MANY Investor deck

Coliving and serviced apartments

June 2026, Luxembourg

From rental demand to sustainable performance: reimagining urban housing. A residential model engineered for scalability.

Many Many manages urban residential properties through a hybrid living model that integrates co-living, furnished apartments, and unfurnished rentals, facilitating:

1. Optimizing yield across both small and large areas,
2. securing cash flow through medium-term housing (improved balance of income, operations, and asset valuation)
3. robust regulatory adaptability and resilience

Asset classification and specifications

Targeted assets
Townhouses, residential complexes, mixed-use developments
8 to 100 lots (optimal range: 15–40)
Connected metropolitan or suburban regions

Product assortment within an asset (central to the strategy)
Furnished coliving accommodations, services included.
Furnished studio and one-bedroom apartments
Unfurnished 2-3 bedroom apartments (standard lease)
Typological asset-by-asset arbitrage grounded in market conditions, municipal factors, and yield.

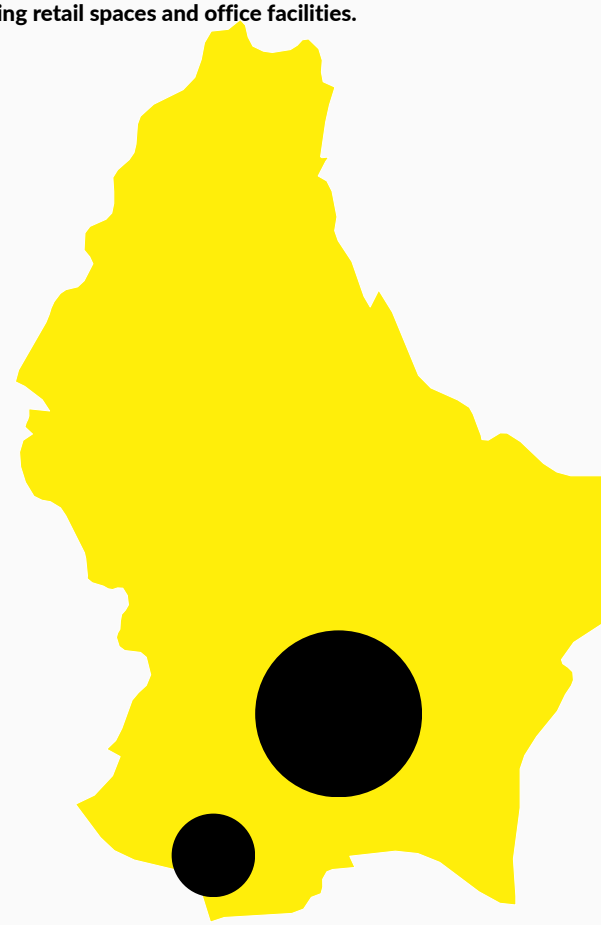
Management of all assets, whether collectively or individually owned, encompassing retail spaces and office facilities.

Value Proposition for Investors

NOI exceeds 82% (along with contract management)
Mitigating rental risk through a diversified commercial portfolio
Mitigating vacancy rates by diversifying demand
Improved banking and municipal acceptance

Objective Metrics

Occupancy rate has stabilized at 98%.
OpCo margin on traded lots: 8% to 10%
Rapid break-even point following stabilization (< 6 months)
User rating: 4.9 out of 5 (source: Google)



Market References – European Participants

Colonies: Authentic coliving, extended lease, elevated standardization
Habyt: Coliving and studios, hybrid model, data-driven platform
Cohabs: Authentic coliving, asset ownership, limited scalability

Differentiation Many Many
Multi-product model (coliving / furnished / unfurnished) Contractual flexibility (management, lease, mix) Robust local operational oversight

Investment and Leasing Criteria

Location exhibiting established rental demand
Proximity to employment centers and transportation.
Capacity to develop high-quality communal areas
Net yield aligned with furniture capital expenditures
Regulatory framework permitting mixed uses
Executive/Expatriate Profiles

Legal and Financial Structuring

PropCo
Asset ownership, long-term financing, assuming real estate risk, direct rent collection from tenants or the operator.

OpCo – Many Many
Operation of furnished units: marketing, services, and maintenance. Remuneration: fees (8%) and/or profit sharing.

Unfurnished apartments
Traditional rental management, long-term income stabilization, distinct risk delineation, and the scalability of the OpCo model.

Duration of stay and rental liquidity

Furnished accommodations
Coliving: 10–12 months. Furnished studios/one-bedroom apartments: 12–14 months. Re-letting period: 2 to 20 days. Low vacancy rate attributed to a 2-month notice period.

Unfurnished apartments
Average duration: 3–6 years. Minimal turnover. Local emphasis and consistent cash flow.

Urban environment and acceptability

Advantageous municipalities
Municipalities experiencing rental pressure, pro-densification policies, and a focus on intermediate housing.

Disadvantageous municipalities
Resistance to pure coliving. Acceptance is enhanced through the incorporation of family housing. The product mix serves as a mechanism for regulatory compliance.

Proven history

550+ units under management in January 2026, reflecting a 40% annual growth.
5.2 average units per managed asset until 2024
21.6 units per asset since the year 2024.

Feb. 2020
Establishment of Cocoonut SARL

September 2020
Cocoonut was awarded Start-up of the Year at the Paperjam Start-up Stories Awards.

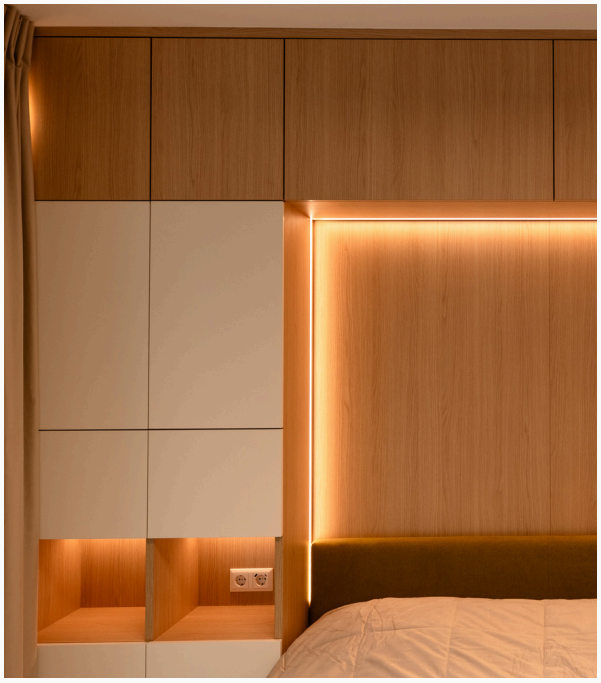
2021
Pre-seed germination

Oct. 2023
Acquisition of a controlling interest by the INOWAI Group / Compagnie Financière La Luxembourgeoise (LALUX)

Jan. 2024
Rebranding Many Many (e.g., Cocoonut)

June 2025
Attaining profitability

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Henry's Residence - Golden Bell - 49 Keys

Mimosa Residence - Strassen - 12 keys









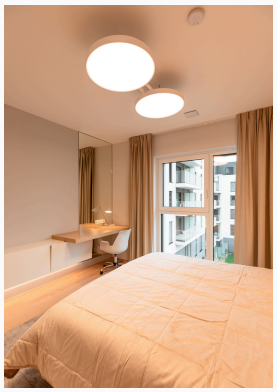






First Residence - Kirchberg - 35 Keys





Blues Residence - Belval - 21 Keys







Postel Residence - Belval - 26 keys



