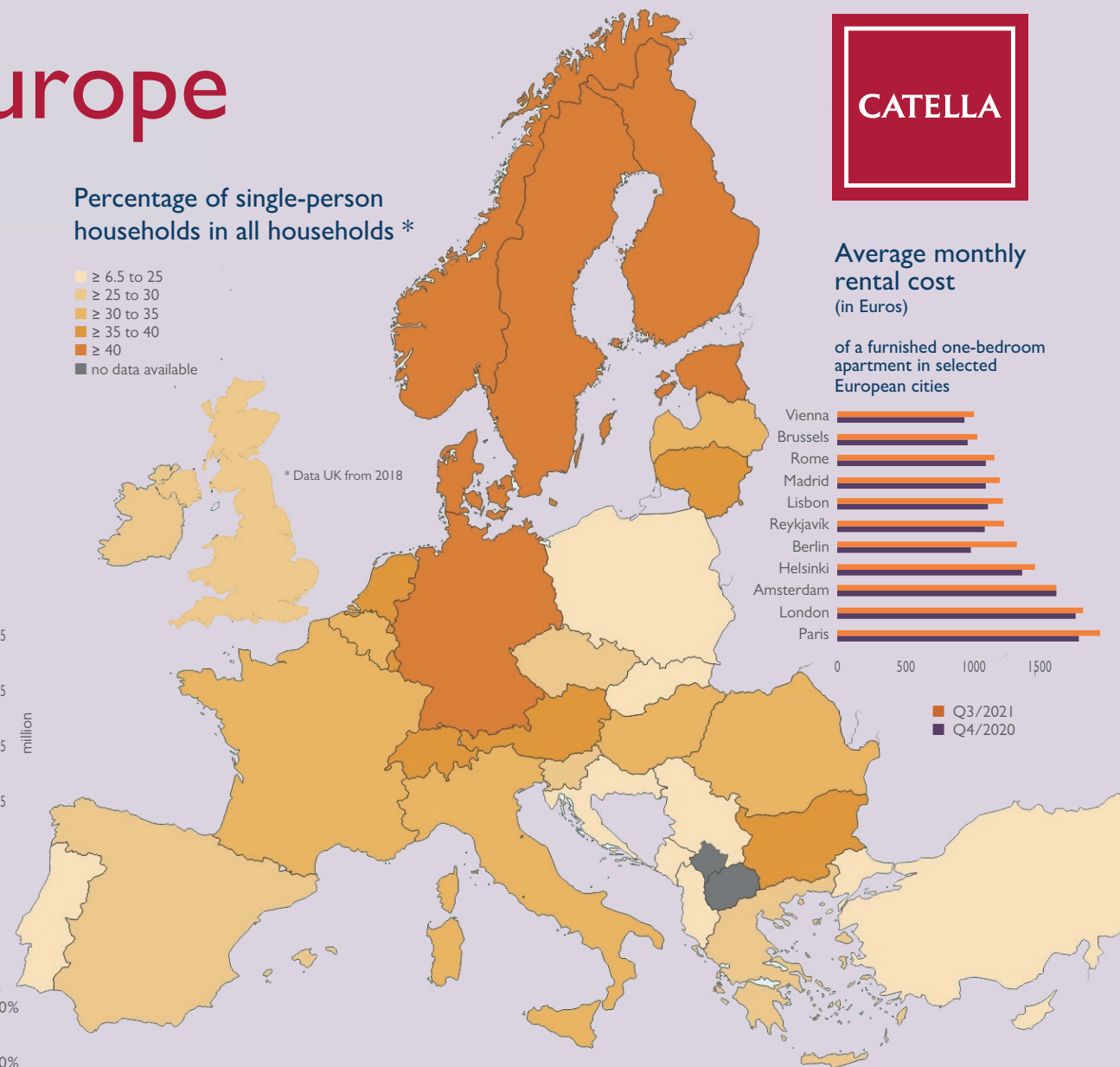
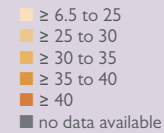


Micro-Living in Europe

CATELLA

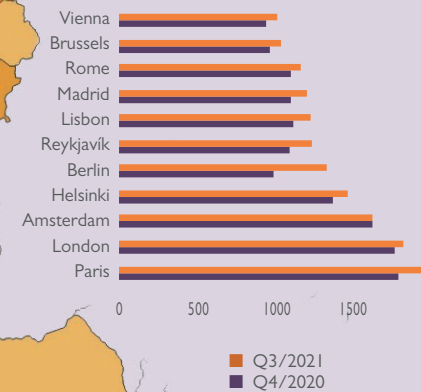
In recent years, the market for micro-living has changed from a niche segment into an independent asset class, which attracted a lot of investor interest. The diversification within allows the asset class a focus on different subgroups such as micro apartments, serviced apartments or senior living. The Covid-19 pandemic, coupled with a lack of suitable offers, caused a temporary decline in demand for micro living objects. However, the megatrends will predominate in the medium and long term of demographic change and increasing singularisation of society, which will continue to keep the demand for micro-living high.

Percentage of single-person households in all households *

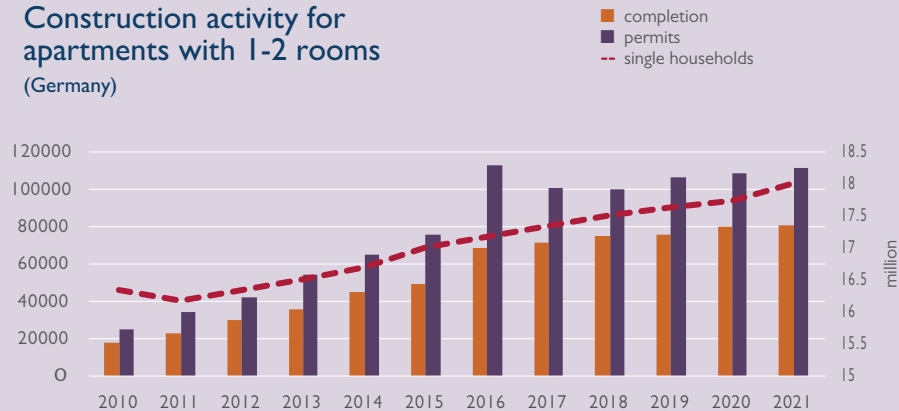


Average monthly rental cost (in Euros)

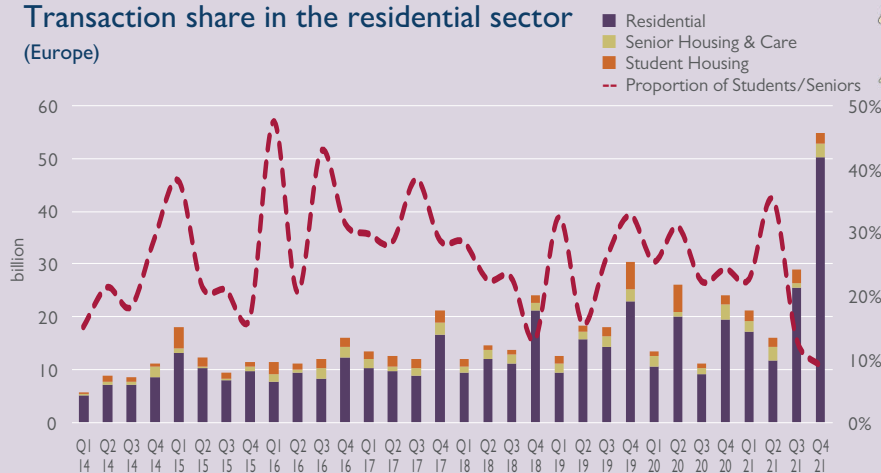
of a furnished one-bedroom apartment in selected European cities



Construction activity for apartments with 1-2 rooms (Germany)



Transaction share in the residential sector (Europe)



- In Europe, Germany and the Nordics are emerging as the currently most relevant markets, however, prices for furnished one-bedroom apartments in the metropolitan areas of Paris, London, and Amsterdam are the highest
- Urbanisation, singularisation and demographic change will increase the demand for micro-living objects, especially in urban centres and their outskirts
- Increasing remote working activity could lead to a trend shift in micro apartments (1-room → 1.5 - 2-room)