

The background is a photograph of three students from behind, looking out at a sunset. One student on the left has their right arm raised high. The sky is filled with soft, colorful clouds in shades of orange, pink, and blue. The students are wearing casual clothing like denim jackets and a striped shirt.

# **STUDENT HOUSING & CO-LIVING**

COMPANY BROCHURE 2019



# RESIDENTIAL

CO-LIVING

shared living

PURPOSE  
BUILT

ALL-IN-RENT

(CON-)TEMPORARY

# COMMUNITY

FULLY-FURNISHED

compact living

smart services

# EUROPE

purpose built student accommodation

MICRO  
LIVING

# STUDENT HOUSING







# OUR MISSION

## REAL ESTATE CONCEPTS DESIGNED TO MEET THE NEEDS OF THE YOUNGER GENERATION

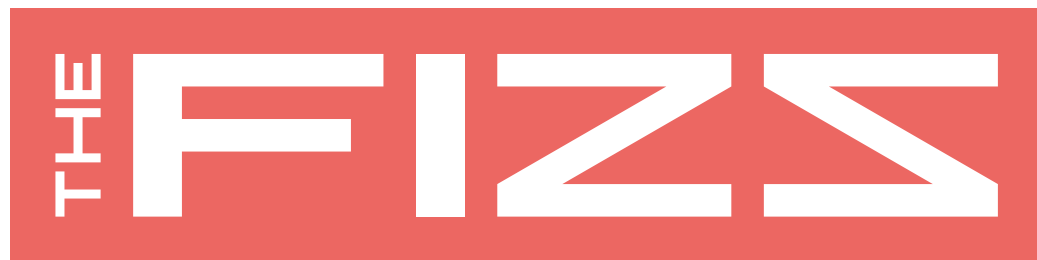
International Campus Group ("IC") creates residential spaces for students and young professionals to feel at home in like-minded communities. We focus on providing an innovative residential offering for young people with student housing at the core. Our product THE FIZZ combines modern and efficient living spaces with high quality customer service as well as unique community experiences in a valuable offering tailored to our tenants' needs. Our customers value this concept as demonstrated by high occupancy and satisfaction rates.

The IC portfolio currently comprises approximately 12,000 residential units in operation, construction or development across Germany, the Netherlands, Austria, the Czech Republic, Hungary and Poland. As an investor, developer and operator, we have the in-depth market knowledge and experience to deliver a competitive platform and scalable products that meet local requirements.



We set benchmarks for valuable and innovative student housing and co-living concepts. We bring rooms to life.





# A PLACE OF BELONGING

THE FIZZ gives students a home in Europe. By combining fully furnished apartments, great community experiences and smart services, we provide residents with the space they need to focus on the things that really matter to them.

We strongly believe that a home should be a place of belonging. We therefore brace supportive and welcoming communities. Every THE FIZZ is grounded on this principle. We build our houses with spacious common areas where our communities can meet and create their living together.



# SPACE



# SERVICE



## OUR OFFER

- Individual space to be alone and recreate
- Single and double studio apartments (18-32m<sup>2</sup>)
- Social space for being together
- Service environments to enjoy inhouse life and get daily needs organised
- Professional community management with events and cultural programs



# COMMUNITY





# UNDERSTANDING THE CUSTOMER

We develop and operate urban living environments based on our customers' needs and in line with modern city planning. We seek for high customer satisfaction and good relationships within our neighbourhoods.

## MOST RELEVANT NEEDS

- |                    |                      |                           |
|--------------------|----------------------|---------------------------|
| Excellent location | Likeminded community | Hassle-free move-in       |
| Private space      | Caretaking staff     | Online booking            |
| Common areas       | Security             | Good price-value relation |



## CUSTOMER PROFILES

We adress people in the educational period of life. Our houses are open for apprentices, students, trainees and volunteers as well as professionals in their early job years.

Internationals and people with limited access to the local housing markets that appreciate community driven living spaces are in the center of our marketing attention.







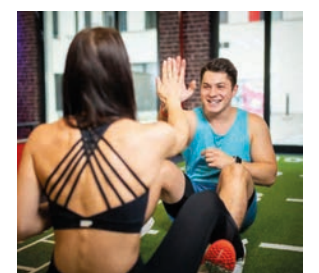
# WHY LIFE IS BETTER AT THE FIZZ

## AT A GLANCE

	THE FIZZ	Regular apartment	Shared apartment
Booking and moving-in without paying commissions, applying or being casted	✓		
All-in rent including internet, electricity and water	✓		
Own apartment with private bathroom and kitchen	✓	✓	
Smart apartment furniture and rental household appliances	✓		
House manager and reception with parcel acceptance	✓		(✓)
Big international house community	✓		(✓)
A variety of cosy common rooms	✓		(✓)
Social activities and events	✓		
Exclusive advantages through partner brands and sponsors	✓		



# LIFE AT THE FIZZ





# PARTNERSHIP OPPORTUNITIES

PRODUCT PLACEMENT

RESEARCH & INSIGHTS

PRODUCT INTEGRATION

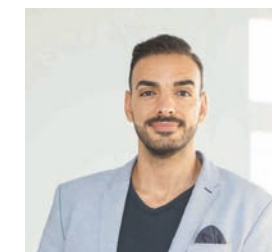
SPONSORING

PURCHASE COOPERATIONS

APARTMENTS FOR EMPLOYEES

PRODUCT & MARKET TESTING

EVENTS



**Enis Bayik**

Director Sales  
Contact for Enterprise Sales & B2B Cooperations

089 212 6880 - 217  
[enis.bayik@ic-campus.com](mailto:enis.bayik@ic-campus.com)



# LOCATIONS

Our assets in operation



THE FIZZ BREMEN UNIVERSITY



THE FIZZ BERLIN KREUZBERG



THE FIZZ FREIBURG BACHGASSE



THE FIZZ VIENNA BRIGITTENAU



THE FIZZ+ FREIBURG ZÄHRINGEN



THE FIZZ HANOVER NORDSTADT



THE FIZZ AMSTERDAM SPARTAAN



THE FIZZ AMSTERDAM LITTLE MANHATTAN



THE FIZZ FRANKFURT GALLUS



THE FIZZ DARMSTADT VERLEGERVIERTEL



# LOCATIONS

Our assets under construction



**MUNICH LUDWIGSVORSTADT**



**HAMBURG ALTONA**



**AMSTERDAM DON BOSCO**



**AMSTERDAM WEMBLEY**



**THE FIZZ FREIBURG MITTE**



**THE FIZZ VIENNA CENTRAL STATION**



**ROTTERDAM COBANA**



**AMSTERDAM LOFTS 020**

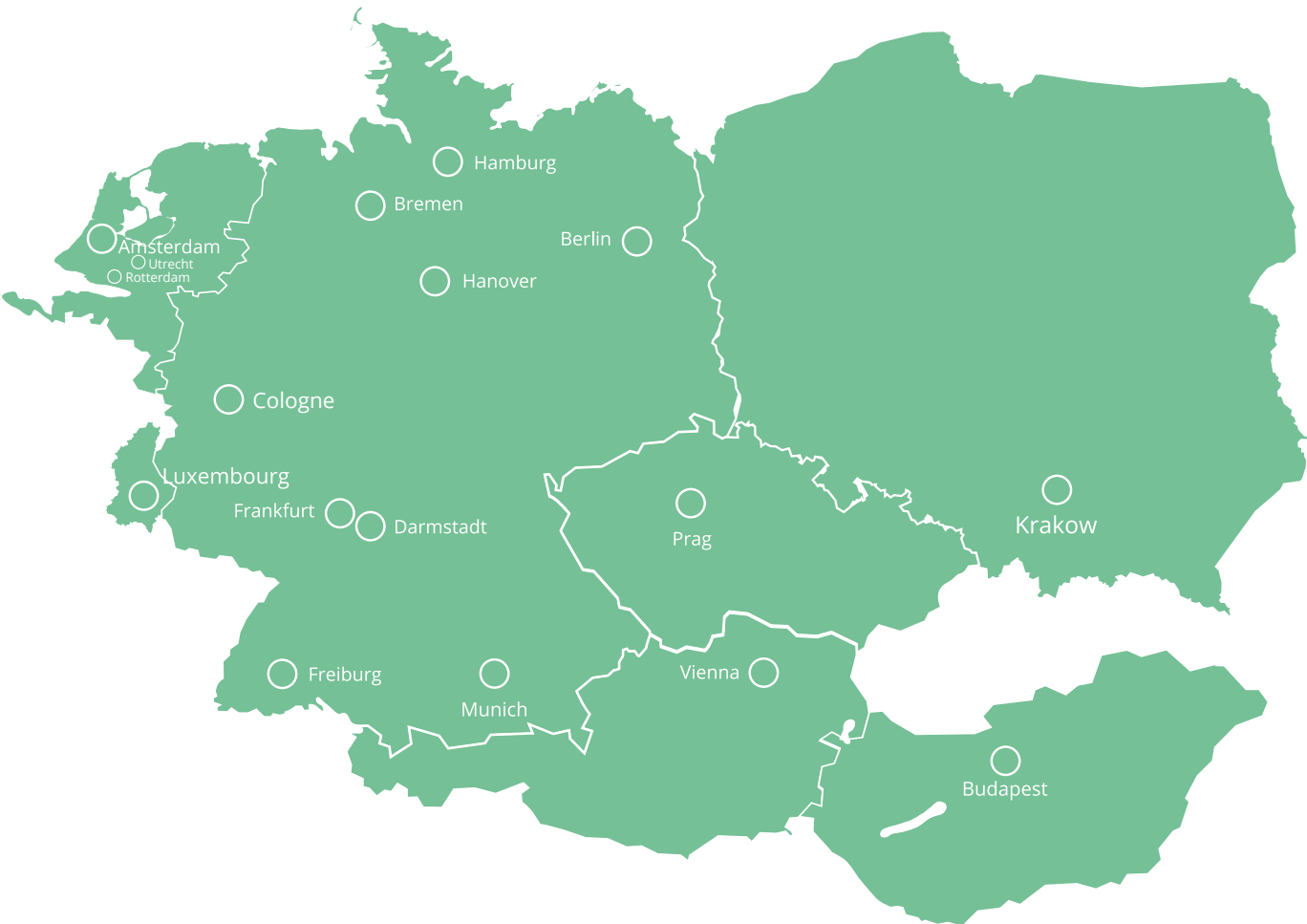


**ROTTERDAM WEST 507**

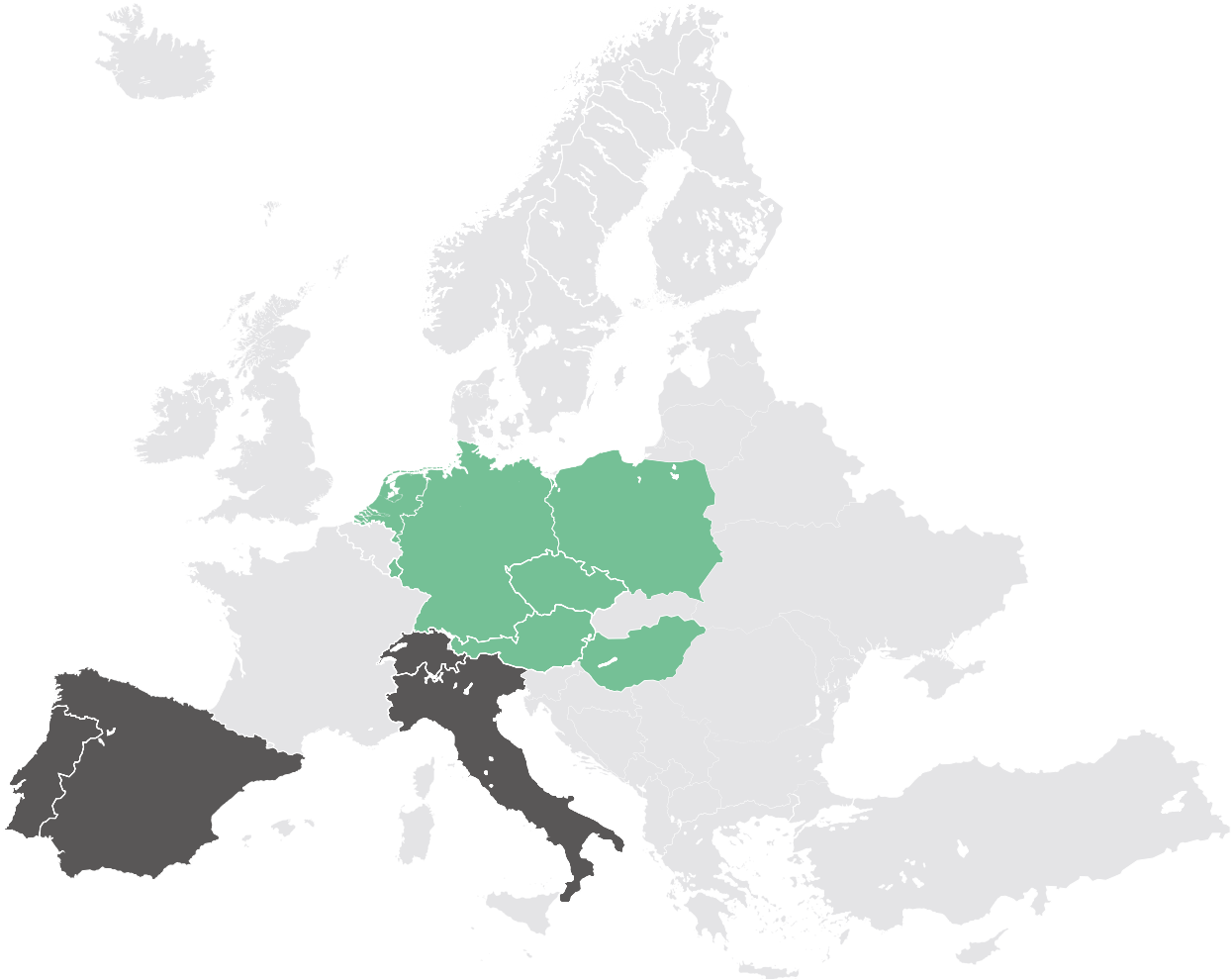


# WE ARE ACTIVE IN CENTRAL EUROPE

STATUS QUO



# NEXT GOAL EUROPEAN EXPANSION



WE ARE INTERESTED IN CONTINENTAL EUROPEAN COUNTRIES

- Germany
- Hungary
- Switzerland
- Iberia
- Austria
- Czech Republic
- Luxembourg
- The Netherlands
- Poland
- Italy

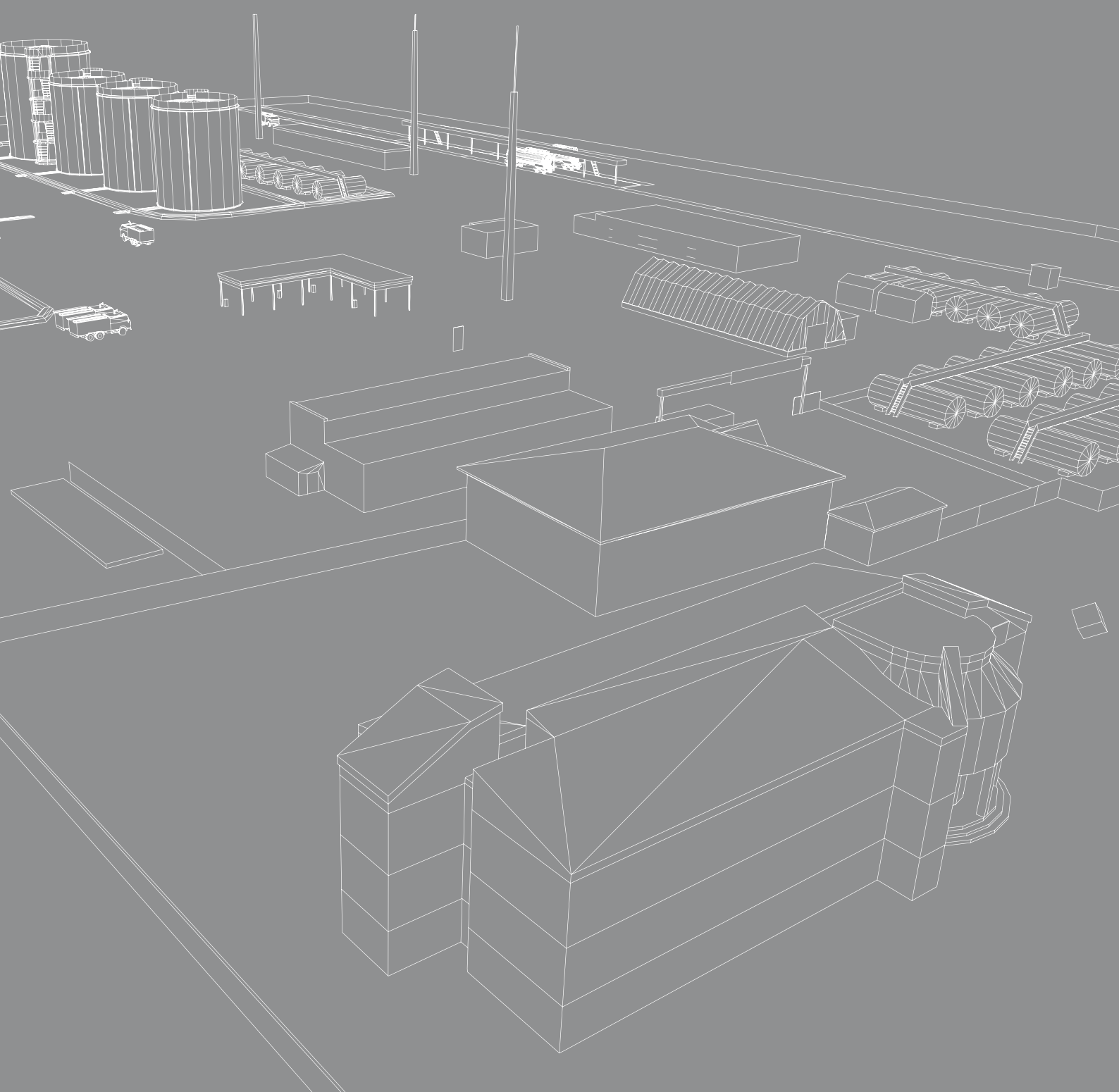
In Germany we are interested in A and A/B university cities.  
In all other countries we are interested in A cities and top university cities.



# THE BASIS OF GROWTH

## OUR ACQUISITION PROFILE

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



# OUR REQUIREMENTS



### MACRO (A SELECTION)

- Germany: Aachen, Augsburg, Bamberg, Bayreuth, Berlin, Bielefeld, Bochum, Bonn, Braunschweig, Bremen, Cologne, Darmstadt, Dortmund, Dresden, Dusseldorf, Erlangen, Essen, Frankfurt a.M., Freiburg, Giessen, Goettingen, Hamburg, Hanover, Heidelberg, Jena, Karlsruhe, Kassel, Kiel, Konstanz, Leipzig, Mainz, Mannheim, Marburg, Munich, Muenster, Nuremberg, Osnabruck, Paderborn, Passau, Potsdam, Regensburg, Saarbruecken, Stuttgart, Trier, Tuebingen, Ulm, Wiesbaden
- Austria: Graz, Innsbruck, Linz, Salzburg, Vienna
- Switzerland: Basel, Lausanne, Zurich
- The Netherlands: Amsterdam, Eindhoven, Rotterdam, The Hague, Utrecht
- Poland: Gdansk, Kraków, Warsaw
- Czech Republic: Prague
- Hungary: Budapest



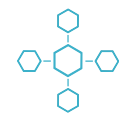
### MICRO

- close proximity to universities and/or city center
- excellent public transportation links
- vicinity to everyday commodities
- lifestyle on the doorstep such as cafes, sports facilities and nightlife



### ECONOMICS

- number of units: from 200 apartments
- preferred gross floor area: from 6,000 m<sup>2</sup> (GFA), larger sizes preferred
- construction law: building projects admissibility according to stipulations of zoning plan or § 34 BauGB



### DEAL STRUCTURE

- sites / existing buildings / project development (including objects close to completion)
- forward commitment and forward funding transactions
- existing buildings – value add – conversion potential
- greenfield developments with existing zoning plans
- brownfield developments with scope for refurbishment
- turnkey

### PLEASE MAKE SURE TO INCLUDE THE FOLLOWING DETAILS IN YOUR INITIAL OFFER:

- ✓ exact postal address
- ✓ plot size
- ✓ gross floor area (GFA) above-ground and underground
- ✓ floor area ratio
- ✓ site occupancy index
- ✓ purchase price
- ✓ area designation (residential/commercial/industrial)
- ✓ type of transaction (asset or share deal)
- ✓ building permit or preliminary building permit available?
- ✓ any monumental protection?
- ✓ current use/condition at delivery (site, core&shell, turnkey, etc.)
- ✓ are you the owner/exclusively mandated by the owner?

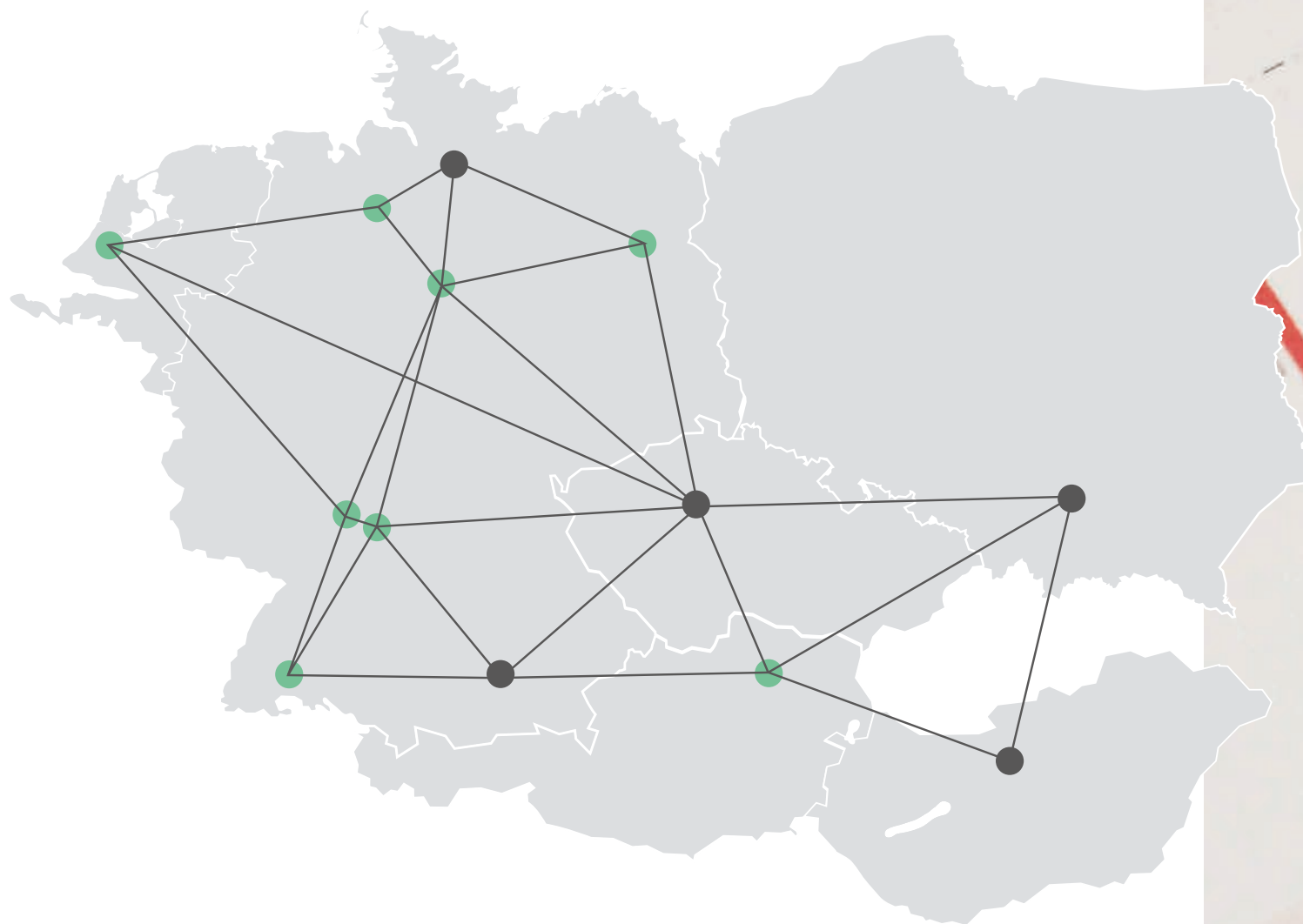
### FOR THE NEXT STEPS WE NEED THE FOLLOWING INFORMATION:

- |                                  |  |
|----------------------------------|--|
| ✓ floor plans                    | ✓ amount of bicycle stands                       |
| ✓ sqm constructed area           | ✓ electromobility facilities (charging stations) |
| ✓ other specific characteristics | ✓ may the roof surfaces be used?                 |
| ✓ realization horizon            |  |





Together with our new majority shareholder Brookfield we created a new structure with the Luxembourg based holding International Campus Group Sarl. The overall structure of IC contains now more than 60 entities.



- Investment
- Marketing & Sales
- Development
- Operations

## THE GROUP IN NUMBERS

6

offices

>120

employees

30+

locations

8

countries

7,500

apartments under devel-  
opment & construction

3,500

apartments  
in operation

20,000+

our goal







You want to work based on trust in an ambitious and modern working environment? You want to be part of an amazing company story? You want to help us spread our buildings and concepts in central europe?

No matter what your passion is, we are interested in hearing from you and are looking forward to receiving your application.

All current vacancies at [www.ic-campus.com/jobs](http://www.ic-campus.com/jobs)

Antje Büchner, HR  
+49 89 212 6880 - 130  
[bewerbung@ic-campus.com](mailto:bewerbung@ic-campus.com)

We are looking for people in the following departments:

- Acquisition      ■ Finance      ■ Marketing
- Development    ■ Human Resources    ■ Sales
- Operations      ■ IT      ■ Systems



# GET TO KNOW US BETTER



THE FIZZ



[www.ic-campus.com](http://www.ic-campus.com)