



A Real Estate group focused on long term  
holding of quality residential income properties  
in major cities in Germany and Portugal

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April 2022



## OUR BUSINESS PHILOSOPHY & INVESTMENT CRITERIA

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For more than 15 years we have been active in the field of **real estate Investment, Project Development, and Equity Investment.**

Here, with an experienced and dynamic team, we pursue time tested investment cases of strictly grade B+/A+ properties with **significant value-add potential** in major cities in Germany and Portugal. We also deploy capital and take advisory roles as into related Prop-Tech companies **with direct synergies to our core.**

We are experienced Real Estate and Risk Management professionals. We strive to build a quality Value-Add portfolio in **attractive locations for long term**, whilst maintaining a Defensive framework.

The means we purchase **quality residential assets**, we carefully implement various **value-add strategies**, and we deploy premium **asset management operations**. This results in **strong and consistent returns** and provides us and our investors with an **inflation resistant investment** case.

**Amalthea prides itself with its long term investors and business partners. We are guided by strict investment principles, including among others, desirable locations, strong population growth, liquid markets, good finance environment, and solid value-add potential.**



# The Founders

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**David Amsalem, Adv.**  
**Managing Director & Founder**

David is a seasoned entrepreneur with over 20 years of professional real estate experience, focused on real estate investments, projects development and asset management.

David is a strategic advisor for AWZ Ventures Inc. (Canada). Awz Ventures is a Canadian-based global VC firm focused on innovative Israeli, multi-use, AI-powered, deep-tech, cyber security, HLS and intelligence technologies.

David was a senior VP Business Development in one of the leading international real estate development companies active in Europe, and he holds vast experience in deal sourcing, asset acquisition (and disposal), implementation of value-add strategies and creation of joint ventures in Germany, CEE and CIS markets.

Prior to that David worked several years as a commercial lawyer in a leading law firm in Tel Aviv, after he served several years as a commanding officer in the Intelligence Corps of the Israeli army (Captain, Res.).

David holds LL.B degree in Law studies from the Hebrew University in Jerusalem (graduated Magna Cum Laude) and he is a certified lawyer since 2001.



**Hugues Armand-Delille,  
M.A (Finance)**  
**CEO & Founder**

Hugues has 15 Years of experience, spanning from professional Real Estate to Finance, E-commerce to Crypto, PR & Marketing.

Hugues started his career on Wall Street, working for a leading European Hedge Fund in New York.

Following that he co-founded and managed an arts and event community in Paris, still existing today. He later was for several years the managing director of a high growth health e-commerce company in Berlin.

Since 2015, Hugues is completely focused on the development of professional Real Estate Investments business and Asset Management activities, as well as significant Crypto-currency investments.

Hugues holds a Master Degree in Business Administration from EDC university in Paris (with a major in Finance and honors in Law). He is a Certified NYC Securities Broker (Series 7).



# Amalthea's Portfolio

## Berlin, Property

### **Residenzstr. 60, 13409 Berlin**

1.100 m<sup>2</sup>

Market Value: 3.100.000 EUR

### **Bredowstr 6, 10551**

1.200 m<sup>2</sup>

Market Value: 5.700.000 EUR

## Halle, Property

### **Schillerstr. 41, 06114**

1.090 m<sup>2</sup>

Market Value: 3.000.000 EUR

## Equity investment

### **LifeX**

Scandinavian Operator of premium furnished residential units

### **500 units:**

Berlin, Copenhagen, Halle, London, Paris, Munich

### **Valuation of the Company:**

25.000.000 EUR

Equity Ownership: 10%

\* Jointly and privately, David and Hugues own significant shares in other Real Estate assets and real estate Investment Companies in Germany.



## Bredowstr. 6, 10551 Berlin

**Surface:** 1.200 m<sup>2</sup>

**18 Residential Units**

**2 Commercial Units**

**+ Penthouse (for development)**

**Current Income:** ca. 170.000 EUR p.a. \*

**Loan Amount:** . 2.250.000 EUR

**Market Value:** 5.700.000 EUR

\* Asset under eviction process before development phase. 17 units will be upgraded and operated by LifeX. Expected gross income after upgrade: 320.000 EUR p.a.





## Residenzstr. 60, 13409 Berlin

**Surface:** 1.100 m<sup>2</sup>

**6 residential Units**

**2 commercial units**

**♦ 8 residential units (under  
development)**

**Current income:** 44.000 EUR p.a. \*

**Loan Amount:** 850.000 EUR

**Market Value:** 3.100.000 EUR

\* Asset under eviction process before development phase. All units will be upgraded and operated by LifeX. Expected gross income after upgrade: 210.000 EUR p.a.





## Schillerstr. 41, 06114 Halle

**Surface:** 1.090 m<sup>2</sup>

**18** residential units

**1** Coffeeshop (famous in Halle)

**10** parking Spot

**Current Income:** 110.000 EUR p.a. \*

**Loan Amount:** 1.250.000 EUR

**Market Value:** 3.000.000 EUR

- \* Up from 73.800 EUR p.a. in 2020.  
Asset under eviction process before development phase.  
All units will be upgraded and operated by LifeX.  
**Expected gross income after upgrade:**  
190.000 EUR p.a.





# Strategic Investment into LifeX

## Equity Investment:

**LifeX ApS** - Leading Scandinavian Real Estate Operator (Denmark)

1. Operations of premium furnished co-living apartments

2. Prop-Tech company providing SaaS solutions for professional real estate owners and asset managers.

Operating **500 units** in Berlin, Copenhagen, Halle, London, Paris, Munich.

**Equity raised:** 12,5 Mio EUR

**Major Investors:** Founders VC (Denmark), Cherry VC (Germany), Amalthea (Germany) & private Angels.

**Current Company Value:** 25.000.000 EUR

**Amalthea:** 10% Equity Ownership, Seat on board of directors & Major Shareholder status.

*lifeX*

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