



PropTech1 Ventures

PROPTECH1

Building the European venture capital platform for transformative real estate technologies

Challenges / Opportunities for European PropTech, Brugg - Windisch

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March 2023



Cost of Living is increasing across Europe



NEWS

Home | Cost of Living | War in Ukraine | Coronavirus | Climate | UK | World | Business | Politics | Tech

More

Cost of living



What the rise in interest rates means for you

Business · 2 Feb · 1394



What happens if I can't afford to pay my mortgage?

Business · 2 Feb



What can I do if I can't pay my energy bill?

Business · 3 Feb · 552

Many of these costs stem from challenges in the built environment

1. Technology can increase housing supply by reducing construction costs

Reducing the material costs of construction



Improving planning efficiency



Industrialise the construction of housing



Increase the supply of skilled labour



2. Technology can reduce energy costs and improve energy generation

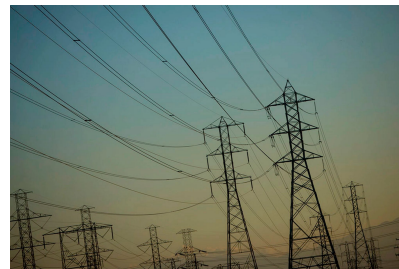
**Increase energy
storage capacity**



**More productive
building of clean
energy assets**



**Better grid
connectivity**

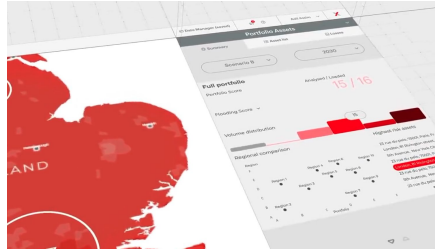


**Renewable energy
generation and
storage**

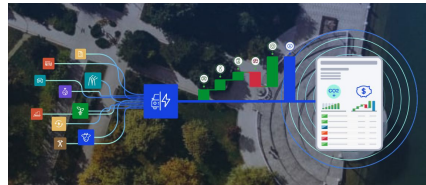


3. Technology can lead to sustainable urban design and planning

**Improved climate
risk analysis for
real estate owners,
managers and
lenders**



**Enable city level
climate planning**



**Insurance and
physical risk
mitigation**



**Real estate
sustainability
retrofitting**



Executive Summary:**2023 and beyond: Prop/Con/UrbanTech is more attractive than ever**

- PT₁ is building a leading, stage-agnostic venture capital platform in Europe for transformative real estate technologies (PropTech/ConTech/UrbanTech)
- First closing of Fund II at €44 already secured – more than three times the volume of the first closing of the first fund, with LP investors including

COMMERZ REAL



JLLSpark

Scout24

Helaba
Landesbank
Hessen-ThüringenLIECHTENSTEIN
GROUP

OTTOWULFF

- Fund I was oversubscribed @50M EUR and won 40+ investors (LPs) incl. multiple RE family offices, entrepreneurs & top brands like

baloise



Aareal

BerlinHyp

COVIVIO

PANDION

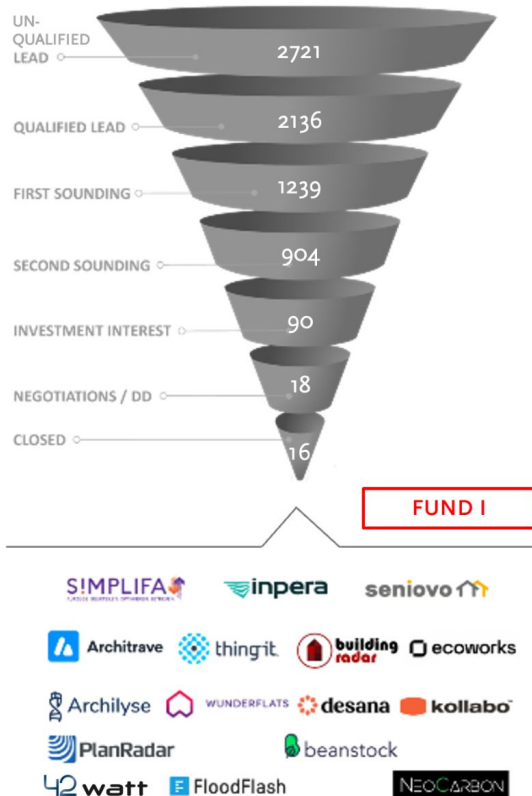
- Built up extensive deal flow database for our sector in Europe & "best of three worlds" team incl. VC & RE veterans incl. ex-CXOs from Vonovia, JLL, e.ventures
- Thanks to reputation for providing value-add, founders give us allocations
- Fund I invested in 16 companies so far, based on methodology of identifying sector winners like Desana, FloodFlash, Wunderflats, ecoworks, PlanRadar with great traction
- Based on our in-depth data and insights, our LPs benefit from many value-adds incl. co-investment opportunities, second opinions for own projects and more
- Investing in VC in 2023 is perfect timing, as a) multiple factors currently increase the transformational pressure on RE and drive startup growth;
- b) VC vintages investing in / post-financial crisis historically provided best ROI

Deal flow statistics for Q3 2018 – Q4 2022:

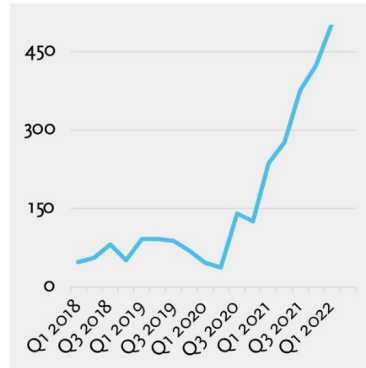
[PT1]

Most likely the richest database on transformative RE tech in Europe

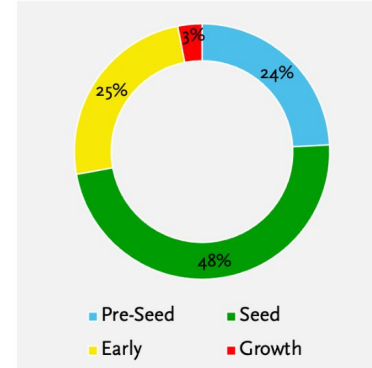
THE INVESTMENT FUNNEL



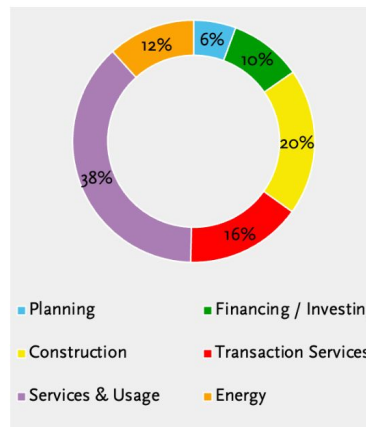
NUMBER OF DEALS ANALYZED PER QUARTER



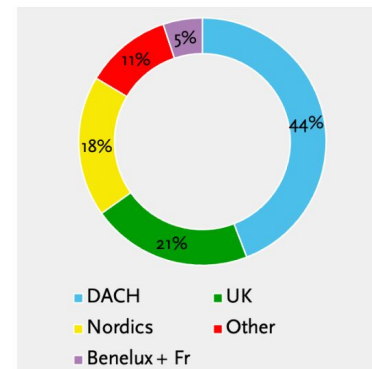
STAGE



SECTOR



GEOGRAPHICAL ORIGIN*



* Expansion of geographical focus beyond the German-speaking region started mid 2020



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Come speak to us!

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