

Press Release

Capital Bay: New structure to achieve further growth

- Capital Bay establishes Société anonyme (SA) under Luxembourg law
- Company is being built up ready for the capital market
- Talks on appointments to the Supervisory Board well advanced

Berlin, 8 April 2022 – Capital Bay is aiming for further growth and, to this end, has founded a corporation under Luxembourg law, Capital Bay Group SA, as of 1 January 2022. The owner-managed, internationally active investment, asset, property and facility manager and property developer for real estate of every use type who integrates all value chains is positioning itself for the capital market with this step and is bringing together the three companies Capital Bay Fund Management SARL, Capital Bay Real Estate Management GmbH (successor to Capital Bay GmbH) and Capital Bay Technology GmbH under the umbrella of Capital Bay Group SA.

"We are increasingly operating on a pan-European basis and work predominantly with international investors. They expect a professional and capital market-ready corporate organisation and management," says George Salden, CEO of Capital Bay Group. "The new Capital Bay structure and the parent company Capital Bay Group SA provide us with the adequate foundation and thus the prerequisite for dynamic development and our further corporate growth."

Capital Bay Fund Management SARL focuses on the fund business, developing fund strategies and structuring and launching the alternative investment funds and separate accounts managed by Capital Bay. Capital Bay Real Estate Management GmbH is responsible for real estate management. This includes transaction, asset, property and facility management. Since the company was founded, Capital Bay has also relied on digital solutions from PropTechs to automate and accelerate the real estate transaction process. These digital solutions are bundled under Capital Bay Technology GmbH.

"Completed by the brand world of our exclusive cooperation partner 360 Operator GmbH—provider of diverse operator concepts, from student to nursing homes—we offer a unique overall

package of innovative investment products, service and know-how in particular to our international investors," says George Salden.

Capital Bay Group SA is managed by an Executive Board and a Supervisory Board. The members of the Executive Board include George Salden (CEO), Rolf Engel (CFO) and Rolf Schneider (COO). Capital Bay is currently in in-depth discussions with renowned persons from the real estate industry regarding the composition of the Supervisory Board.

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About Capital Bay Group SA

The Capital Bay Group SA is an owner-managed, independent investment, asset, property and facility manager for real estate of all types of use, integrated at all stages of the value chain. Overall, the Capital Bay Group SA is responsible for real estate assets of 7,5 billion euros with a focus on Germany and neighbouring European countries. Within the Capital Bay Group SA, the German Capital Bay Real Estate Management GmbH takes over the transaction management, development and administration of real estate. The range of services includes the realization of building rights, the planning and development of new construction projects, the refurbishment and revitalization of existing properties as well as the construction management with its own expert teams and external partners. Capital Bay Fund Management Sarl, a fully regulated, independent Alternative Investment Fund Manager (AIFM) based in Luxembourg, serves national and international, institutional and semi-professional investors in all areas of real estate investments. Capital Bay Group SA thus offers institutional and semi-professional investors the entire range of direct and indirect regulated and non-regulated real estate investments. In addition, with its exclusive cooperation partner, 360 Operator GmbH, the Capital Bay Group SA has access to a platform for the operational management of operator properties. The portfolio of the internationally operating 360 Operator GmbH comprises over 70 properties in operation with more than 11,000 units.

<https://capitalbay.de/>