

Press Release

Capital Bay and Projekte Partner form joint venture for real estate sales

- The aim of the cooperation is to market sustainable micro-living concepts via conventional, but also new digital distribution channels
- Target groups are private and semi-professional investors
- Sale starts with around 200 serviced apartments of the Stayurban brand in Magdeburg, Saxony-Anhalt

Berlin/Hanover, 5 June 2023 – Capital Bay Group (Capital Bay), an internationally active investment, asset, property and facility manager integrated at all stages of the value chain with €7.5 billion in assets under management, has formed a joint venture for property sales together with property marketing specialist PP Projekte Partner. With the founding of Capital Bay Sales GmbH, the shareholders and previous founders of DI Deutschland.Immobilien AG, who sold 75.1% to the MLP Group in 2019, have now created a platform for the single sales of sustainable micro-living products, which Capital Bay realises in cooperation with its strategic partner Daiwa House Modular Europe, a Fortune 500 company and market leader in modular construction. The target groups are private and semi-professional investors.

"Together with Daiwa House Modular Europe, we are building sustainable, circular housing concepts in modular construction, thus creating much-needed living space more quickly than with conventional construction methods. With PP Projekte Partner, we have a strong partner with years of sales experience, a large distribution network and effective sales strategies at our side, with whom we can now also offer our residential products and commercial housing products to private investors," says George Salden, CEO of Capital Bay. "The sale of properties in partial ownership and digital tokenisation will address a broader investor base and create additional financing options for projects."

"We are very pleased to be working with Capital Bay and also with Daiwa House Modular Europe, two major players in the real estate market. Together we will develop innovative and sustainable solutions. The joint venture with George Salden and the Capital Bay Group thus represents a perfect symbiosis for us," says Patrick Holze, Managing Director PP Projekte Partner.

An initial sales portfolio consists of around 200 serviced apartments of the operator brand Stayurban, which are part of a new development quarter in an inner-city core location in Magdeburg in order to meet the strongly growing demand due to the settlement of the American computer chip manufacturer Intel. In several construction phases, Capital Bay and Daiwa House Modular Europe are realising a total of 36,000 sqm of rental space with various types of housing for young and old as well as diverse commercial uses. Most of the new buildings will be constructed in modular design and equipped with an innovative heating, cooling and ventilation system in order to be KfW 40NH compliant and to achieve the DGNB Platinum standard.

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About Capital Bay Group SA

Capital Bay Group SA is a manager-owned, independent investment, asset, property and facility manager for real estate of any use type that integrates all value chain steps. Overall, Capital Bay Group SA has EUR 7.5 billion in real estate assets under management, the focus being on Germany and neighbouring European countries. Within Capital Bay Group SA, the German member company, Capital Bay Real Estate Management GmbH, handles the transaction management, the development and the management of real property. The spectrum of deliverables includes, without being limited to, the procurement of development rights, the planning and implementation of new-build construction projects, the conversion and revitalisation of standing properties, as well as the construction management using in-house teams of experts along with external partners. Capital Bay Fund Management Sarl, a fully regulated independent alternative investment fund manager (AIFM) domiciled in

Luxembourg, manages the accounts of national and international institutional and semi-professional investors in all real estate investment areas. To institutional and semi-professional investors, Capital Bay Group SA offers the entire spectrum of real estate investments, be they direct or indirect, regulated or unregulated. In addition, Capital Bay Group SA collaborates with an exclusive partner, 360 Operator GmbH, to provide access to a platform for the operative management of operator real estate. The portfolio of 360 Operator GmbH, an internationally active company, comprises more than 75 assets that divide into more than 11,000 units overall.

<https://capitalbay.de/>

About PP Projekte Partner GmbH

PP Projekte Partner GmbH is an owner-managed company based in Hanover that specialises in the acquisition, development and marketing of real estate. The focus is on investment properties in the areas of healthcare, micro living and needs-based housing.

PP Projekte Partner GmbH was founded in 2022 with the vision of achieving its corporate goals in particular through partnerships. The experienced team around the founders Patrick Holze, Björn Peickert and Sebastian Reccius has been working together successfully for many years.

<https://projektepartner.de>