Laundmallorca Consolidation Platform

EXECUTIVE INVESTMENT SUMMARY

1. Executive Summary

The Mallorca Launderette Consolidation Platform has been established to acquire, consolidate and professionally manage independent self-service laundrette businesses across Mallorca.

The objective is to create the island's first professionally managed multi-site laundrette platform capable of generating recurring cash flow, operational efficiencies and long-term shareholder value.

The strategy is supported by:

• A proven four-year operating track record.

• Approximately 47 identified acquisition opportunities.

• A target portfolio of approximately 30 acquisitions.

• Founder and anchor investor capital commitments of €1,000,000.

• Independent legal, accounting and governance oversight.

2. Why Consolidation Works

Over the past two decades, investors have successfully consolidated fragmented sectors including:

• Veterinary clinics

• Dental clinics

• Pharmacies

• Funeral services

• Opticians

• Accountancy practices

The common characteristic of these sectors is fragmented ownership, recurring demand and operational inefficiencies at the individual business level.

The laundrette sector exhibits many of the same characteristics while avoiding several challenges associated with professional service businesses.

3. Why Laundrettes?

Compared with veterinary or dental consolidations:

• No dependence on highly qualified academic staff.

• Limited recruitment risk.

• Minimal professional liability exposure.

• Relatively simple integration process.

• Predictable recurring customer demand.

• Low staffing requirements.

Put simply:

Veterinarians and dentists may leave after acquisition.

Laundrette machines remain.

4. Why Mallorca?

Mallorca offers a unique combination of:

• Concentrated population.

• Year-round tourism.

• Compact geography.

• High visibility of acquisition opportunities.

• Operational simplicity.

These characteristics create an ideal environment in which to establish and test a scalable consolidation platform.

5. Beyond Mallorca

Whilst the initial focus is Mallorca, management believes the platform may be capable of replication in other Southern European markets exhibiting similar characteristics.

Potential future markets include:

• Mainland Spain

• Southern France

• Italy

• Croatia

• Slovenia

• Romania

• Bulgaria

Many of these markets continue to contain fragmented owner-operated businesses with limited institutional ownership and attractive consolidation opportunities.

6. Key Investment Risks

Investors should recognise that:

• Acquisition opportunities may not materialise as anticipated.

• Integration may prove more complex than expected.

• Energy and operating costs may increase.

• Additional capital may be required to accelerate growth

• No return or liquidity event can be guaranteed.

7. Capital Plan and Investor Economics

The target platform is a portfolio of approximately 30 self-service laundromat units in Mallorca, acquired at an estimated weighted average acquisition price of approximately €100,000 per unit.

The total platform capital requirement is therefore approximately €3,000,000, expected to comprise:

Source	Amount	Role
Founder & Anchor	€1,000,000	Platform control, existing business contribution, operating know-how and long-term upside
Investor	€2,000,000	Expansion capital with priority annual income economics
Total	€3,000,000	30-unit Mallorca laundromat platform

Income Investor Capital is expected to receive a target priority annual return of 15%–18%, payable from available profits and cash flow, subject to Spanish law, reserves, reinvestment requirements and final legal documentation.

Founder & Anchor Capital is expected to retain strategic and operational control of the platform and participate in at least 50% of the residual profit potential after servicing the priority return to Income Investors.

8. Governance & Oversight

The platform intends to operate under a professional governance framework including:

• Independent legal oversight.

• Independent accounting oversight.

• Independent non-executive representation.

• Periodic investor reporting.

• Capital verification procedures.

9. Conclusion

Management believes the laundromat sector represents one of the few remaining fragmented service industries capable of supporting a meaningful consolidation strategy.

The objective is not simply to operate laundrettes.

The objective is to establish a scalable acquisition platform capable of generating recurring cash flow, operational efficiencies and long-term value creation for shareholders.