

PRIVATE INVESTMENT OPPORTUNITY

Mallorca Laundromat Consolidation Platform

Dear Investor,

I am pleased to present an opportunity to participate in the proposed acquisition and consolidation of independent self-service laundromat businesses across Mallorca.

The investment strategy is founded upon a proven operating platform, a visible acquisition pipeline and a market that remains highly fragmented and predominantly owner-operated.

Unlike many sectors that have already experienced significant consolidation by private equity and institutional investors, the self-service laundromat sector remains largely unconsolidated despite attractive recurring cash flow characteristics, low labour dependency and scalable operating economics.

The objective is to acquire, integrate and professionally manage a portfolio of laundrette businesses under a common operational, administrative and governance framework.

The project is supported by:

- A proven four-year operating track record.
- Approximately 47 identified acquisition opportunities.
- Founder and anchor investor capital commitments of €1,000,000.
- Independent legal, accounting and governance oversight.

Enclosed for your review are:

- Investor Presentation
- Investor FAQ
- Supporting Legal Documentation (available upon request)

Should the opportunity be of interest, I would be pleased to provide additional information or arrange an introductory discussion.

Yours sincerely,

Lucy Lenis Prias

Founder & Managing Director

Lenis & Lenis Holding S.L.