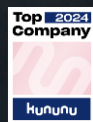


We invest, manage,  
build and operate  
real estate for your success.

Discover your advantages with us as your partner.

Capital**BAY**



ECORE  
ESG-Circle of Real Estate

---

Capital Bay Group S.A.		<u>03</u>
Capital Bay Fund Management	Invest	<u>07</u>
Capital Bay Real Estate Management	Manage	<u>10</u>
Capital Bay Modular Construction Management	Build	<u>13</u>
360 Operator	Operate	<u>17</u>
Your added value		<u>20</u>
Contact us		<u>21</u>

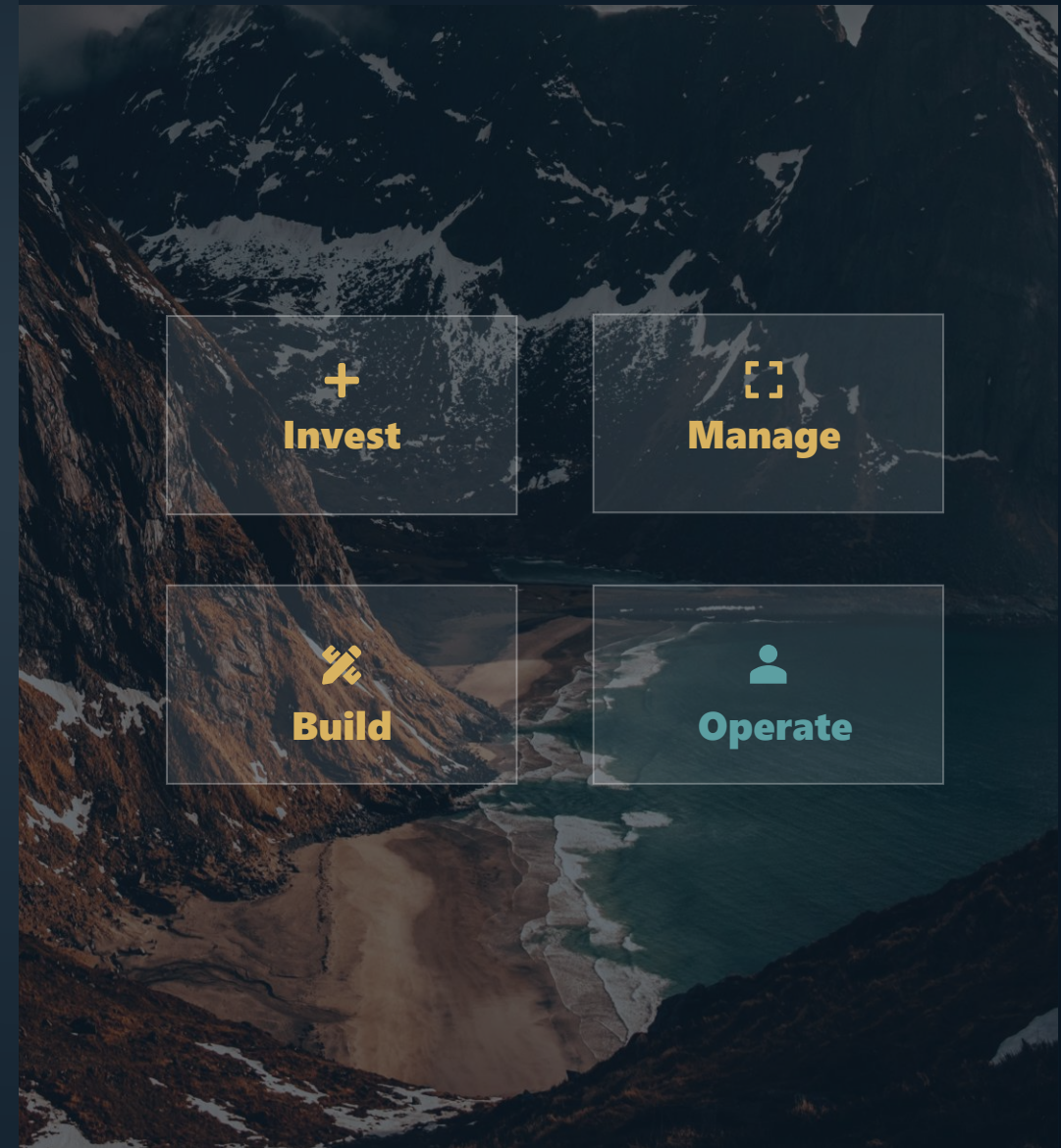
---



# Comprehensive real estate platform

Capital Bay offers a comprehensive real estate platform for investment, management, building and operation. The cross-company integration of these business areas into a holistic and agile environment enables clients to use it flexibly for their needs.

As a real estate investment and asset manager, we integrate all aspects of a holistic investment at every point of the real estate cycle: from big data and AI analysis to full-service management, cycle-based modular construction and the operator platform. This is how we create added value for clients and a sustainable home for everyone.



# Track Record

**7,5**

Billion Euro Assets  
under Management

**200+**

Specialists  
worldwide

**18**

Locations  
worldwide

**10**

Funds under  
management

**350+**

Investors & customers  
worldwide

**12.000+**

Units under Operation  
[360 Operator]



# Our services



## Invest

Capital Bay  
Fund Management S.à r.l.

- EUR 1.2 billion AuM
- 11 managed funds
- 23+ employees worldwide

We invest in the entire range of direct and indirect real estate investments with different investment strategies in various asset classes. Global and fully regulated.

Capital Bay Group S.A.



## Manage

Capital Bay  
Real Estate Management GmbH

- EUR 6.3 bn AuM
- 180+ employees worldwide
- 13 locations in Germany alone

We manage the entire life cycle of real estate for a sustainable overall concept that combines the interests of clients and users and exploits the full potential of the property.



## Build

Capital Bay  
Modular Construction S.à r.l.

- JV with world market leader Daiwa House Modular Europe for modular construction
- Target production of 50,000 residential+ units per year

We build faster, better and more affordable living space for every lifestyle using modular methods - together with the global market leader. By producing the modules in series in our factory, we offer an efficient and sustainable method that is affordable and cost-effective for investors.

360 OPERATOR GMBH



## Operate

360 Operator GmbH

- 12 strong brands
- 3,300+ employees worldwide
- 82+ assets and operations
- 11,600+ units under operation

Through 360 Operator GmbH, an operator platform for micro living, we can not only offer investors suitable properties, but also guarantee their operation and take responsibility for their performance.



# Organization chart



Invest

Manage

Build

Operate

# Capital Bay Fund Management



# Fund Management

Fully licensed fund, investment and global capital management

Capital Bay Group offers professional and semi-professional investors the full range of direct and indirect, regulated and non-regulated real estate investments. Capital Bay Fund Management S.à r.l., as a CSSF fully regulated Alternative Investment Fund Manager (AIFM) based in Luxembourg, serves national and international investors in all areas of indirect real estate investments. Direct investments are managed by the Capital Bay Group via its German group companies.

Our financial products





**Funds regulated in Luxembourg**

Development Fund I	€ 400m GAV → Distributed
The FIZZ Student Housing Fund	€ 243m GAV → Distributed
CB Smart Living Germany Fund	€ 70m GAV
CB Re Minorities Funds	€ 715m GAV
SPA Living+ Europe Fund	€ 65m GAV
CB Europe Secured Whole Loan Fund	€ 155m GAV
CB Staytoo Micro Living Fund	€ 143m GAV
GII – CB Senior Living Germany I+II	€ 19m GAV

**Funds regulated in Germany**

CB Wohnimmobilien Deutschland	€ 182m GAV
Private Placement Ahrensburg	€ 40m GAV

**In the placement process**

CB Senior Living I Fund	€ 200m (target) GAV
CB 4Society Fund	€ 100m (target) GAV
CB Self Storage Fund	€ 150m (target) GAV
CB PropTech Fund	€ 100m (target) GAV



Development Fund I



Privat Placement Ahrensburg



CB Smart Living Germany Fund



CB Re Minority Fund



CB Europe Secured Whole Loan Fund



The Fizz Take-Out Fund



SPA Living+ Europe



CB Staytoo Fund



CB Wohnimmobilien Deutschland

Invest

Manage

Build

Operate

# Capital Bay Real Estate Management



# Real Estate Management

Comprehensive service, full responsibility and a contribution to sustainability

Capital Bay Real Estate Management stands for all real estate services. Digital and largely TÜV-certified processes create added value along the entire value chain. Locations throughout Germany ensure a local presence. Close to the customer, close to the tenant. As a member of ECORE, Capital Bay Real Estate Management provides forward-looking impetus for sustainability and responsibility in the real estate industry.

[Our Services](#)



>200

Experts for every service around the real estate

13

Locations in Germany enable local support for each property

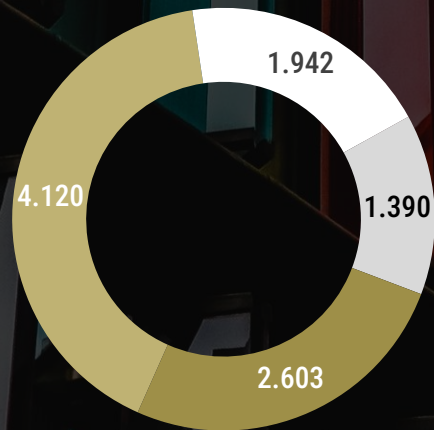


TÜV certification in quality management for asset and property management



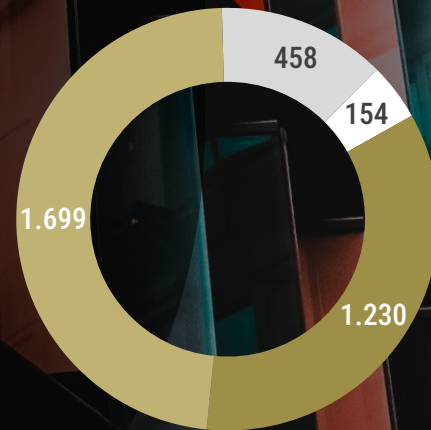
Contribute to the development of a robust and marketable industry standard for ESG assessment.

AuM by service line  
(in EUR million)\*



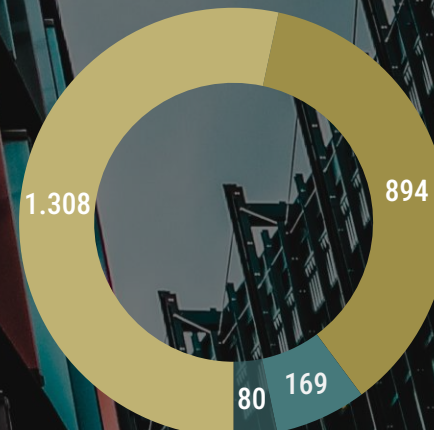
- Investment Management
- Asset Management
- Property Management
- Facility Management

AuM by area  
(in thousand m<sup>2</sup>)



- Investment Management
- Asset Management
- Property Management
- Facility Management

AuM by asset class  
(in thousand m<sup>2</sup>)



- Commercial
- Residential
- Senior Living
- Micro Living

[Our Services](#)

\* The total AuM of €7.5 billion mentioned in this presentation excludes overlaps between the different management mandates, i.e. there is no double counting.

Invest

Manage

**Build**

Operate

# Capital Bay **Modular Construction**



# Your all-in-one partner

## More than modular construction

In 2021, we established a joint venture with Daiwa Modular Europe, the global leader in serial and modular Build, to offer investors a unique concept based on the automotive industry. Through the serial prefabrication of modules, we enable affordable, sustainable and quickly available solutions - for all asset classes and for all life phases and styles.

Capital Bay thus offers a customized product for investors who can find all the necessary services and resources for modular construction in one place. From the identification of potential, to tailor-made investment opportunities, to the financing and development of real estate projects, to the entire real estate management and operation of these. Everything from a single source.

Joint Venture

Capital**BAY**

&

 **Daiwa House**  
Modular Europe

# Faster, better, cheaper

## Modular design as the key to optimization

**20%**

Cost savings

**79%**

Completion of the buildings ahead of schedule

**73%**

More quality satisfaction

Up to

**50%**

faster

## About Daiwa House Group



**#1**

World leader in modular design

**1,9**

million houses and apartments built

**60J**

Experience in modular construction

**AA-**

Credit rating

**32**

billion EUR Annual sales

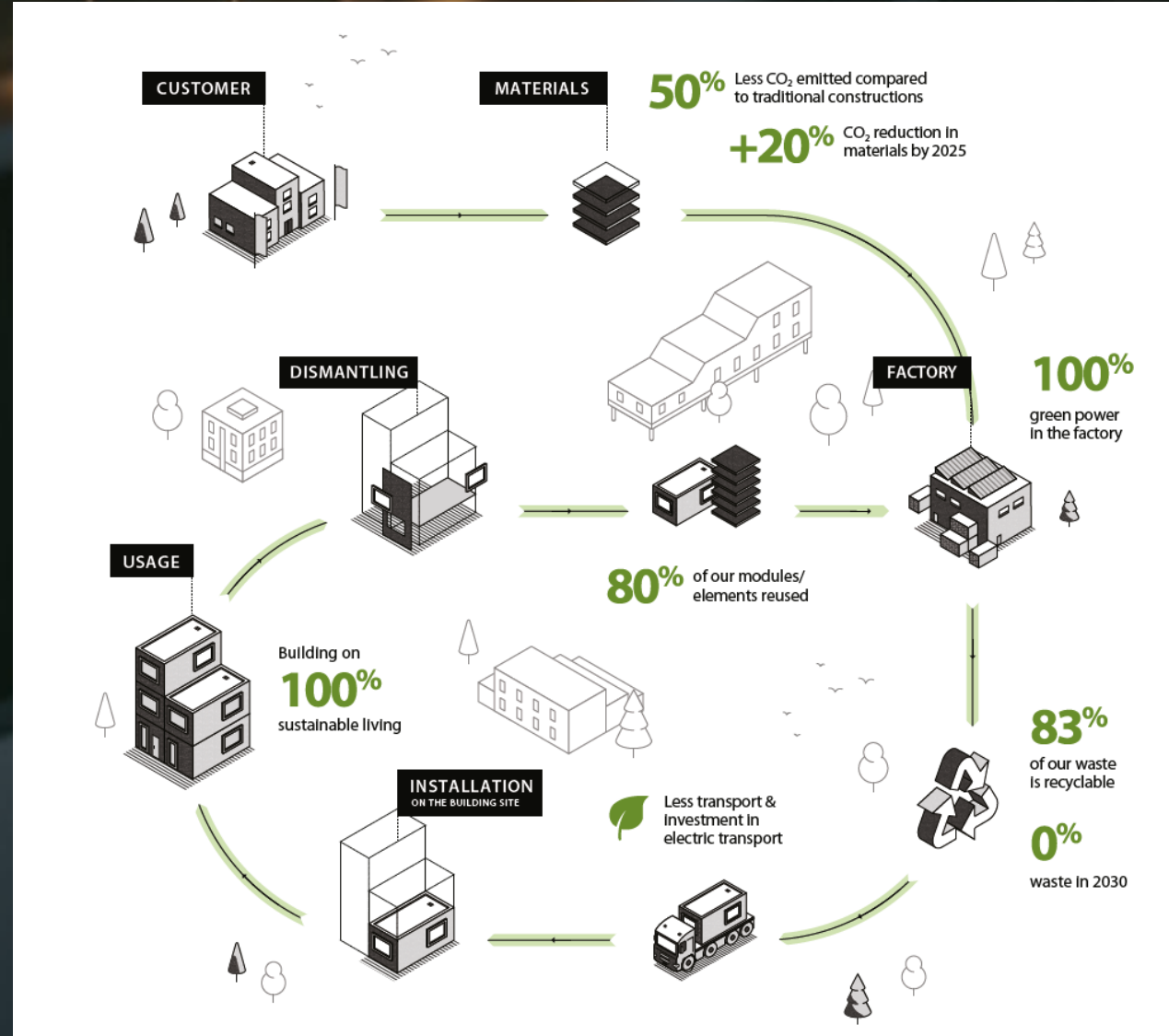
**50T**

Experts worldwide

**13J**

among the top 500 companies worldwide (Fortune Global 500)

Our products are manufactured according to the cradle-to-cradle principle and already meet the highest sustainability requirements of tomorrow.





Invest

Manage

Build

Operate

# 360 Operator Brand World



# Brand Plattform

- 12 strong brands
- 82+ properties
- 11,600+ residential units
- 3,300+ employees worldwide

360 Operator GmbH develops holistic commercial and residential operator concepts and brands with a flexible range of services and spaces for everyone in every situation.

The company's own brand platform currently integrates 12 operator brands with more than 82 properties and over 11,600 units. 360 Operator GmbH and the Capital Bay Group have an exclusive strategic partnership. The aim of 360 Operator is to develop and launch cyclically dynamic brands that cover the entire life cycle - from daycare centers, student and young professional housing to hotels, assisted living and care facilities.

CREATING  
SPACES  
MAKING  
PEOPLE  
THRIVE

**360**  
OPERATOR

powered by **Capital Bay Group**



# Brand World

→ to BrandWorld

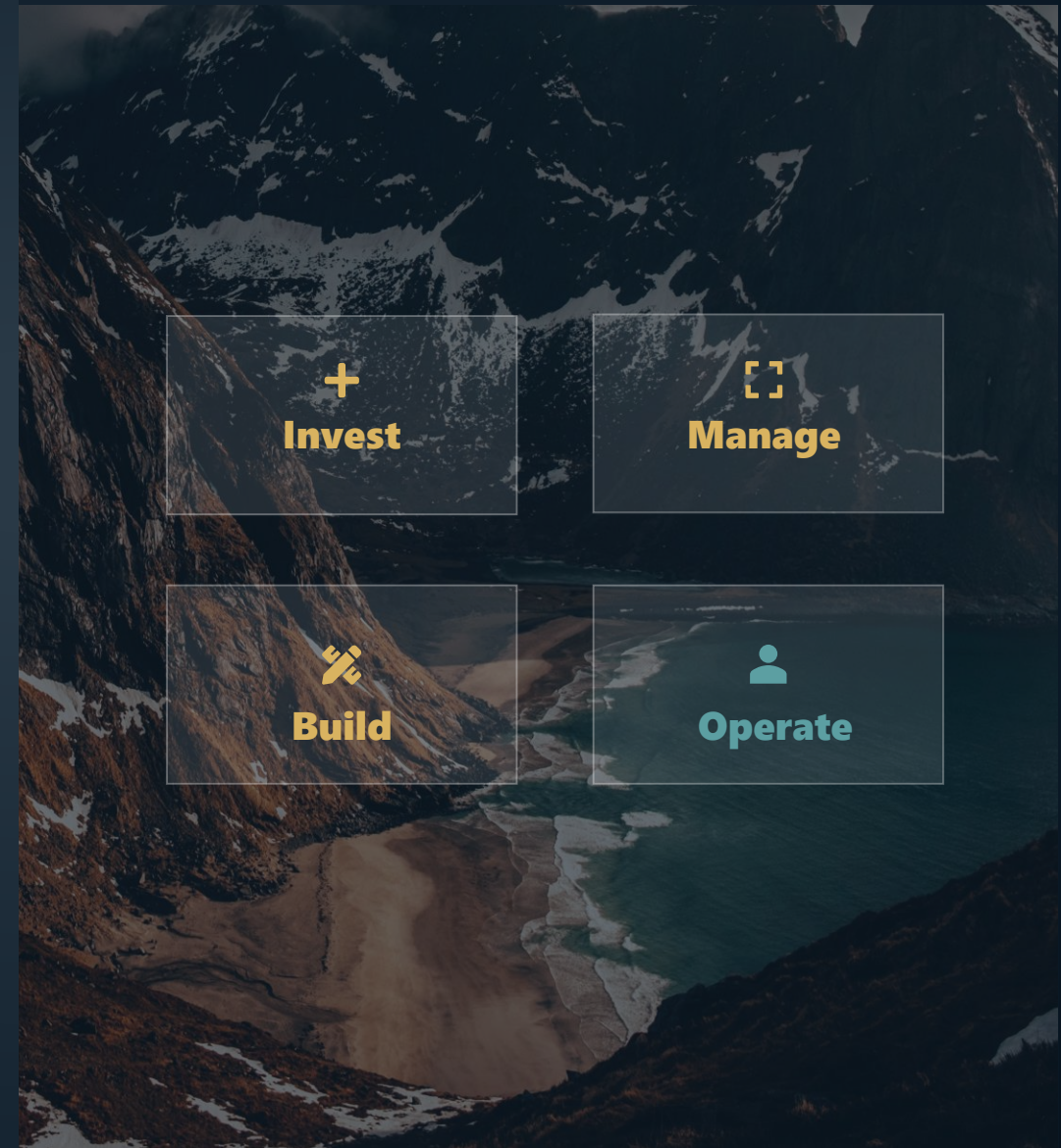


coming soon

# Synergies under one roof

## Capital Bay as a holistic solution platform

Your added value lies in our integrated business units, which offer a holistic solution platform under one roof. Through the unique combination of **investing, managing, building and operating**, Capital Bay creates an environment for comprehensive solutions, customised to your needs. This makes it possible to create the right total package of financing, construction, letting and saleability, offering win-win solutions to both clients and end users.



# Talk to us

Take advantage of our expertise  
to find the perfect solution for your needs.



**George Salden** | CEO  
T +49 30 120 866 246  
[george.salden@capitalbay.lu](mailto:george.salden@capitalbay.lu)



**Rolf Engel** | CFO  
T +352 2866 948 91  
[rolf.engel@capitalbay.lu](mailto:rolf.engel@capitalbay.lu)



**Oliver Müller** | COO  
T +49 30 120 866 2144  
[oliver.mueller@capitalbay.lu](mailto:oliver.mueller@capitalbay.lu)



**Capital Bay Group S.A.**

Office Germany  
Sachsendamm 4/5  
10829 Berlin  
Germany  
[info@capitalbay.de](mailto:info@capitalbay.de)  
T +49 30 120866 20

**Head Office:** 2, rue Jean Monnet, L-2180 Luxembourg



This presentation contains data, analyses, forecasts and concepts that are intended solely for your non-binding information. The presentation is not tax, legal or other advice and does not constitute an offer for the management of assets or recommendation/advice for asset dispositions. The presentation has been prepared on the basis of subjective assessments made by us. Some information contained in the presentation is based on and/or derived from information provided to us by independent third parties. We always act on the assumption that such information is correct and complete and has been obtained from trustworthy sources. We cannot guarantee the accuracy and completeness of the content of the information in the presentation. The presentation does not replace individual consultation. Any interested party should make any decision only after careful consideration of the risks associated with a particular contract and obtain legal, tax and, if necessary, other advice beforehand. We do not accept any responsibility towards the recipient of the presentation and third parties with regard to actions taken on the basis of this presentation. The opinions expressed are current opinions as of the date set forth in this document. The presentation is strictly confidential. Reproductions of any kind are permitted only with our prior written consent and with precise reference to the source.

