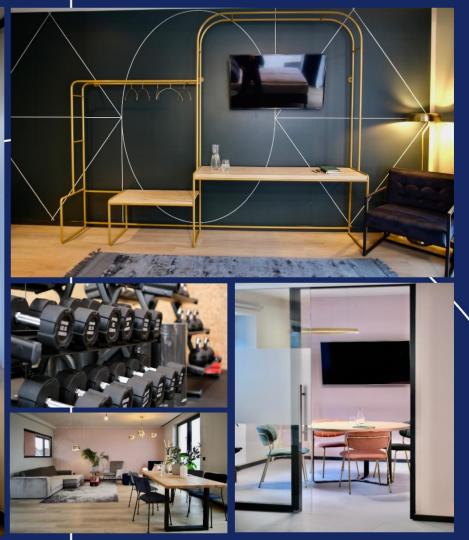
# The Base LIVE. BELONG. GROW.





ACQUISITION PROFILE

## THE BASE CO-LIVING

### Temporary Living - Mega Trend in Real Estate

- The Base is an operator of temporary living properties. Our buildings represent urban living in studio apartments for young professionals.
- 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

- Experienced management team (Ex-Rocket, BCG, Coba, CBRE, JLL, Smartments, Meininger)
- 2023 opening of The Base Berlin ONE with 318 studio apartments
- 2024 opening of The Base Munich with 154 studio apartments
- Expansion to > 20 German cities and EU metropolises

### Supported by leading Real Estate Investors









#### Contact

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# **REQUIREMENTS**

### Location / Situation

- Germany: **Primary** and **secondary cities** with tight housing markets
- Central locations and up-and-coming districts with good infrastructure
- Good public transport connections within walking distance
- Europe: Metropolises with > 1 m inhabitants and > 3 m overnight stays / year

### F Real Estate

#### Long term rental and operation of:

- Existing microapartment properties (residential / commercial)
- Project developments (residential/commercial)
- Operator-free hotels and hostels (accommodation establishments)
- Vacant office and commercial properties for conversion
- Size: from 3,500 sqm to 15,000 sqm GFA / min. 100 studio apartments

### Contracts

- Fixed leases and management contracts
- Long-term lease (> 20 years plus option) with indexation
- Comprehensive security package
- JVs or asset / share deals possible with partners