLL, Quarters)
- 2022 opening of The Base Berlin ONE with 318 studio apartments
- 2023 opening of The Base Munich with 154 studio apartments
- Expansion to 5,000 apartments until 2025 in > 20 German cities and EU metropolises

Supported by leading Real Estate Investors



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ACQUISITION PROFILE



Micro- / Macro Location

- **Primary- and secondary cities** with > 300,000 inhabitants and tight housing markets
- **Central locations and up-and-coming districts** with good infrastructure
- **Good public transport connections** within walking distance
- European **metropolises with > 1 mio inhabitants** and > 3 mio overnight stays / year



Real Estate

- **Existing property:** micro living assets, vacant assets for conversion, operator-free hotels
- **New construction:** plots and project developments (residential / commercial use)
- **Size:** from 5,000 sqm to 15,000 sqm GFA / min. 150 studio apartments
- **General:** existing and newly built buildings, vacant and redevelopment properties, residential complexes with development potential and hotels



Legal Bases

- Building right: MK, MI, MU, § 34 BauGB or coinciding international law
- Residential assets with management contract
- Commercial properties (Beherbergungsbetrieb)
- Long-term rent (up to 20 years plus option) or acquisition via partners, JVs
- Fixed lease agreements or management contracts
- Asset- / Share Deal possible