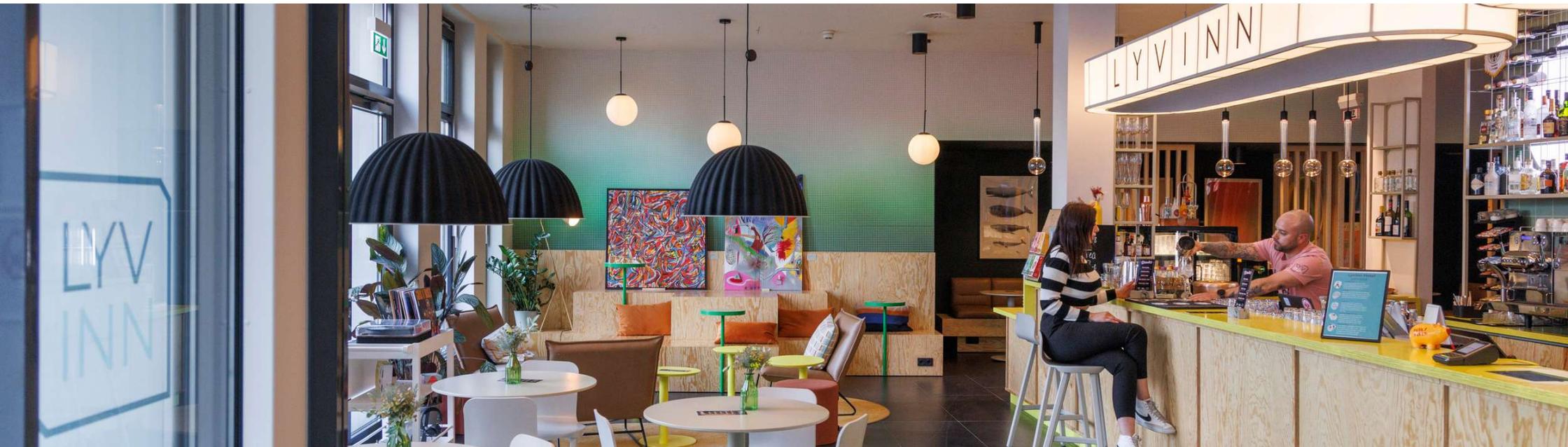


February 2026

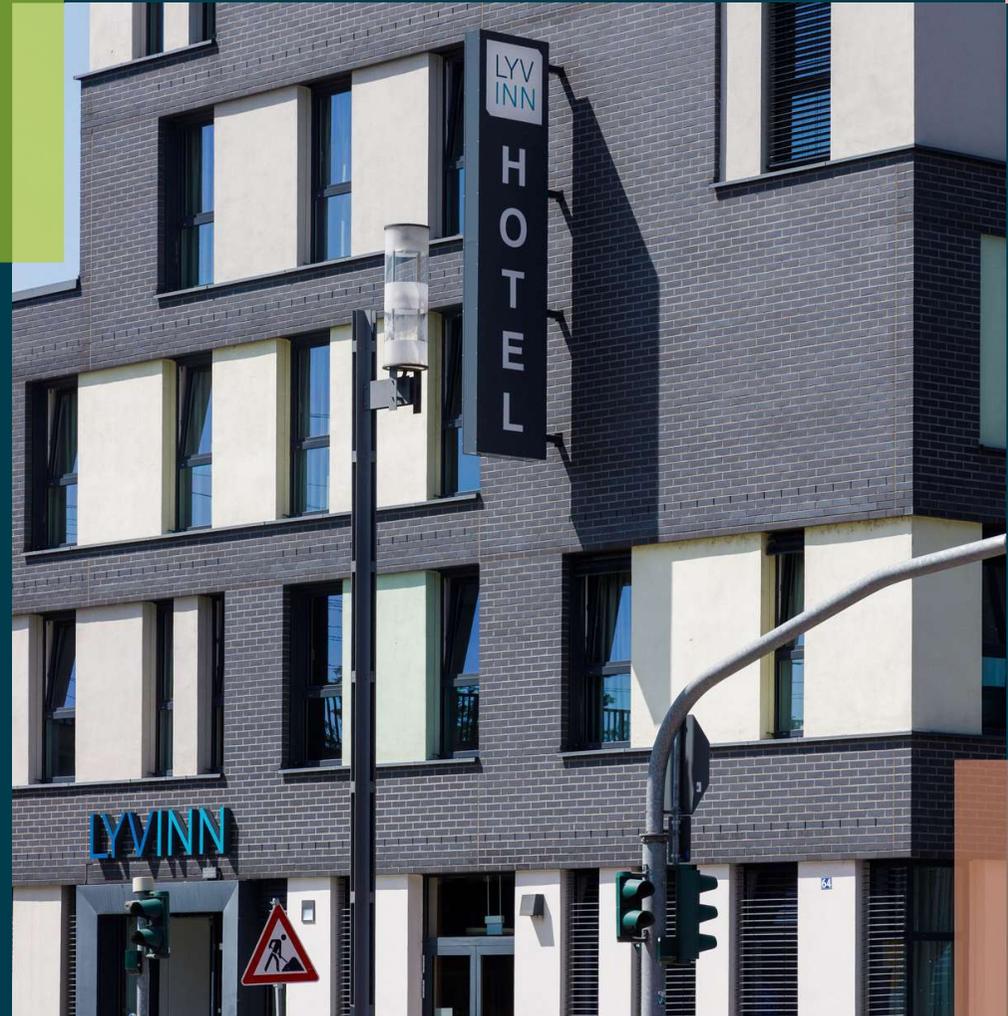


Introduction



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THE OPPORTUNITY

To partner with a hybrid life-style hotel strategy in Europe



The Brand

- Stylish and affordable
- Connects young travellers
- Hybrid lifestyle budget hotel + hostel
- Vibrant communal areas



Track Record

- Founder/CEO with experience as an operator + investor
- Grew Meininger hotels across Europe from 13 hotels to 30+ in 7 years
- Experienced team who have worked with Founder/CEO



Growth Plan

- 14 hotels to open in Europe by 2029
- Located in 'start up cities' in Europe
- Conversion of offices and existing hotels needing rebranding





THE BRAND



CONCEPT OVERVIEW

Highly innovative hybrid brand that caters to a wide range of consumers

Overview

- LYVINN is a high-growth and innovative concept that operates a hybrid accommodation model
- The business will combine longer-term extended stay and transient budget hybrid hotel customers all within one building. Each property will contain flexible communal space that enhance social experiences
- There is a growing market need for affordable and flexible living and travel, combined with safety and convenience to augment work from home requirements
- A combined owner and operator model with centralised services will maximise profit per sq. metre

Key value propositions

-  Affordability – provide LYVINN customers with high quality and affordable accommodation
-  Work from anywhere – Attractive individual working areas and ‘zoom rooms’ with fast WIFI for longer-term extended stay and short stay customers
-  Meeting spaces – customers (i.e. start-ups) can use facilities for their employees
-  Flexibility - Offering both private and share rooms as well extended stay options. Also ease of conversion as flexible room types.

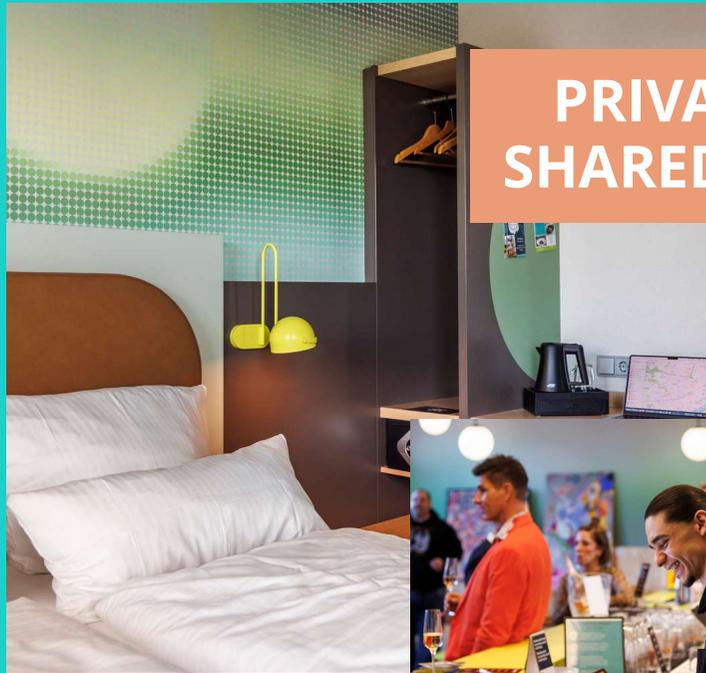
CONCEPT OVERVIEW

Highly innovative hybrid brand that caters to a wide range of consumers

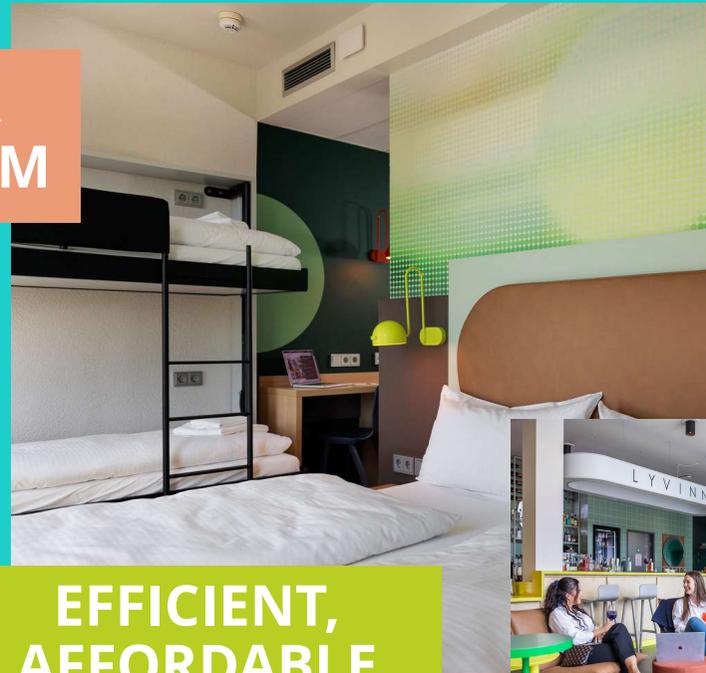


HYBRID ACCOMMODATION

Innovative brand that caters to a wide range of customers



**PRIVATE OR
SHARED ROOM**



**EFFICIENT,
AFFORDABLE
AND FLEXIBLE**



THE LYVINN ROOM

Vibrant communal spaces



**WORKSPACE, CAFÉ, BAR, COMMUNAL KITCHEN,
AND A PLACE TO CONNECT**

OWNER FRIENDLY

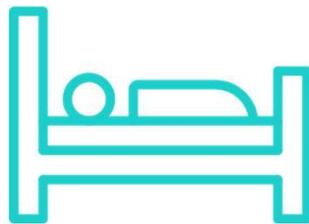
Ability to achieve a higher profit per sq meter

Ease of conversion



Flexible room structure

Greater distribution



Variety of guests

Significant growth in (RGI) Rev Par



More beds per sq m

Profitable F&B



Unique food concept

CUSTOMER FRIENDLY

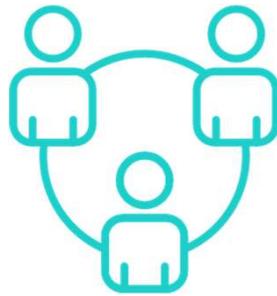
Affordable and flexible accommodation with stylish design

Affordable



Flexible room structure

Meet others



Vibrant communal spaces

Ease of connection



Located near transport hubs

High tech

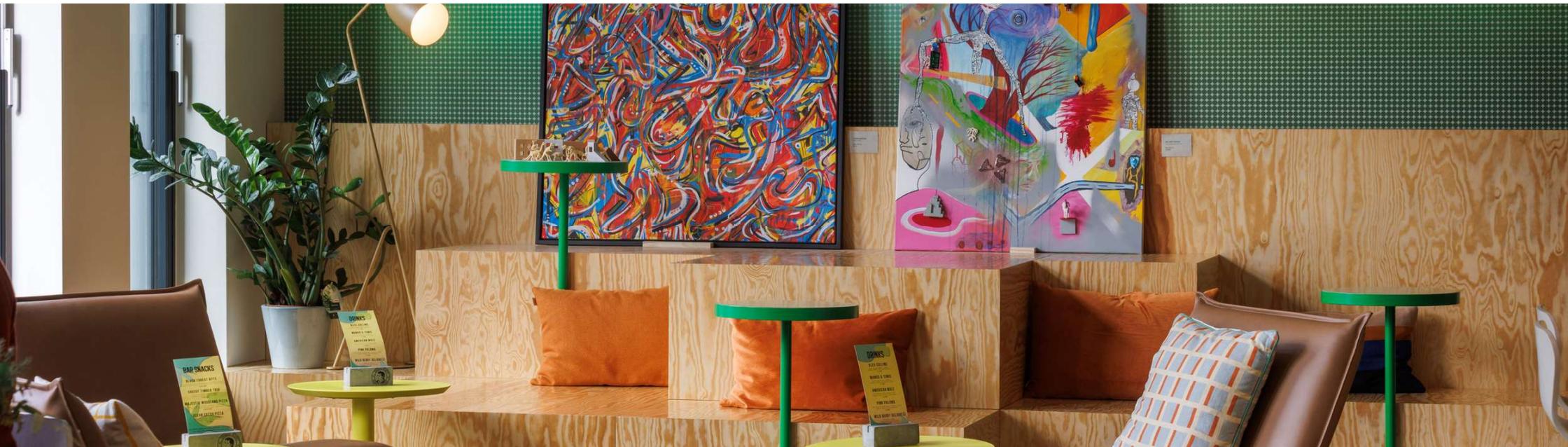


Direct check-in

'Hot' and fast internet



THE MANAGEMENT TEAM



Navneet Bali

Founder & CEO

Navneet Bali is the former Chairman and CEO of Meininger Hotels. Under his leadership between 2013 - 2020, Meininger revenues more than doubled and EBITDA increased by a factor of 3x. This resulted in the enterprise value of the company increasing by a factor 4x during this period

Prior to this, Navneet was CIO of Duet Group, a London-based investment fund focused on hotels, and Head of a JV with IHG Hotels to develop Holiday Inn Express in India

During his career, he served as CFO and Head of Development of ebookers plc, a leading pan European online travel agent where he oversaw the company's public listing on the London Stock Exchange, and he was a Director of global hotel consulting group, HVS

Navneet started his career at Tata Group, where he worked for 18 years in several positions including as Director of Finance at Taj International Hotels

Navneet holds a Bachelor Degree in Electrical Engineering from the Indian Institute of Technology and an MBA from the Indian Institute of Management. He has also completed the Investment Management program at London Business School

Management team

Team lead by Navneet have worked with him at Meininger and other life-style hotels

Acquisitions:

- Identified. Previously responsible for acquisitions at a hybrid hotel/hostel brand operating over 30 locations in Europe

Finance:

- Markus Kleiber. Previously with Meininger

Commerce:

- Sebastian Lindner. Previously in charge of Distribution and Revenue Management function with Meininger

Operations:

- André Paleni Previously was GM of Moxy and Flag. Also worked at 25 Hours and Rocco Forte Hotel

Outsourced:

- Legal : Boris Jaster. Based in Berlin. Previously was Head of Legal at Meininger
- Projects/Technical : Francisco Solano: Based in Munich. Previously at Meininger and Schulz
- Design/Architect: Peter Ulbrich. Several projects for Meininger. And based in Berlin
- Interior design: Aisslinger Studios. Berlin based. Design of LyvInn Frankfurt, 25 Hours Berlin at Bikini.
- Tax and accounting: RHC (Real Hotel Controlling) based in Köln
- IT: DapPhi GmbH. Based in Berlin and manages Meininger hotels and also LyvInn.



THE PLAN





THE PLAN

- Sign two to four freehold/leasehold deals per year
- Open 14 hotels by 2029
- Conversion of hotels and repurposing existing buildings
- Central or secondary locations (near transportation hubs)

TARGET LOCATIONS

Focused on 'start-up' cities which have strong demand/supply dynamics for hybrid hotels



- Appeal to young Cohorts
- Higher education and entrepreneurial outlook
- Vibrant leisure market



Active Deals

13 hotels c 2200 rooms

- **Berlin**
- **Dublin**
- **London**
- **Paris**
- **Porto**
- **Vienna**

Active Deals

BERLIN | 228 ROOMS | 788 BEDS

PARIS | 232 ROOMS | 870 BEDS

VIENNA | 186 ROOMS | 633 BEDS

DUBLIN | 163 ROOMS | 326 BEDS



DEAL FLOW



Country	City	Project Name	Type	Rooms	Beds	Status
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Acquisitions/ Conversions

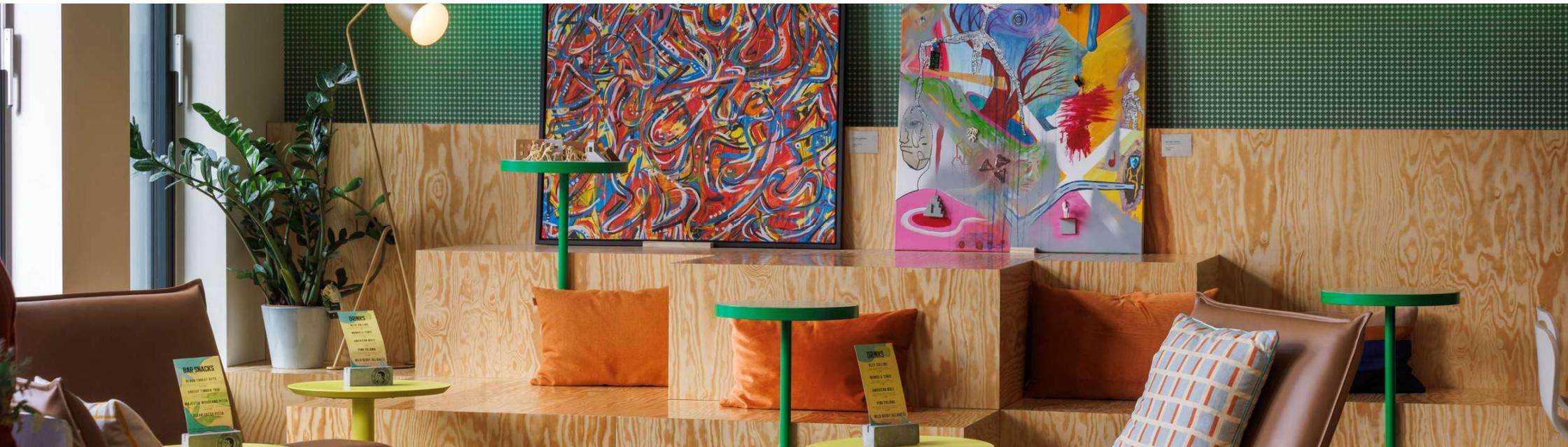
France	Paris	Galleni	Freehold	232	870	Conversion of office building. Private Treaty.
UK	London	Elephant & castle	Freehold	127	443	
UK	London	America Square	Long Leasehold	115	648	Conversion of office building. Private Treaty.
Ireland	Dublin	Dublin One	Freehold	163	326	Existing hotel for conversion
Austria	Vienna	Heiligenstädten	Leasehold	127	445	Conversion
Austria	Vienna	Rainer-Hof	Freehold	124	434	Conversion
Germany	Berlin	Hotel Berlin-Mitte	Leasehold	59	148	Existing centrally located hotel. Ready to be converted to LyvInn
Germany	Frankfurt	LyvInn Frankfurt	Freehold	164	352	Existing hotel operated by LyvInn. Owner has agreed to sell to LyvInn at a price to be agreed.
Total				1.785	5.809	

Developments

Germany	Berlin	Craftwerk	Leasehold	228	788	Shortlisted for a lease of a new development near Ostkreuz Station
Germany	Berlin	Neues Ufer - Zukunftsquartier	Leasehold	200	700	New planned city quarter. Process with Newmark
Germany	Berlin	Funkytown	Leasehold	88	578	New planned city quarter
France	Paris	The Wellcome	Leasehold	108	428	Process with CBRE
France	Paris	St. Ouen - Village des Rosiers	Freehold	130	455	Mixed use real estate complex. Process with JLL
Ireland	Dublin	Great George St.	Leasehold	105	406	Process with CBRE
Austria	Vienna	The Oax	Leasehold	186	633	newly planned, mixed-use development
Austria	Vienna	Donaustraße	Leasehold	156	546	newly planned, mixed-use development
Total				1.497	5.392	
Grand Total				3.282	11.201	



FRANKFURT PERFORMANCE

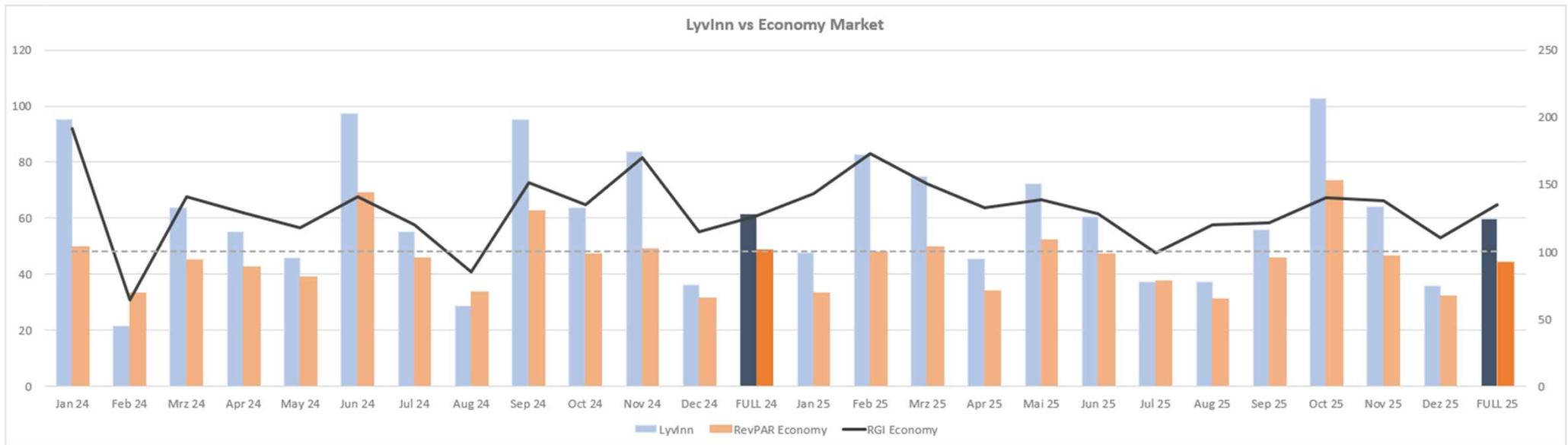




ACQUISITION: **FRANKFURT OPENED IN MAY 2023**

- Located in Europaviertel at Frankfurt Messe
- RGI of 135 vs Frankfurt Economy market in 2025
- Converted a Meininger to Lyvinn and opened end 2023
- TrustYou rating in line with well established brands in vicinity

Performance : LyvInn outperformed the market



	Jan 24	Feb 24	Mrz 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	Dec 24	FULL 24	Jan 25	Feb 25	Mrz 25	Apr 25	Mai 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dez 25	FULL 25
RevPAR LyvInn	95	21	64	55	46	97	55	29	95	64	84	36	62	48	83	75	45	72	61	37	37	56	103	64	36	60
RevPAR Economy	50	33	45	43	39	69	46	34	63	47	49	31	49	33	48	50	34	52	47	38	31	46	73	47	32	44
RGI Economy	191	64	141	129	118	141	120	85	151	135	170	115	127	143	173	150	133	138	128	99	120	122	140	138	110	135

Competitive Performance:

- Since January '24 LyvInn Frankfurt in its first full year has outperformed the Frankfurt Economy market by an average of 27%, (as measured by the Revenue Generation Index)
- In '25, LyvInn Frankfurt performed above Frankfurt Economy market by 35%, RGI = 135



THANK YOU

