

PROPOSAL

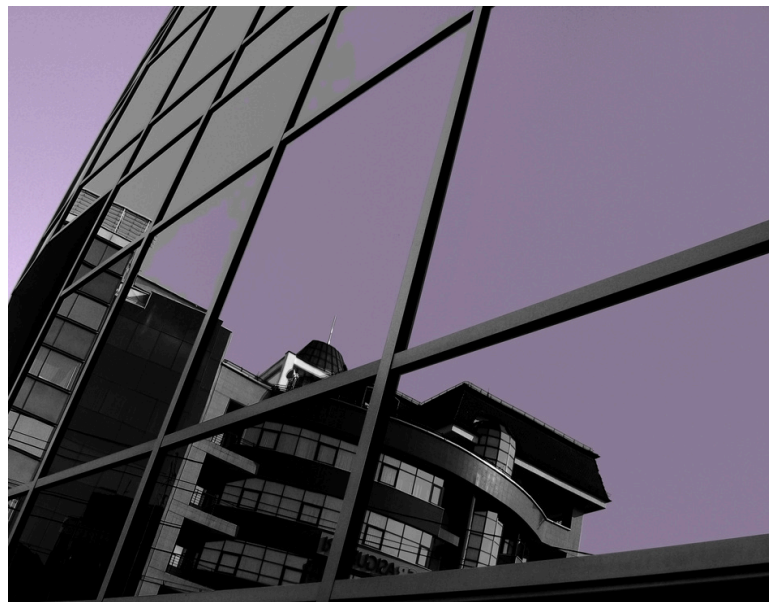
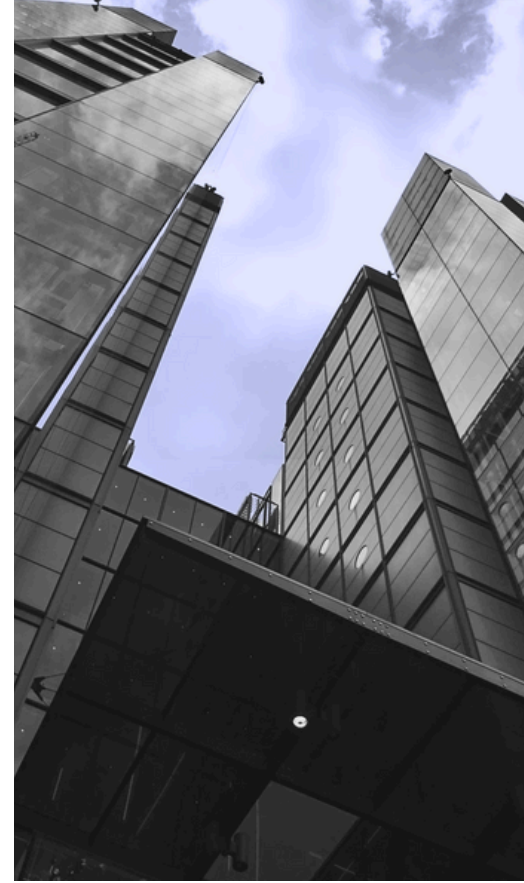
Ginnova Living

Scalable Network of Certified Sustainable Spaces



01 EXECUTIVE SUMMARY

Ginnova Living is a UK-based company that develops and operates sustainable living and work spaces, focused on social and environmental impact. Our vision is to create an international network of energy-certified properties (BREEAM, LEED, and others) that integrate coliving, HMOs, and coworking spaces, adapted to new ways of living and working.



Our properties are designed or renovated to globally recognized sustainability standards, ensuring operational efficiency, cost reduction, and increased long-term value.



02 THE PROJECT



The goal is to launch and scale a network of sustainable, income-generating properties.



EACH BUILDING WILL COMBINE:

- Co-living accommodation or HMO with sustainable certification
- Co-working space and community use
- Smart and digital services (wellness, cleaning, internet, automation)

INVESTMENT OPPORTUNITY

- **Capital required:** 100% leveraged with investment
- **Funding allocation:** Purchase, renovation, certifications, marketing, and initial operation
- **Revenue model:** Monthly rental per room and desk, additional premium services
- **Estimated profitability:** 2x–3x equity multiplication in 5–7 years
- **Scalability:** Modular and replicable model in multiple markets with high Demand



03 WHAT ARE WE LOOKING FOR?

We're seeking 100% of the capital and will coordinate repayment with interest. We're a startup, so we're looking for a partner with no down payment or a financial bank with no down payment. We look forward to your proposal. Sincerely.

**Sincerely,
Eri!
Founder – Ginnova Living**

