

OUR STORY

Building the infrastructure *of shared ownership.*

How a home on Mallorca can be owned by twelve instead of one, and why we build it here first.

PLATFORM

DESTINATION

CAPITAL

Origin

03

Built on Mallorca, for Europe's second homes

The model

04

Platform, destination, capital

Global Homebase

05

The platform

Mallorca Homebase

06

The first destination

How Homebase earns

07

Once from the seller, every year from the owners

2030, back to now

08

Where it goes, and the choices that get it there

Join us

09

Partners · Co-investors · Network · Owners

A NOTE BEFORE YOU BEGIN

“The best homes on this island sit empty most of the year, and only a few people can own one. I am building the way for twelve to share it — properly, in writing, at published prices.”

— Torben Aagaard, founder



Built on Mallorca, for Europe's *second homes*.

Business Hub Mallorca is the investment company of Torben Aagaard. After forty years building businesses and technology, and eight of them living on Mallorca, he saw the same thing again and again: premium homes standing empty, owners who found selling hard, and buyers locked out by the price of owning a whole house.

BHM was set up to change that, not with one more agency but with infrastructure: a platform that lets a home be owned in shares, and a company on the island that proves it works. Private partners have backed BHM since 2024. In Q3 2026 the first two sales closed.

Everything is built to be repeated. What works on Mallorca can run on the next island and the next coast, on the same platform and the same legal framework.

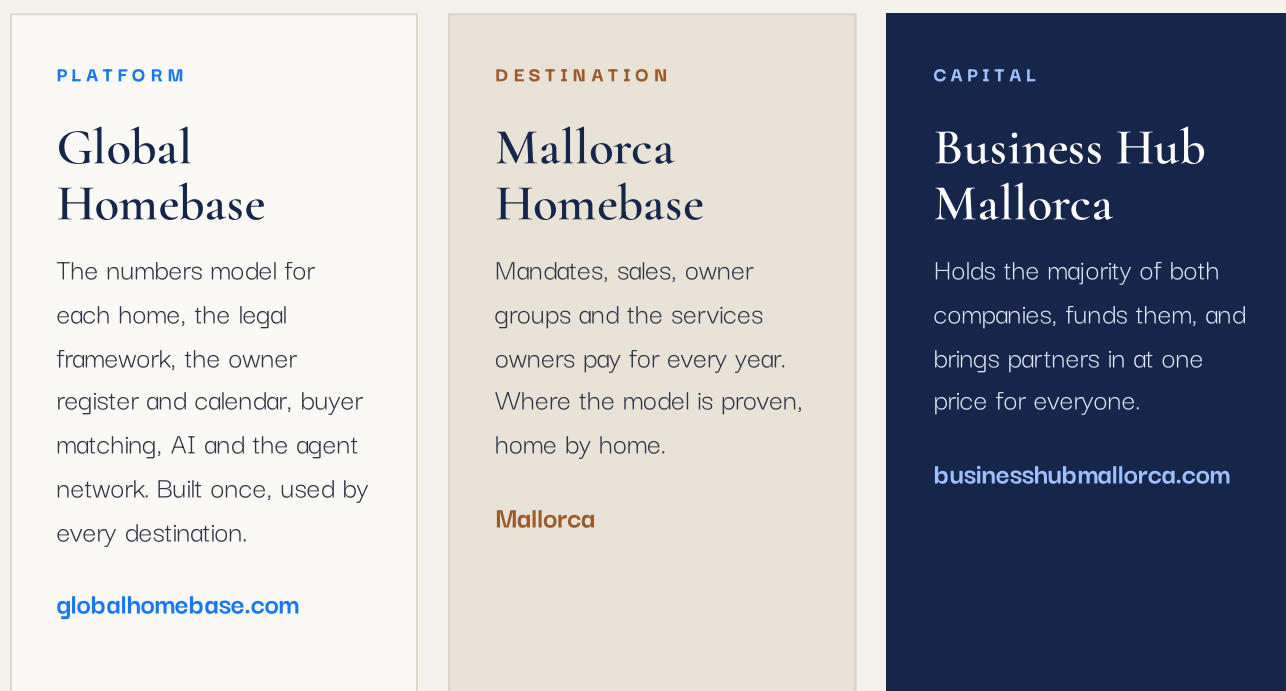


Torben Aagaard · Founder, Business Hub Mallorca

- **2024**
Private partners back BHM
- **2025**
An outside investor buys into Mallorca Homebase
- **Q3 2026**
The first two sales close
- **OCT 2026**
Pre-reservation per home goes live
- **Q4 2026**
Capital round, by invitation

Not two companies. *One model that compounds.*

Each layer creates value on its own. Together they get stronger with every home and every owner.



THE FLYWHEEL

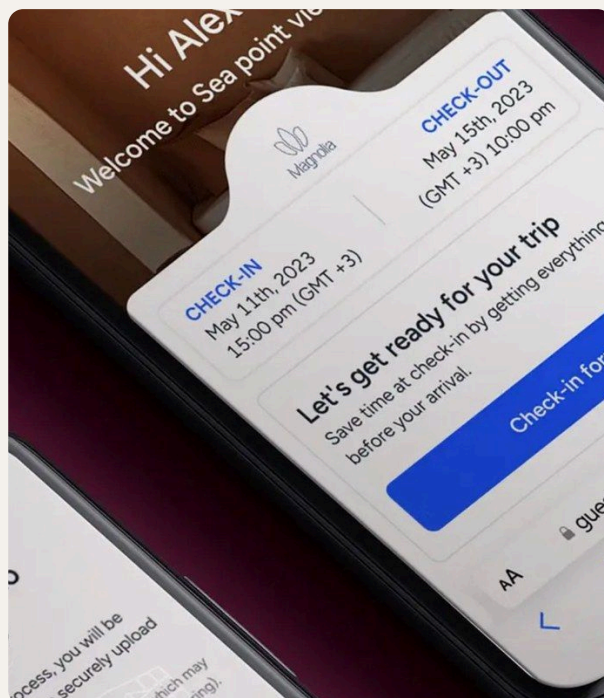
- 01 A home is listed** – with its numbers published: price per share, costs and nights.
- 02 Buyers reserve a share** – a free, time-stamped pre-reservation, then 10% in escrow with the notary.
- 03 An owner group forms** – twelve shares, by deed or through a Spanish company.
- 04 Owners pay for services every year** – management, the home, the club and letting of unused nights.
- 05 The next home is easier** – more owners, more data, more partners. Back to 01.

PLATFORM LAYER · GLOBAL HOMEBASE

The operating system for shared ownership.

Everything a group of owners needs to buy, hold, use and one day sell a home together, in one place, with every number published.

5 HOMES LISTED WITH THEIR NUMBERS	12 SHARES PER HOME
Oct 26 PRE- RESERVATION LIVE	2 BUYER ACADEMIES: DA · DE



LIVE TODAY

- Homes and their numbers on globalhomebase.com
- Pre-reservation per home, time-stamped
- AI chat and Homebase Academy for Danish and German buyers
- Guest management on Los Hibiscus

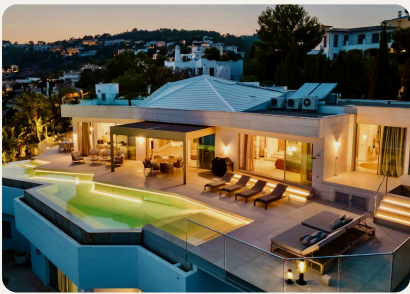
NEXT

- Digital owner register and calendar · guest registration and tourist tax
- Accounts for guests, companies and owners · owner portal and group bookings
- Trading of shares between owners · the next destination on the same platform

The first destination: *Mallorca*.

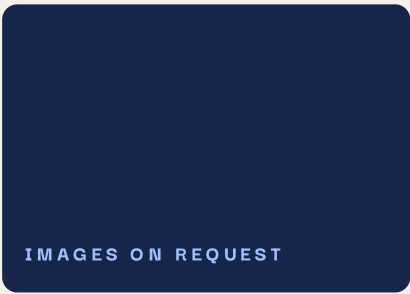
Mallorca Homebase holds the mandates, sells the homes and the shares, forms each owner group and runs the services owners pay for every year.

2 SALES CLOSED Q3 2026	€27,6M HOMES LISTED	3 SALES CHANNELS	0 HOMES OWNED BY HOMEBASE
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Casa Sunshine

Port d'Andratx · €12,9M · own mandate



Soul Palace

Palma · €5,85M · partner listing



Villa Cabrera / El Mirador

Santa Ponsa · €4,2M · mandate



Sa Coma Freda

Andratx · €2,85M · partner listing



Casa Son Cabaspre

Esporles · €1,8M · direct with owner



Los Hibiscus

Campos · Homebase Rent

Sales channels: own mandates, collaboration partners in Andratx and Palma, and a US channel through ATR Luxury Homes in Miami. Each home is a simulation until its owner group has bought it.

Once from the seller. *Every year from the owners.*

Homebase owns no property and holds no stock. It earns a fee when a home is sold, and then every year for running it – at prices every owner can see.



PART	WHAT IT COVERS	PAID BY	RATE
Master Agent	Mandate, data room, sale of the home or its shares, the owner group, notary	Seller	4-6% of the price
Owners Management	Structure, owner agreement, KYC, register, calendar, accounts	Owners	€1.500 per share a year
Property Management	Home Director, maintenance, cleaning, insurance	Owners	€3.500 per home a month
Club and Rent	Bookings, guest services, letting of unused nights	Owners, guests	€1.200 per owner a year · 20% of bookings
Resale	A share sold on to a new owner	Selling owner	5%

Rates other than the Master Agent fee are proposals. The model for each home is published, for example the Casa Sunshine numbers at globalhomebase.com.

From selling houses to running owner groups.

THE SHIFT

Today Homebase earns when a home is sold. By 2030 most of its revenue comes every year from the owner groups it runs — on Mallorca first, then on the next island.

BASE BUDGET, BOTH COMPANIES • READ FROM 2030 BACK

2030	2029	2028	2027	2026
19	11	5	1	2
owner groups	owner groups	owner groups	owner group	sales closed
€2,9M revenue. The next island opens on the same platform.	€1,9M revenue. Owners trade shares on the platform.	€1,2M revenue. First dividends paid.	€0,9M revenue. The named homes sell.	Pre-reservation live. Capital round.

THE CHOICES THAT GET US THERE

WHERE WE PLAY

Premium homes from €1,8M to €13M on Mallorca, for international buyers who want the island without carrying a whole house.

WHAT WE BUILD

The platform once, the destination company per place. Owners pay for services; the platform gets better with each group.

HOW WE WIN

Every number published. A legal structure that holds, by deed or company. No stock, no hidden margin.

WHAT WE DON'T DO

Buy homes, carry inventory or build a sales force. Partner agents and network partners bring the buyers and do the work.

Base scenario of the Homebase budget 2026–2030. Revenue 2030: cautious €1,2M, strong €4,9M. A budget, not a forecast.

Help build it *from Mallorca*.

Partner, investor, professional or future owner – there is a place for you in what we are building.

FOR PARTNERS WHO LEND

Back the company that builds it.

A written loan to Business Hub Mallorca, repaid with interest or converted into shares at one price for everyone. A quarterly statement and a direct line to the founder.

[BOOK A CALL →](#)

businessshubmallorca.com/invest

FOR CO-INVESTORS

Own a stake in both companies.

The 2026 round in Global Homebase and Mallorca Homebase: €100 a share, packages of €5.000, by personal invitation.

[ASK FOR AN INVITATION →](#)

taa@businessshubmallorca.com

FOR NETWORK PARTNERS

Bring homes, buyers or expertise.

Agents, architects, lawyers and Home Directors who work on each home and are paid for their part, at published rates.

[BECOME A PARTNER →](#)

globalhomebase.com

FOR FUTURE OWNERS

Own a share of a home on Mallorca.

Choose a home, see its numbers, reserve a share for free. Twelve owners, one well-run home.

[SEE THE HOMES →](#)

globalhomebase.com/co-own



COME BY FOR A COFFEE

Let's build it from Mallorca, *for every island after.*

COMPANY

Business Hub Mallorca S.L.
CIF B16356669
Gran Via Puig des Castellet 1
07180 Santa Ponsa, Mallorca

FOUNDER

Torben Aagaard
taa@businesshubmallorca.com
+34 683 163 809

ONLINE

businesshubmallorca.com
globalhomebase.com
calendar.app.google/jmYXiGUjZ5W1mRb57