

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, Coda, 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

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