

Building Mallorca's First Independent Self-Service Launderette Platform

47 Identified Acquisition Opportunities

€1,000,000 Founder Commitment

Proven Four-Year Operating Track Record

Mallorca, Spain | Private Investment Opportunity



The investment opportunity

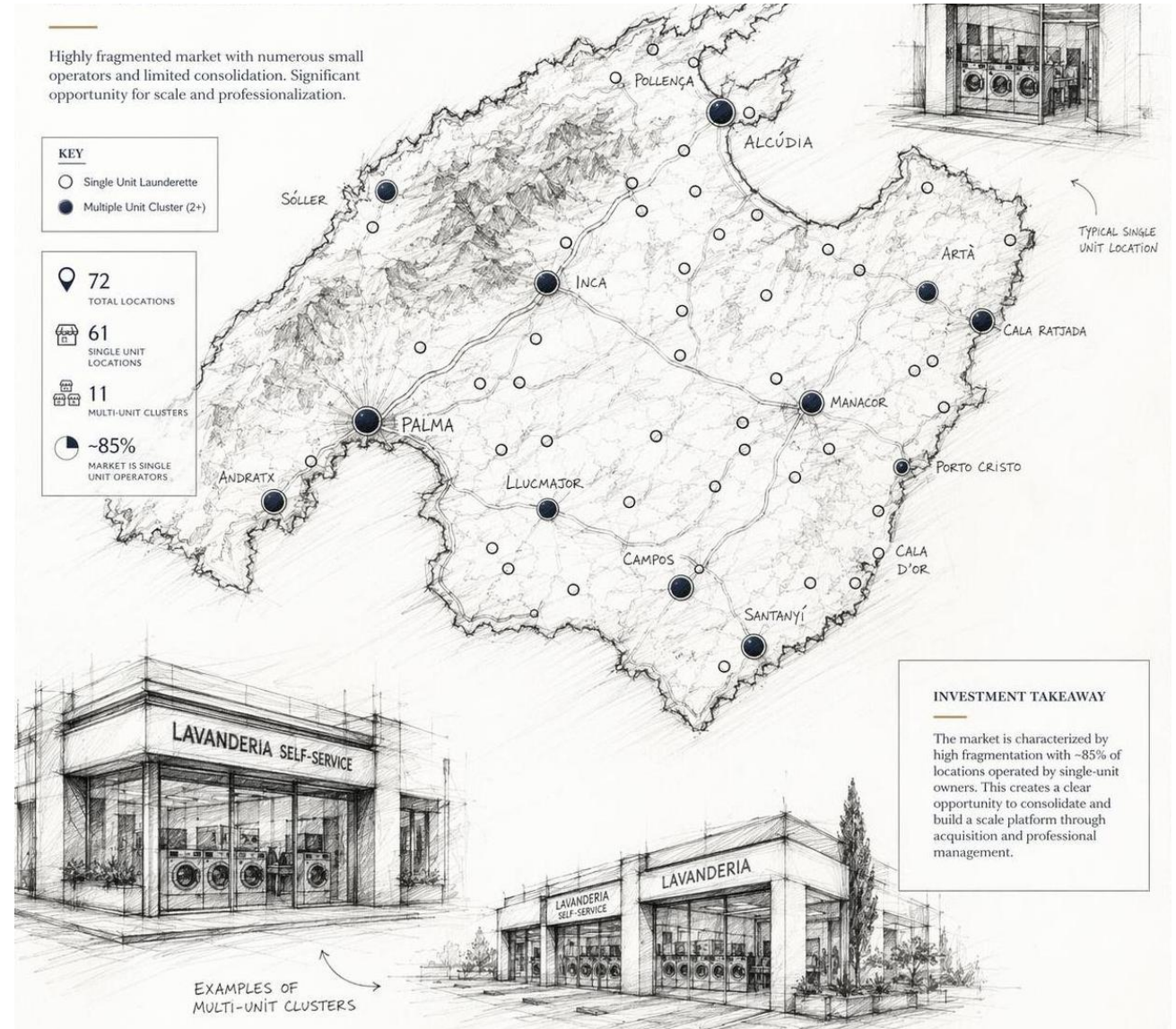
MARKET OVERVIEW

- Approx. 150 self-service launderettes across Mallorca
- No operator controls more than 5% of the market
- Largest operator: 7 locations
- Second largest operator: 6 locations
- Highly fragmented owner-operated market
- No institutional or platform-backed competitor
- Target platform: 30 locations

INVESTMENT THESIS

Market fragmentation creates a unique opportunity to establish Mallorca's first professionally managed independent launderette platform.

No operator currently possesses sufficient scale to establish a dominant market position.

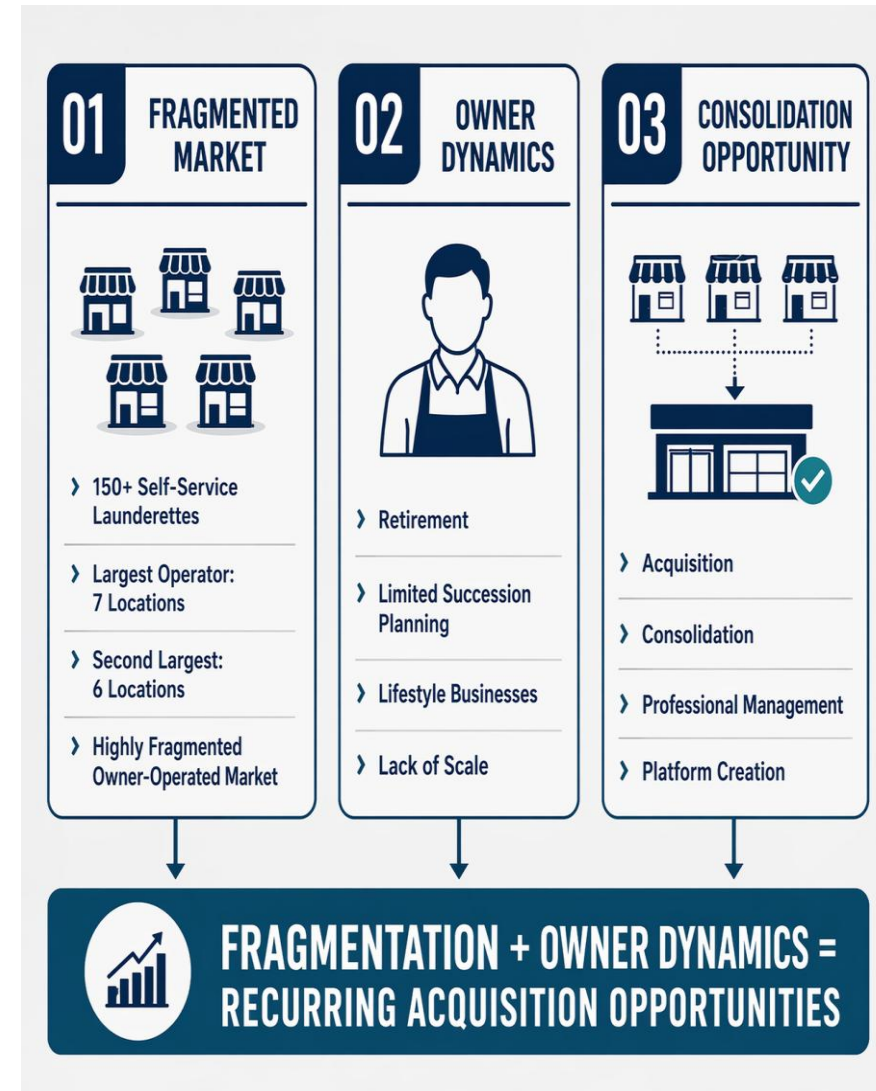


WHY CONSOLIDATION OPPORTUNITIES EXIST

- The market is dominated by owner-operated businesses.
- Most operators own one or two locations.
- Many owners are approaching retirement.
- Succession planning is often limited or non-existent.
- Small operators lack scale and purchasing power.
- Most businesses never attract institutional investors.
- This creates a natural acquisition and consolidation opportunity.

Investment Takeaway

Mallorca's fragmented owner-operated market provides a recurring source of acquisition opportunities for a professionally managed consolidation platform.

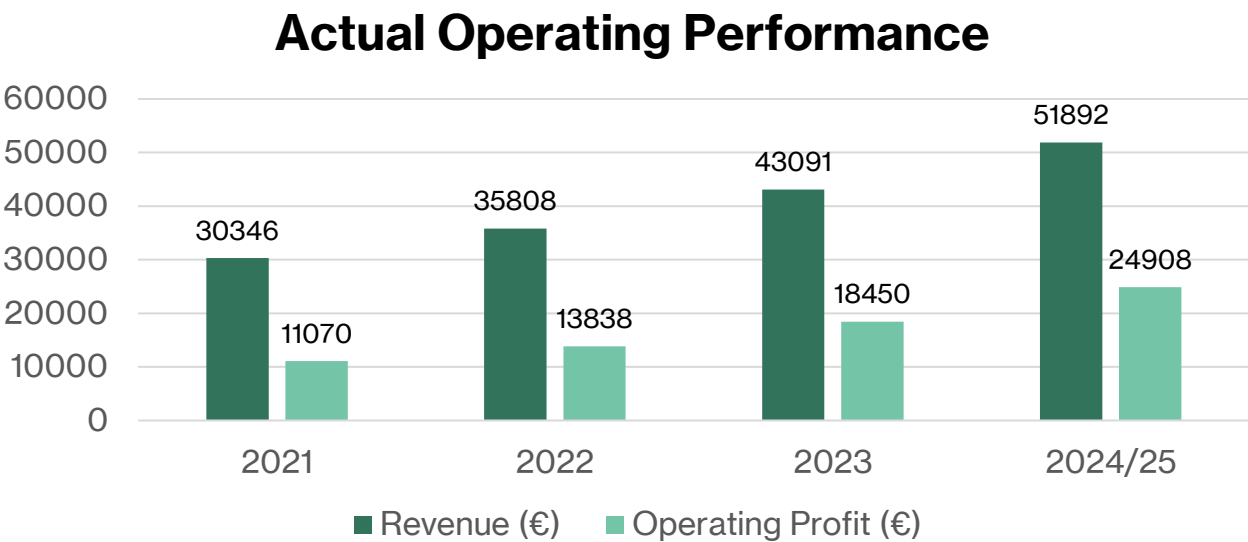


Proof of Concept Established

Revenue Growth +71%	Profit Growth +124%
Year 4 Margin 48%	Year 4 Operating Profit €24,908

Investment Relevance

- Proven operating model
- Demonstrated margin expansion
- Benchmark for future acquisitions
- Platform built on actual operating experience



Key Takeaway

A single laundrette generated €24,908 operating profit in 2024/25 establishing a proven operating benchmark for future acquisition across the Mallorca platform,

Founder & Anchor Capital commitment

€1,000,000 committed prior to approaching external investors.

Capital deposited into designated acquisition vehicle.

Committed Capital

Founder Capital	€500,000
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Anchor Investor Capital	€500,000
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Total Committed	€1,000,000
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Why This Matters

- Management capital at risk
- Interests aligned with investors
- Capital available for acquisitions
- Platform not dependent on initial external funding

Independent Verification

- Funds deposited into designated acquisition vehicle.
- Confirmation provided by independent solicitor.
- Details available during due diligence

INDEPENDENT VERIFICATION & GOVERNANCE

CAPITAL VERIFICATION

- ✓ €1,000,000 founder and anchor capital deposited
- ✓ Funds deposited before investor marketing
- ✓ Independent solicitor undertaking available
- ✓ Client account verification,

Abogados Albiñana Bengochea, Barcelona

FINANCIAL VERIFICATION

- ✓ Existing operating business
- ✓ Four years of historic operating performance
- ✓ Actual acquisition benchmark transaction
- ✓ Financial records available for review

TORO & MECA ASESORES

GOVERNANCE & OVERSIGHT

- ✓ Independent Non-Executive Director
- ✓ Independent governance oversight
- ✓ Corporate records maintained
- ✓ Professional reporting structure

Niels Godfredsen

WHY THIS MATTERS

Founder capital, operating performance and governance have been independently verified before external investor participation.

Why Mallorca

Mallorca at a Glance

Annual Visitors	18–19 Million
Airport Passengers	33–34 Million
Cruise Passengers	~2 Million
Tourist Overnight Stays	~50–60 Million Annually

Investment Rationale

Population concentrated around Palma and major coastal towns.
High proportion of apartments, seasonal residents and short-term visitors.

Year-round demand from residents, tourism workers and visitors.
Entire island reachable within approximately 75 minutes.
Compact geography supports centralized management and operational scale.

Mallorca combines recurring demand with unusual operational efficiency for a multi-site platform.

Key Investment Message

Why Mallorca Works

A concentrated population, year-round visitor economy and compact geography create ideal conditions for a scalable self-service laundrette platform.



ACQUISITION PIPELINE



47
IDENTIFIED
OPPORTUNITIES



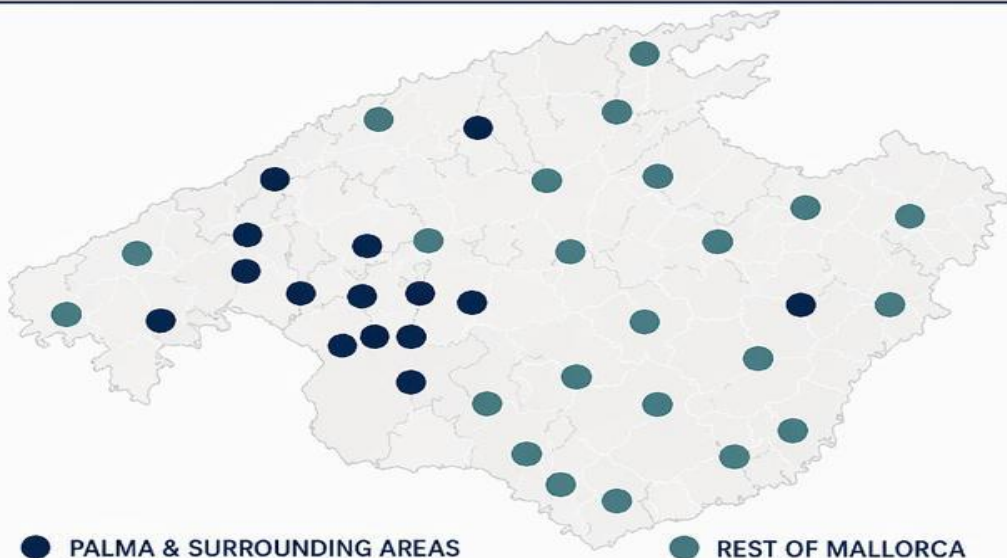
30
TARGET
ACQUISITIONS



22
PALMA &
SURROUNDING AREAS



25
REST OF
MALLORCA



Targets remain confidential and are not individually disclosed.



PIPELINE VALIDATION



Long-standing supplier relationships across Mallorca



Chemical consumption data provides visibility into operating activity



Opportunities identified across multiple municipalities



Pipeline not constrained upon a single geographic area



Management believes many opportunities exhibit operating characteristics broadly comparable to Avenida Dr Darder



Many operators are owner-managed businesses with retirement or succession considerations



KEY INVESTMENT MESSAGE

1

Independent market intelligence has identified approximately 47 acquisition opportunities across Mallorca, significantly exceeding the platform's acquisition requirement.

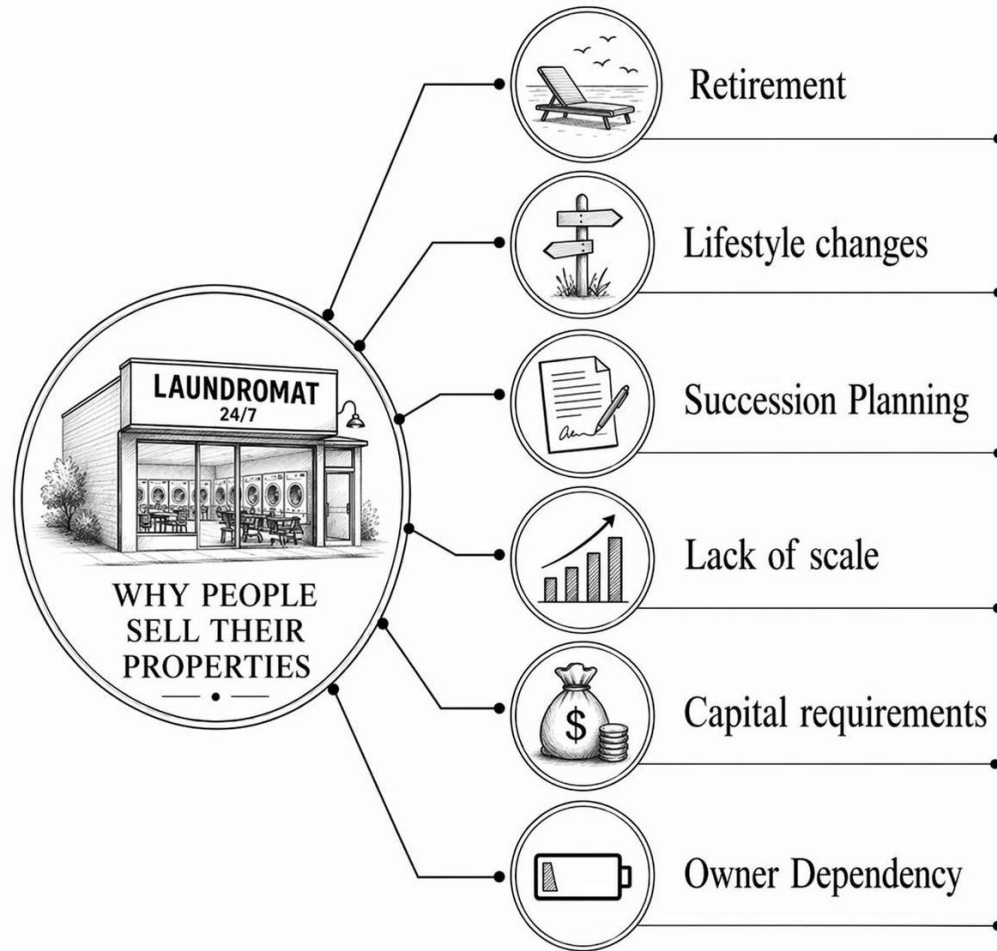
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The platform's acquisitive structure approaches 30 acquisitions over a timeframe that well beyond upon acquiring every identified opportunity.



THE PLATFORM OBJECTIVE CAN BE ACHIEVED WITHOUT ACQUIRING EVERY IDENTIFIED OPPORTUNITY.

Why Sellers Sell



Key Investment Message

Seller motivations are predominantly non-financial and recurring, creating a sustainable acquisition pipeline independent of economic cycles.

ACQUISITION ECONOMICS

30 Acquisition Target
€3.0m Total Deployment

CAPITAL DEPLOYMENT

€100,000

Purchase Price €50k
Machinery & Capex €30k
Fees & Taxes €20k

ACTUAL OPERATING PERFORMANCE

€25,000

Revenue €52k
Operating Margin 48%
4 Years Operating History
Instamatic Son Cladera

INVESTMENT METRICS

25%

Yield on Cost
4 Year Payback
30 Acquisition Target

A €100,000 acquisition generating approximately €25,000 annual operating profit represents a 25% annual cash yield before platform synergies and purchasing efficiencies.

Illustrative benchmark economics based on actual operating performance, supplier intelligence and observed market transactions.

Acquisition Pipeline

47 Identified Opportunities Across Mallorca

47

Identified Opportunities

30

Target Acquisitions

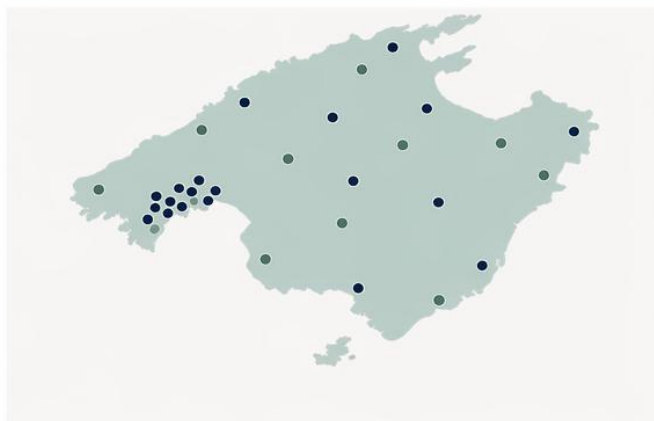
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Palma & Surrounding Areas

25

Rest of Mallorca

Targets remain confidential and are not individually disclosed.



WHY MANAGEMENT BELIEVES THE PIPELINE IS ACHIEVABLE

- Long-standing supplier relationships across Mallorca.
- Chemical consumption data provides visibility into operating activity.
- Management believes a significant proportion of identified opportunities exhibit operating characteristics comparable to Avenida Dr Darder.
- Many opportunities are owner-operated businesses with retirement, succession or lifestyle considerations.

Management does not require all identified opportunities to meet benchmark economics

WHY THIS MATTERS

Independent Market Intelligence has identified approximately 47 acquisition opportunities across Mallorca.

The acquisition strategy requires approximately 30 acquisitions and therefore does not depend upon acquiring every identified opportunity.

TARGET: 30 ACQUISITIONS FROM A VISIBLE PIPELINE OF 47 IDENTIFIED OPPORTUNITIES

REAL-TIME INVESTOR VISIBILITY

A level of operational transparency rarely available in private investments.



Investors can independently verify operating performance rather than relying solely on management reporting.

Revenue data is independently captured from payment systems and may be reconciled against operational activity, CCTV-supported verification and accounting records.



A LEVEL OF OPERATIONAL TRANSPARENCY RARELY AVAILABLE IN PRIVATE INVESTMENTS

Investors receive visibility through:

- ✓ Live Revenue Reporting
- ✓ Transaction Monitoring
- ✓ Operational Verification
- ✓ Structured Investor Reporting
- ✓ Acquisition Progress Updates



OBJECTIVE

Independent Verification of Operating Performance



INSTAMATIC INVESTOR PORTAL

May 25, 2025

Mallorca



LIVE REVENUE



€1,420

vs. Last Month
▲ 4.4%

MONTHLY ROLLING TOTAL



€38,700

vs. Last Month
▲ 4.4%

TRANSACTIONS (LAST 30 DAYS)



1,128

vs. Last Month
▲ 2.3%

CURRENT LOCATIONS



1

vs. Last Month
— 0%

PLATFORM PERFORMANCE TREND

Monthly Rolling Revenue



LOCATION STATUS



- Open & Live
- Due to Open in 30 Days
- Due in 60 Days
- Due in 90 Days or Later



INVESTOR REPORTING

Regular investor reporting supported by operational data and independent verification.



Daily



Weekly



Quarterly



Annual



INVESTOR INFORMATION ACCESS

- 24/7 Access to Data
- Transaction Monitoring
- Acquisition Progress Updates
- Quarterly Reporting
- Consolidated Investor Reporting



COMPLIANCE & VERIFICATION

Revenue data is independently captured from payment systems and may be reconciled against operational activity, CCTV-supported verification and accounting records.



PRIVACY & SECURITY

All reporting access is subject to applicable privacy and data protection laws.



DATA SOURCES

Revenue data is derived from:



Payment System Transactions



Transaction Monitoring



CCTV-Supported Verification



Accounting Records



Quarterly Reporting

WHY THIS MATTERS



INDEPENDENT VERIFICATION

Independent data provides verification of management reporting.



OPERATIONAL VISIBILITY

Real-time access to current data strengthens clarity over operations.



BETTER DECISIONS

Current operating information supports informed investment decisions.



ENHANCED CONFIDENCE

Greater transparency strengthens investor alignment, trust and accountability.

Reporting access and operational visibility are provided subject to applicable privacy, security and regulatory requirements.

PLATFORM ECONOMICS AT FULL DEPLOYMENT

30 ACQUISITIONS
€3.0m CAPITAL DEPLOYED
17%–30% OPERATING YIELD

Illustrative platform earnings once approximately €3.0m has been deployed across 30 acquisitions.

CONSERVATIVE
70% of benchmark performance

€0.5m

Annual Operating Profit

30 acquisitions at approximately 70% of benchmark economics
Approx. €17k operating profit per site

BASE CASE
100% of benchmark performance

€0.75m

Annual Operating Profit

30 acquisitions at benchmark economics
Approx. €25k operating profit per site

UPSIDE
Benchmark performance plus scale benefits

€0.9m

Annual Operating Profit

Benefits from scale, purchasing power and centralised administration
Approx. €30k operating profit per site

Illustrative annual operating profit at full deployment ranges from approximately €0.5m to €0.9m depending on acquisition performance and realised operational synergies.

Illustrative scenario analysis based on actual Instamatic operating performance, acquisition economics and management assumptions.

From Start-Up To Platform

2021

Instamatic Founded

Revenue €30,459

Profit €11,054



2025/26

Operation Benchmark Established

Revenue €52,110

Profit €24,811



Phase 2

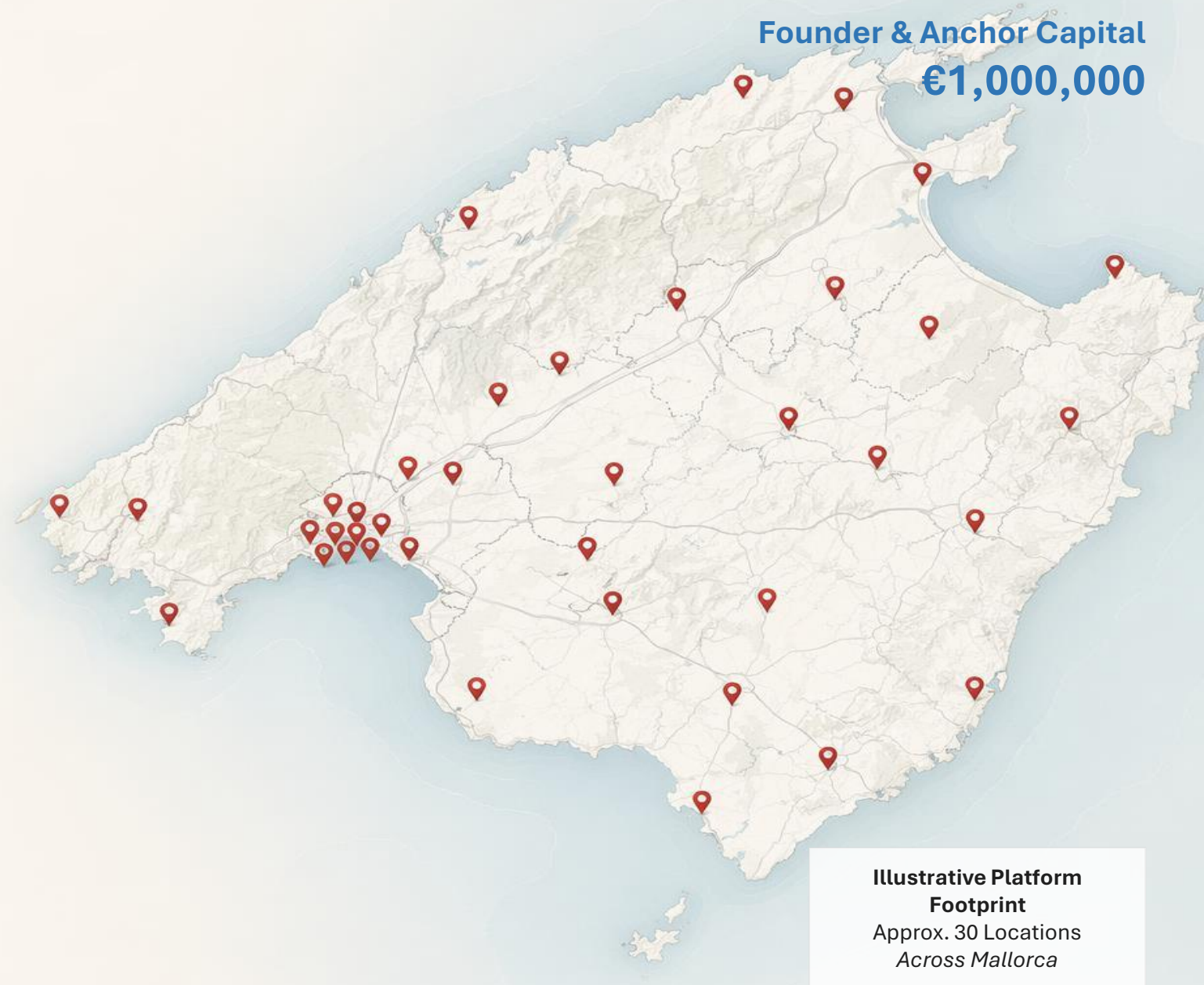
Mallorca Consolidation



30 Locations

Target Revenue €1.56m

Target Platform Profit €500k



**Founder & Anchor Capital
€1,000,000**

**Illustrative Platform
Footprint**
Approx. 30 Locations
Across Mallorca

HOW INVESTORS MAKE MONEY

Value creation through acquisition, consolidation and platform scale.

INVESTMENT

€3.0m

Capital deployed across approximately 30 acquisitions.

OPERATING PROFIT

€0.75m

Illustrative annual operating profit at benchmark performance.

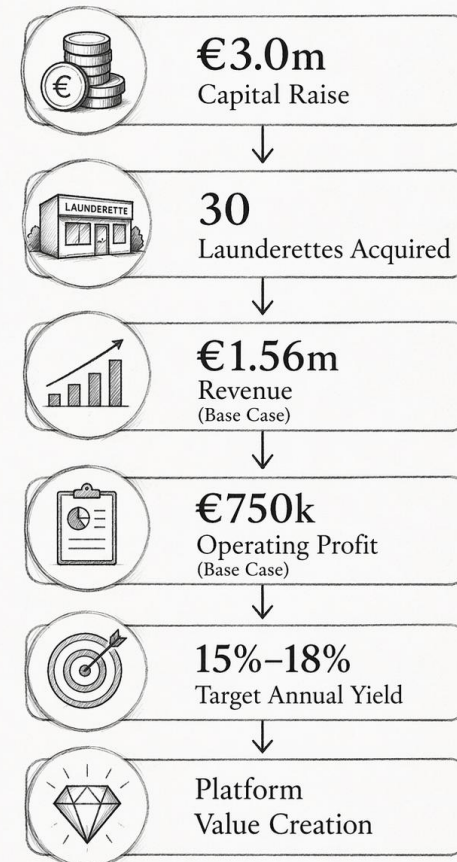
VALUE CREATION

Platform scale
Purchasing power
Professional management
Potential multiple expansion

EXIT OPTIONS

Platform sale
Founder buy-back
Refinancing
Strategic acquisition

CENTREPIECE GRAPHIC



The investment case is based upon transforming fragmented owner-operated businesses into a professionally managed platform capable of generating recurring operating profit and long-term value creation.

Capital Protection & Independent Oversight



1. Escrow / client account

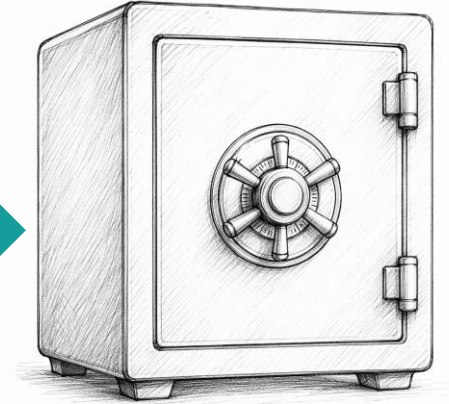
Capital deposited to SPV solicitor client account pending deployment

2. Third-party verification

Ring-fenced structure with deployment controls and oversight

3. Acquisition reporting

Regular updates on capital deployment and performance



Independent oversight provided by:

Abogados Albiñana Bengochea (Barcelona)

TORO & MECA ASESORES

Niels Godfredsen (Independent Non-Executive Director)

Founder and anchor investor capital is deposited before external investor subscriptions are accepted.

Real-Time Investor Visibility



Investors can monitor operational performance through independent data, verification and structured reporting.

Investors gain visibility through direct operating data, independent verification, and structured reporting.

Operational Data



- Live revenue
- Transactions
- Performance history
 - Platform visibility
- Revenue data

Visual Verification



- CCTV monitoring
- Customer activity
- Operating status
- Multi-site

Investor Reporting



- Quarterly reporting
- Acquisition updates
- Capital deployment
- Financial performance

Key Investment Message

Real-time data, verification tools, and regular reporting reduce reliance on periodic updates.

Reporting/monitoring access depends on operational, privacy, security, management needs.

Potential Exit Strategy

The Company intends to explore shareholder liquidity options after Year 5, including potential buy-back, strategic sale, third-party investment or platform transaction.

Subject to profitability, available reserves, shareholder approval and applicable law.



Company Buy-Back

Repurchase by the Company subject to reserves and profitability.



Strategic Sale

Sale to a strategic buyer or industry consolidator.



Secondary Share Sale

Transfer to a new investor or investment partner.



Strategic Platform Sale

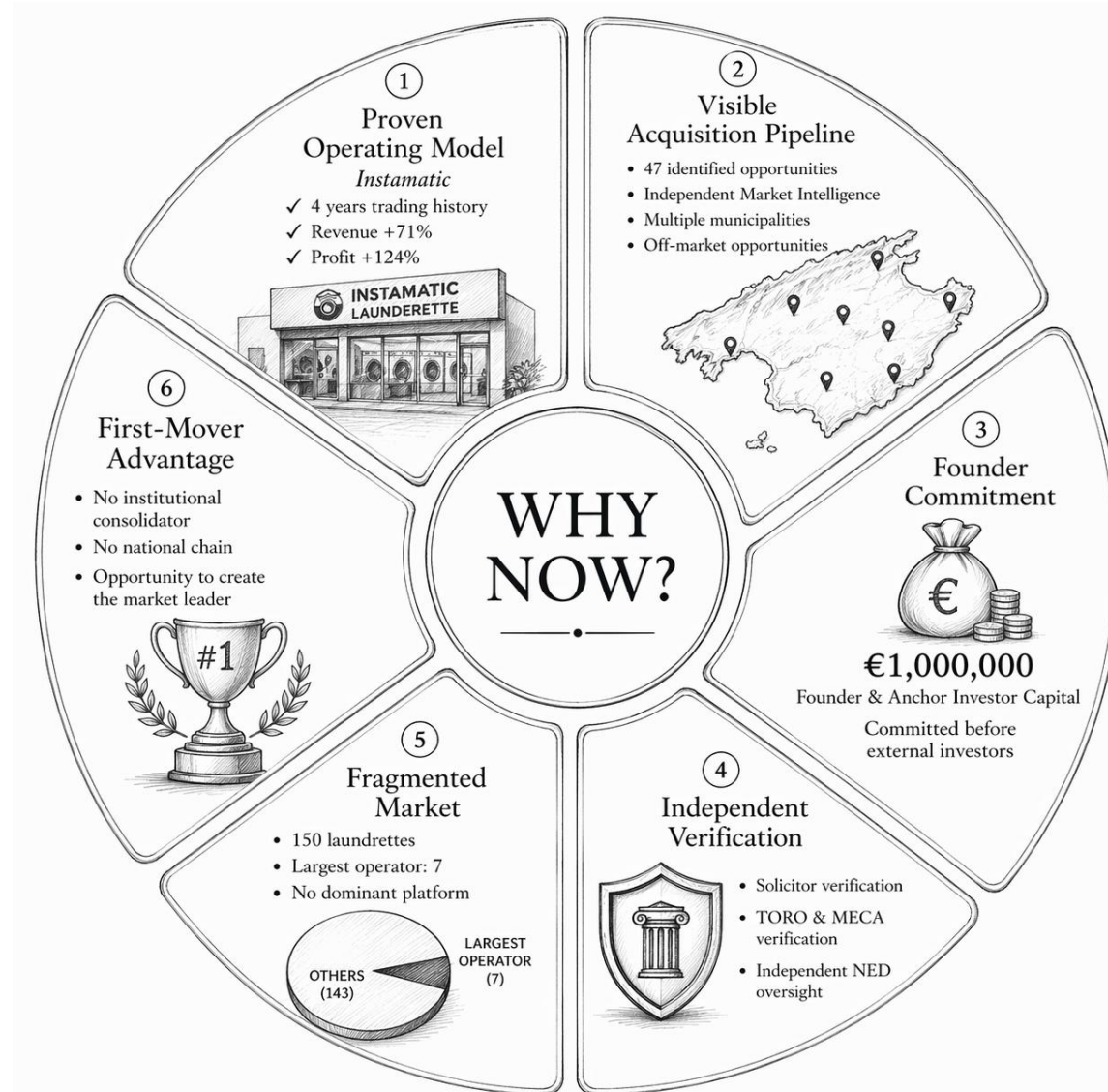
Sale, merger or recapitalisation of the platform.

All liquidity options remain subject to profitability, available reserves, shareholder approval and applicable law.

Why Invest Before Institutional Capital Arrives

A rare opportunity to build Mallorca's leading self-service launderette platform before institutional capital enters the market

The market remain fragmented, owner-operated and largely untouched by institutional capital. Early investors participate before consolidation drives acquisition prices higher and reduces opportunity availability



Operating Platform & Oversight

Supported by experienced professionals, independent advisers and established service providers.



Lucy Lenis - Operations & Administration

Day-to-day operations, supplier liaison, staff coordination, cash collection oversight and administration.

Photo
coming
soon

Niels Godtfredsen - Financial Control

Chartered accountant responsible for controls, reporting oversight, budgeting and performance monitoring.

Photo
coming
soon

José Ramón Albiñana Bengochea - Legal Adviser

External legal adviser for legal documentation, corporate matters, transaction support and governance framework.

Photo
coming
soon

Toro & Meca Asesores - Accounting & Tax

Accounting oversight, tax compliance, financial administration and reporting support.

Photo
coming
soon

Alvaro Franco - Technology & Systems

Payment systems, operational monitoring, reporting infrastructure and technology oversight.



Operating Infrastructure

Manufacturer-supported maintenance network, same-day service across Mallorca, dedicated cleaning teams and platform operating procedures.

Platform Support Structure

The operating platform combines local operational management, financial control, independent legal oversight, accounting support, technology monitoring and established maintenance infrastructure to support scalable growth across Mallorca. The platform's operating resources, professional advisers and support functions are expected to expand in line with acquisition activity and platform growth.

Investment highlights

INVESTMENT HIGHLIGHTS

- ✓ €1,000,000 founder and anchor investor capital committed
- ✓ 47 identified acquisition opportunities across Mallorca
- ✓ 30 acquisition target platform
- ✓ €100,000 average acquisition budget
- ✓ 25% operating yield benchmark based on actual Instamatic performance
- ✓ Independent solicitor, accounting and NED oversight
- ✓ 15–18% target investor return
- ✓ Potential shareholder liquidity options after Year 5



BUILDING A SCALABLE LAUNDERETTE PLATFORM

Structured Growth. Proven Model. Clear Exit.



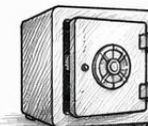
PROVEN MODEL



ATTRACTIVE
MARKET



STRONG
GOVERNANCE



SECURE
STRUCTURE



CLEAR PATH
TO LIQUIDITY

CREATING VALUE. DELIVERING RETURNS.