



Invest in innovation
in European airport
parking for proven
market-leading
returns



Overview



- AirPark One (“APO”) – since 2017
- Proven airport parking concept in key European locations - currently operating very successfully at Frankfurt Airport
- Established business model, now ripe for scale-up with readily accessible capex entry level
- Reliable cashflows based on high occupancy and dynamic pricing model
- An effective alternative use for underutilised or ‘hard to let’ real estate assets makes APO attractive to landlords
- APO typically acts as the lessee via an existing Op Co



Highlights

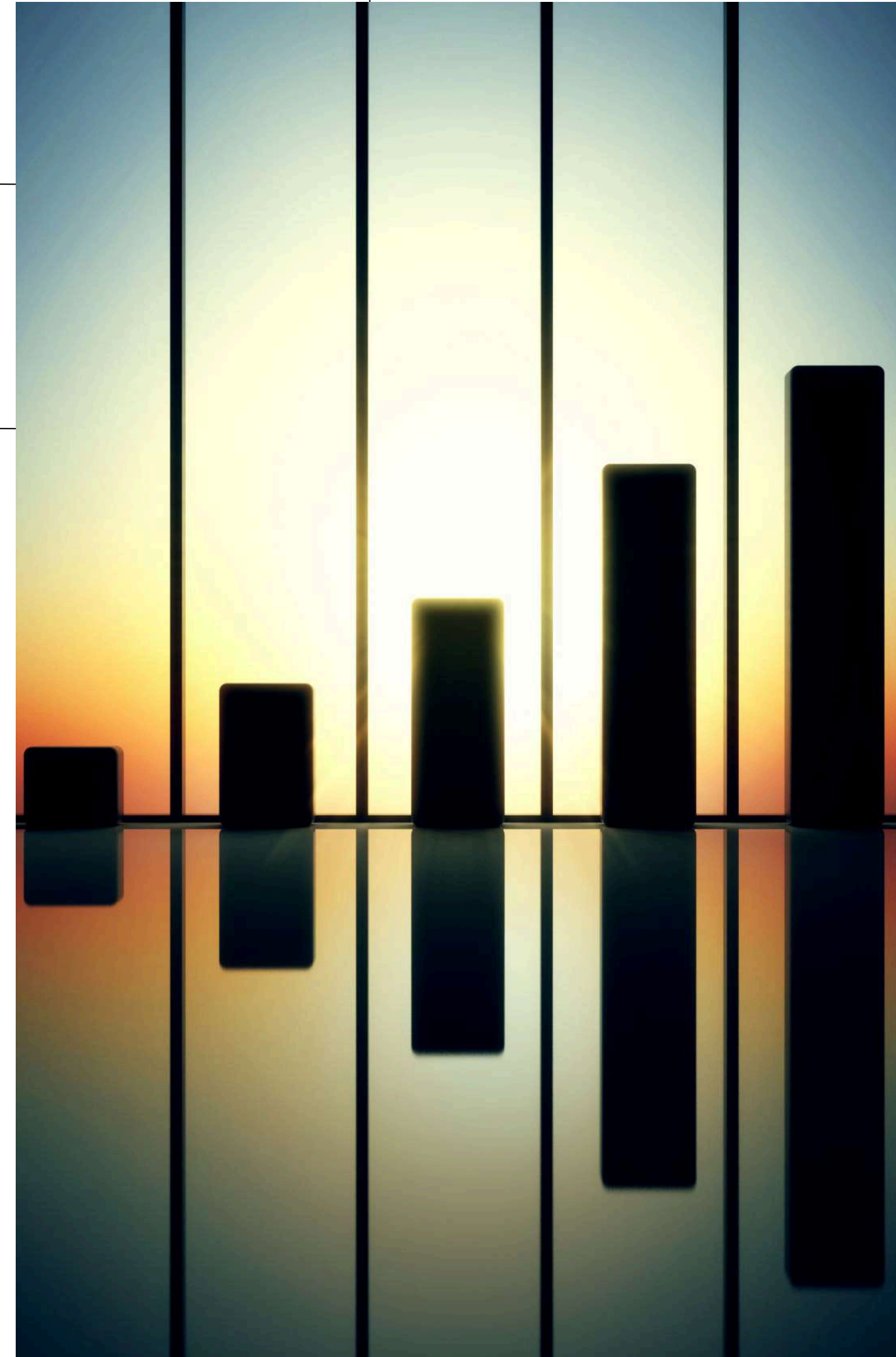
September 2025 YTD (Frankfurt operation)

01 Turnover
€2.2m (forecast)

02 Your paragraph text
Margin
21.4%

03 Profit
€447k (forecast)

04 Occupancy rates
91.7%





Typical Asset Profile

Size	20,000m ² for outdoor spaces
Spaces	c800+
Location	10-12 minutes from Terminals (in normal conditions)
Tenure	As lessee (Op Co)
Duration	Min 20 years
Type	Existing car parks, or undeveloped outdoor space (flat land)

Differentiators



Intuitive UX & easy customer journey

Online presence

Dynamic pricing and easy booking process

Shuttle bus

Every 30 mins in each direction

Convenience

10-12 minutes to terminal (in normal conditions)

Operational Efficiencies

Optimisation

Of admin and back-end, leading to cost-saving efficiencies

Channel partner sales model

Paid only on success

Low head-count and Opex

Low staffing requirements and non-intensive business model

Opportunity

Requirements

- Facility type - senior debt alongside founder group equity commitments with option to convert into Ordinary Shares
- 3 x return of capital over a target term of c60months (a preferred return based on 75% of all retained earnings to go to lender until 100% of principal loan is repaid, then 50% until a further 200% has been attained)
- One project at a time - potential future opportunities for follow-on investment in an eventual target portfolio of c10 operations in key European transport / aviation hubs
- Capital requirements - c€350-€600k per project (agreed draw-down facility against pre-determined transaction metrics)



Opportunity

(continued)

Typical features

- Operational cashflows comfortably support anticipated debt obligations
- Fiscally efficient corporate entity structures
- Pipeline of high-quality target projects
- Non-complex business - relatively uncorrelated to equity or fixed income markets



Opportunity

(continued)

Demand drivers

- Strong forward looking demand for product as air travel passenger numbers continue to rise

EUROCONTROL 7-year forecast for *Europe 2025-2031 - Spring 2025

Actual and future IFR movements, in millions of flights



* Europe = ECAC 44 Member States



Worked example

Illustration of rotation of capital using a forecast scenario based on conservative assumptions



APO ParkoBello_Joint Venture_Profit Share Assumptions

EXAMPLE FACILITY BASED ON A €500,000 INVESTMENT

€ EUR

INDOOR PARKING IN AN EXISTING CARPARK	
START-UP INVESTMENTS:	
Arivo barriers incl. installations	80,000
IT and software	30,000
Waiting room / office 54 m2	45,000
Water / drains / toilets	30,000
Shuttle and signs	15,000
Reconfiguration parking bays	50,000
LED light changes	50,000
3 months rent-deposit to landlord	200,000
Total JV investment	500,000
TRADING ASSUMPTIONS:	
<i>Income:</i>	
Turnover	2,800,000
Broker Comms	392,000
Credit Card Fees	49,000
Gross Income	2,359,000
<i>Costs:</i>	
Rent 800/space	800,000
Shuttle bus + airport access	590,000
Other fixed costs	345,000
Anticipated marketing	100,000
Total operational costs	1,835,000
Net Operating Profit	524,000

INVESTOR REPAYMENT	Investor	APO
In year-1 (75% split)	393,000	131,000
In year 2 (75% & 50% split)	295,000	229,000
In year 3	262,000	262,000
In year 4	262,000	262,000
In year 5	262,000	262,000
During year 6	26,000	498,000
TOTAL	1,500,000	

NB: The above is based on mid-case income and cost assumptions from recent experience at Frankfurt Airport operation

Worked example

(continued)

Illustration of projected returns



1. Initial capital commitment = € 500,000
2. Capital returned at M12 = € 393,000 (0% RoI, 78.6% capital recovery)
3. Cumulative capital returned at M36 = € 655,000 (31% RoI)
4. Total capital returned during Y6 = € 1,500,000 (300% RoI exit trigger)
5. Projected project IRR = 59%



Management Team

Experienced & proven delivery:

- Committed
- Results focussed
- Finding optimal & efficient business solutions

Expertise in:

- Finance
- Property development & management
- Marketing

Executive Director Thomas Witenborg (1965) Copenhagen, Denmark

Thomas has 40-years of experience in the financial sector with careers at Merrill Lynch, Bank of America and Barclays Capital. Today, he runs his own corporate finance boutique.

Non-Executive Director Lasse Ekstroem Petersen (1956) Marbella, Spain

Lasse is an entrepreneur with 9 successful businesses behind him developed since 1975 . Today, he is start-up investor in several exciting ventures.

Non-Executive Director Stig Juhl-Madsen (1950) Vedbaek, Denmark

Stig has a broad investment background having been a stockbroker in Carnegie, Denmark. Today, he is a retired but an active investor

Bankers & Professional Advisors

Germany:

Solicitors : Fabian Muehlen, DLA Piper, Frankfurt
Auditors : Oliver Heising, ATG Treuhand, Hamburg
Bankers : Deutsche Bank & VolksBank

Ireland:

Solicitors : Philip O'Connor & Michael Walshe, Holmes, Dublin
Auditors : Laurence Hill, RBK – Russell, Brennan, Keane, Dublin
Bankers : Bank of Ireland

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