



2018 MIPIM EDITION



**WE CREATE SPACES
AND BUILD COMMUNITIES**



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International Campus

MESSAGE FROM THE CEO

Horst Lieder



We are happy to be back at the MIPIM! For International Campus, Cannes is a fixed point on the calendar each year. After all southern France is the key meeting point for the international real estate and finance industry.

In the last few years, our focus was acquiring investors – things are different now. This year we are at the MIPIM to find suitable sites for our portfolio.

With the acquisition of our first student residence in Prague, we are taking the step to Central and Central Eastern Europe. We are now involved in operating, planning and realisation in four countries at 33 locations with approximately 11,800 apartments. With Prague-based Karlin Group we also have a competent local partner who is familiar with the market due to knowledge gained over more than 20 years. Overall, most countries in Central and Central Eastern Europe have a good positioning now - with stable economic growth, low unemployment, in some cases at the German level, well educated young people and high demand for residential space in the inner cities. This makes not only Prague an attractive investment destination, but also for example Warsaw and Budapest.

We are pursuing a pan-European strategy and are focussing on the core products of student and young professionals apartments together with complementary products such as coworking. Because digitalisation is pushing the worlds of life and work ever closer together, flexible hybrid forms and communities are very much sought after. We are taking up these trends, and are developing our living and working environments for the core target group of 17 to 35-year-olds on an ongoing basis.

Over the last few years, we have invested a lot of energy in the scalability of our business model. We worked on the scalability of our products and optimized our processes. As a specialist for student and young professional apartments, our service spectrum today ranges from development, fund, asset, property and investment management to sales, renting and operating.

We focus on international students. Our current IC Research indicates that they are the main driver of the ongoing high number of students in Germany. Already 360,000 international students are enrolled in one of the 436 German universities

Over the next few years, it is our aim to increase our portfolio to approximately 20,000 apartments under management.

In Berlin, for example, one in five new students holds a foreign passport. This group is thus a key driver of demand for students apartments and thus extraordinarily important for International Campus.

We are looking forward to your offers!

Wishing you a successful MIPIM and much sunshine.

Yours,

Horst Lieder
CEO

BACKGROUND ON INTERNATIONAL CAMPUS

- International Campus Group ("IC") is a fully integrated continental European real estate development and asset management platform focussing on student as well as young professional housing and microliving with currently more than 3,000 apartments under management.
- The Company develops and manages a range of market leading flexible living and working environments with student housing as its core and is currently present in Germany, the Netherlands, Austria, Czech Republic and Luxembourg.

KEY NUMBERS

87% vs 95%

2017 vs 2018
Customer recommendation rate

4,500+

apartments under development
Rapidly growing

20,000

apartments under management
Our goal for 2025



WE ARE READY
EUROPEAN EXPANSION

expanding our borders

MARKET LEADER IN CENTRAL EUROPE STATUS QUO



NEXT GOAL EUROPEAN EXPANSION



COUNTRIES WE ARE INTERESTED IN

- Germany
- Austria
- The Netherlands
- Czech Republic
- Poland
- Hungary
- Luxembourg
- Switzerland
- Norway
- Sweden
- Denmark
- France
- Belgium
- Spain
- Portugal

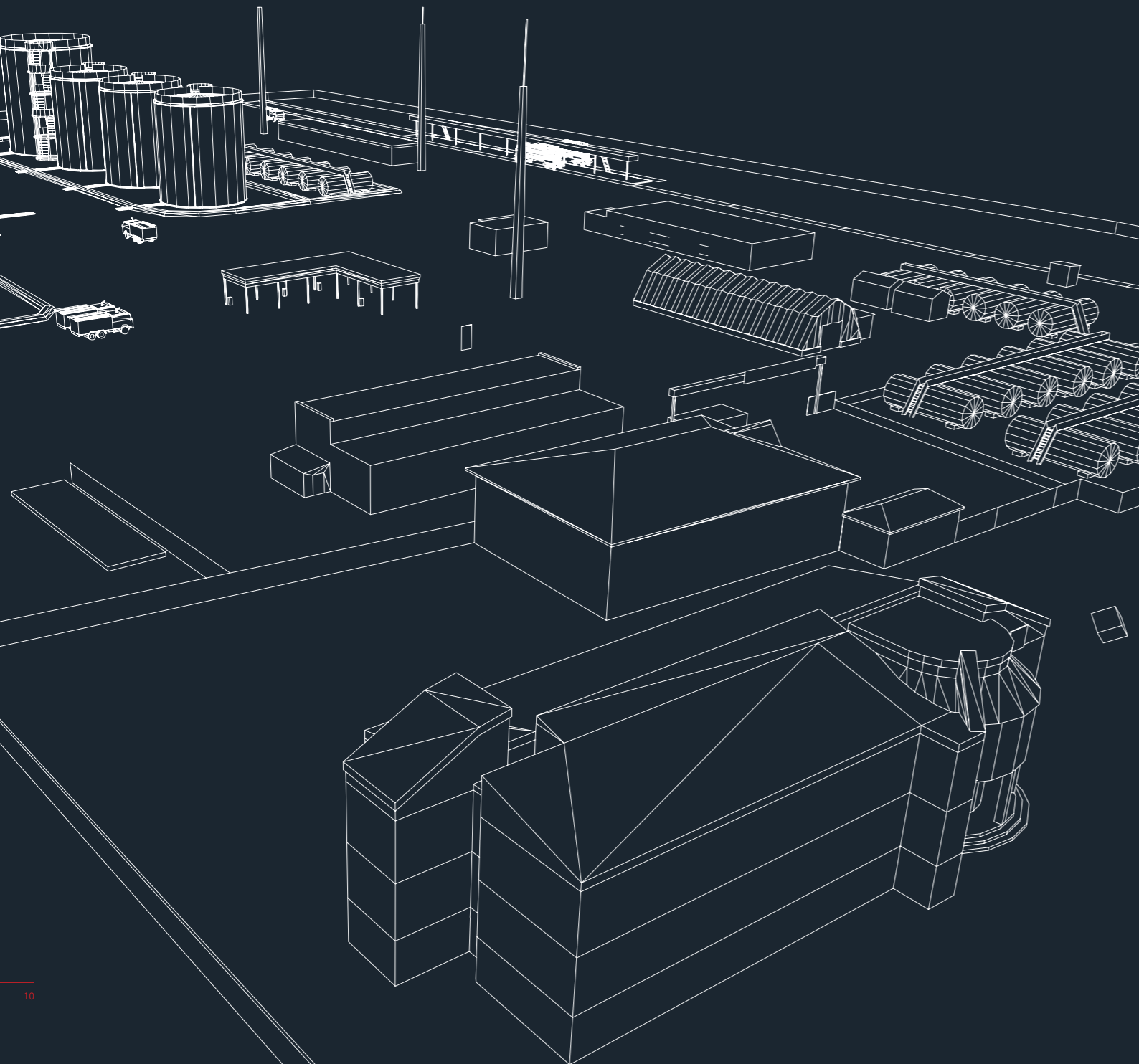
In Germany we are interested in A and A/B university cities.

In all other countries we are interested in A cities and top university cities.

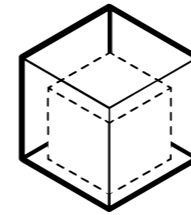
THE BASIS OF GROWTH OUR ACQUISITION PROFILE

searching for new opportunities

We are constantly on the look-out for attractive plots of land and buildings for our THE FIZZ product portfolio.

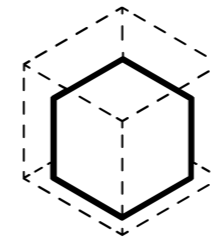


OUR REQUIREMENTS



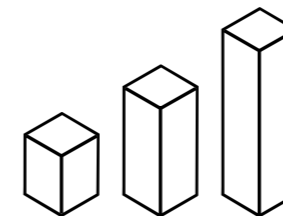
MACRO

- A and B cities in Germany
- A cities and top university cities in central Europe and Scandinavia
- A university cities in south and eastern European countries



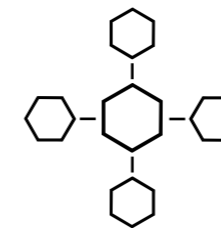
MICRO

- Close proximity to universities and/or educational facilities
- Excellent public transport links
- Vicinity to every day commodities
- Lifestyle on the doorstep such as cafes, clubs and nightlife



ECONOMICS

- Preferred gross floor area: at least 10,000 m² (GFA)
- Number of units: from 300 apartments
- Fully furnished studios for students and young professionals



DEAL STRUCTURE

- Forward commitment and forward funding transactions
- Existing buildings – value add – conversion potential
- Green field developments with existing zoning plans
- Brown field developments with room to refurbish and building additional apartments



LEADING THE MARKET
**OUR ASSETS
IN OPERATION**

•
expanding our portfolio

OUR ASSETS IN OPERATION IN GERMANY

close to 100% occupancy rate



THE FIZZ BREMEN UNIVERSITY

*open since 2012
335 apartments*



THE FIZZ FREIBURG+ ZÄHRINGEN

*open since 2014
149 students apartments*

THE FIZZ BERLIN KREUZBERG

*open since 2014
212 students apartments*



THE FIZZ HANOVER NORDSTADT

*open since 2014
303 students apartments*



THE FIZZ FRANKFURT GALLUS

*open since 2015
381 students apartments*



OUR ASSETS IN OPERATION IN GERMANY

close to 100% occupancy rate



© Dietmar Strauß

THE FIZZ DARMSTADT VERLEGERVIERTEL

*open since 2016
342 students apartments*



THE FIZZ FREIBURG BACHGASSE

*open since 2017
84 students apartments*



OUR ASSETS IN OPERATION IN AUSTRIA

entering a new market



THE FIZZ VIENNA BRIGITTENAU

open since 2017
481 students apartments
151 young professionals apartments

OUR ASSETS IN OPERATION IN THE NETHERLANDS

entering a new market



THE FIZZ AMSTERDAM SPARTAAN

open since 2017
361 students apartments



THE FIZZ AMSTERDAM LITTLE MANHATTAN

open since 2017
279 young professionals apartments



EXPANDING QUICKLY
OUR ASSETS
UNDER CONSTRUCTION

expanding our portfolio

OUR ASSETS UNDER CONSTRUCTION IN GERMANY

building the future



THE FIZZ MUNICH LUDWIGSVORSTADT

*opening 2018
157 masters apartments*

THE FIZZ FRANKFURT SOMMERHOFFPARK

*opening 2019
226 students apartments
106 young professional apartments*



THE FIZZ HAMBURG ALTONA

*opening 2019
453 students apartments
214 young professionals apartments
110 juniors apartments*



 THE FIZZ juniors

 THE FIZZ students

 THE FIZZ young professionals

 THE FIZZ masters

OUR ASSETS UNDER CONSTRUCTION IN THE NETHERLANDS

building the future



**THE FIZZ AMSTERDAM
LOFTS 020**
opening 2019
212 young professionals apartments

**THE FIZZ AMSTERDAM
DON BOSCO**
opening 2020
469 young professionals apartments



**THE FIZZ ROTTERDAM
COBANA**
opening 2019
432 young professionals apartments

**THE FIZZ ROTTERDAM
OCEAANHUIS**
opening 2021
185 young professionals apartments





READY FOR THE FUTURE
**OUR ASSETS UNDER
DEVELOPMENT**

expanding our portfolio

OUR ASSETS UNDER DEVELOPMENT IN GERMANY

new opportunities



THE FIZZ HAMBURG RÖDINGSMARKT

opening 2020
124 young professionals apartments



THE FIZZ COLOGNE ALTSTADT-SÜD

opening 2020
99 masters apartments

THE FIZZ HAMBURG STEINDAMM

opening 2021
345 students apartments



THE FIZZ HAMBURG ADENAUER ALLEE

opening 2021
70 nomads apartments
200 coworking desks




THE FIZZ HAMBURG HOLSTENWALL

opening 2022
240 masters apartments



 THE FIZZ students

 THE FIZZ young professionals

 THE FIZZ masters

 THE FIZZ nomads

 THE FIZZ coworkers

OUR ASSETS UNDER DEVELOPMENT IN THE NETHERLANDS

new opportunities



**THE FIZZ EINDHOVEN
LUX**

*opening 2020
197 young professionals apartments*



**THE FIZZ UTRECHT
OP DREEFA**

*opening 2021
629 students apartments*



**THE FIZZ AMSTERDAM
WEMBLEY**

*opening 2020
126 young professionals apartments*



**THE FIZZ AMSTERDAM
BLOCK 29 IN HYDE PARK**

*opening 2022
650 students apartments*

OUR ASSETS UNDER DEVELOPMENT IN AUSTRIA

new opportunities



THE FIZZ VIENNA HAUPTBAHNHOF

*opening 2019
195 students apartments*



THE FIZZ VIENNA BRIGITTENAU II

*opening 2020
190 young professionals apartments*

OUR ASSETS UNDER DEVELOPMENT IN HUNGARY

THE FIZZ BUDAPEST ÜLLÖI

*opening 2020
575 students apartments*

THE FIZZ BUDAPEST LENHOSSEK

*opening 2020
856 students apartments*



OUR ASSETS UNDER DEVELOPMENT IN CZECH REPUBLIC

THE FIZZ PRAGUE HOLEŠOVICE

*opening 2020
529 students apartments*





THE HEART
OUR PRODUCTS

living & working

THE BEGINNING LIVING PRODUCTS

THE FIZZ offers valuable and innovative co-living and coworking concepts all over Europe. Core features are high quality accommodation and working environments, inspiring community experiences and valuable extra services. THE FIZZ offers spaces to grow, to explore, to laugh, to recreate or just to be.



Photo top:

VIENNA

THE FIZZ young professionals

Bottom photos from left to right:

HANOVER

THE FIZZ students

BERLIN

THE FIZZ students

MUNICH

THE FIZZ masters



CORE PRODUCTS



LIVE. GROW. EXPLORE.

A safe start. THE FIZZ juniors is designed for the needs of apprentices in metropolises. During first educational periods away from home, fully furnished apartments are a smart choice. Our residences are adjusted to give young people the opportunity to grow. A wide range of common areas continue to give chances to become a part of the housing community and to meet other residents. With this specialized residential offer, THE FIZZ juniors addresses explicitly companies that want to make their vacant apprentice roles more appealing to talents.



LIVE. LEARN. LAUGH.

Feeling at home in times of motion. Students are explorers and are looking for a place to be themselves. THE FIZZ students offers tailored accommodations for this period in life. Our houses are both: a place to experience community and an individual retreat. Numerous services make the student life as easy as it gets. Various events enable a good time as well as exciting encounters in an international community.



LIVE. MEET. RELAX.

Relaxed living in challenging times. The life of today's young professionals is a rush hour that requires flexibility. That is why THE FIZZ young professionals offers graduates or job starters a slim and clever residential solution with high demands on design and equipment. Meeting people in a new hometown needs effort: We provide an environment to find new friends and build networks.

COMPLEMENTARY PRODUCTS



LIVE. ENJOY. RECREATE.

Time to let go. THE FIZZ masters is a heaven for senior executives away from home and their beloved. New joiners in companies, commuters, expats, project managers, consultants and senior executives in transition are looking for high-quality living space for a limited time. THE FIZZ masters offers fully-equipped exclusive apartments for experienced professionals on the road.



LIVE. TRAVEL. NETWORK.

Smart and flexible. THE FIZZ nomads is the haven for digital nomads, creative pioneers and international travellers in urban metropolises. The hostel concept offers access to digital and modern apartments, international people and a warm atmosphere. THE FIZZ nomads is in its structure a complementary residential offer to THE FIZZ coworkers.

THE FUTURE
WORKING PRODUCTS



CREATE. SHARE. ACCELERATE.

Tearing out insights from the outside. THE FIZZ coworkers is a place to break limits together. Under one roof diverse professionals bundle up and challenge themselves in a state of the art flexible working environment. Designed for startups, corporates, intrapreneurs and entrepreneurs as well as freelancers and creatives – THE FIZZ coworkers is a hub for out of line thinkers.



CREATE. DISCOVER. INSPIRE.

Home of the future. Entrepreneurs and Intrapreneurs need an environment to break through. THE FIZZ innovation camp combines working and co-living in one ecosystem in order to create a place full of creativity and opportunities. Highly modern and urban, THE FIZZ world presents itself here in all its facets.





HOW WE WORK
THE COMPANY

•
leading the market



The International Campus Group is specialized in student housing, as well as micro- and co-living. Based on an integrated platform, product and service approach International Campus is located in Germany, Austria, the Netherlands, Austria and Luxembourg.

OUR MISSION

Innovative Real Estate Development

We set benchmarks for excellent co-living and coworking experiences. We bring rooms to life. With our real estate developments, brands and services we create and establish smart solutions with a deep understanding of our customers.

We value our tenants as an active part of an ambitious and inspiring community.

WHY WE ARE THE BEST AT WHAT WE DO

#1 — LEADING FULLY INTEGRATED PLATFORM

#2 — INVESTOR, DEVELOPER, FUND MANAGER, OPERATOR

#3 — FORWARD THINKING TEAM

#4 — SCALABLE PRODUCT RANGE

#5 — EXCELLENT CUSTOMER SATISFACTION

THE GROUP IN NUMBERS

6

offices

>120

employees

30+

locations

6

countries



TEAM

MANAGEMENT
IC GROUP



HORST LIEDER

*CEO
IC Group*



PATRICK HANISCH

*CFO
IC Group*



ROLF ENGEL

*Chairman
IC Group*



ALEXANDER GULYA

*Managing Director
International Campus Austria*



WOUTER VAN DEN EIJDEN

*Managing Director
IC Netherlands*

CONTACT

ACQUISITION & DEVELOPMENT GERMANY



HANS-PETER HESSE

*Managing Director
IC Development*

hans-peter.hesse@ic-campus.com

ACQUISITION & DEVELOPMENT AUSTRIA



ALEXANDER GULYA

*Managing Director
International Campus Austria*

alexander.gulya@ic-campus.com

ACQUISITION & DEVELOPMENT THE NETHERLANDS



GUIDO VAN DER VEEN

*Director Development
IC Netherlands*

guido@ic-netherlands.com

BUSINESS PARTNERSHIPS



BENJAMIN RÖBER-RATHAY

*Director Business Development
IC Service*

benjamin.roeber-rathay@ic-campus.com

INVESTOR RELATIONS



THORSTEN JOERSS

*Director Finance and Operation
IC Fund Management*

thorsten.joerß@ic-campus.lu

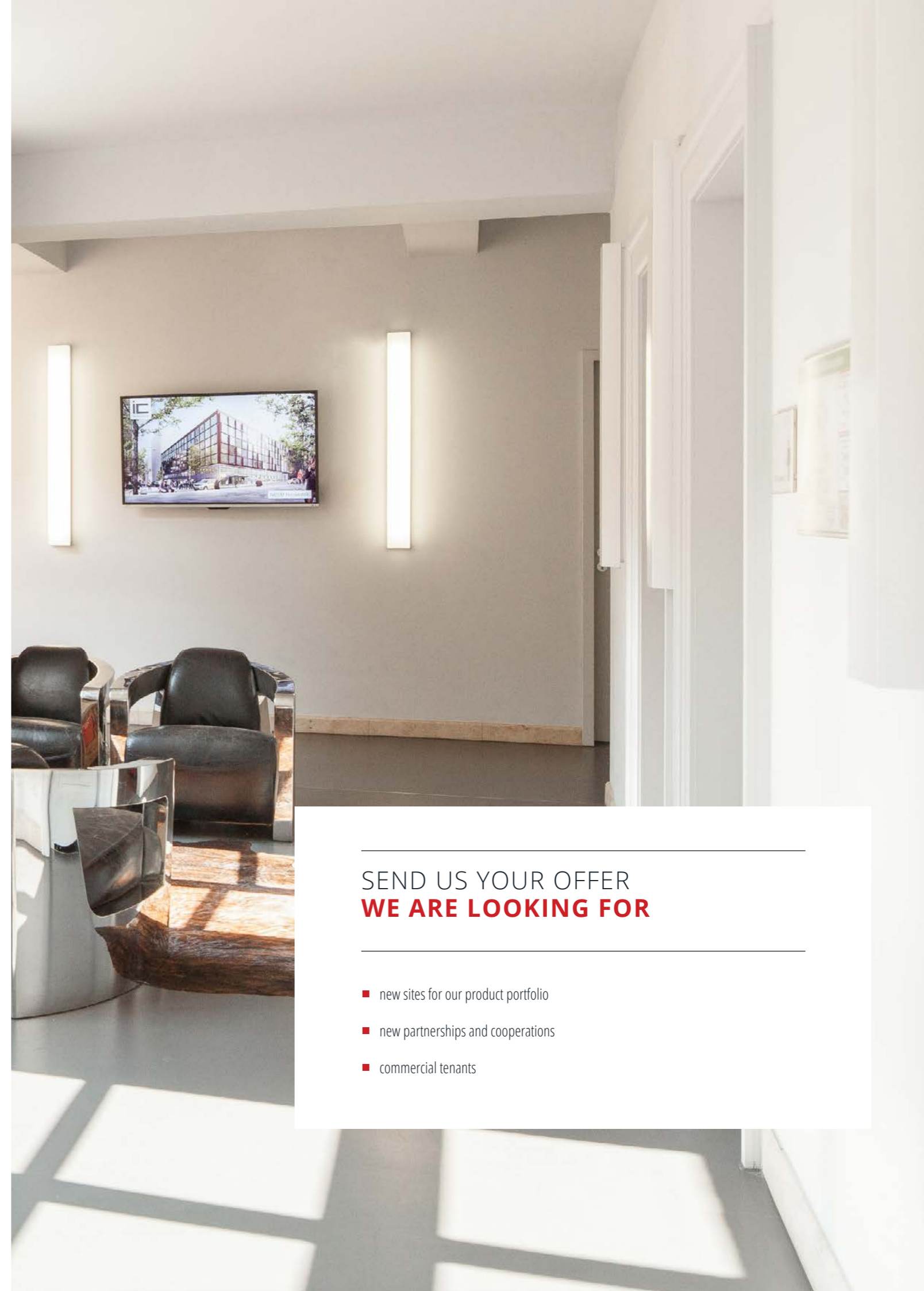
COMMERCIAL LETTING



INGO RÖSSING

*Director Asset Management
IC Service*

ingo.roessing@ic-campus.com



INTERNATIONAL CAMPUS AG

Blumenstraße 28
80331 Munich
Germany

www.ic-campus.com