



koykan

Invest in a Thriving Fast Casual Restaurant Chain: invest in Koykan

Koykan, a fast-growing fast casual restaurant chain aiming to become a **€100M company** by 2035, is issuing €3M in corporate bonds to finance its expansion into Germany, Austria, Czechia, Slovakia, Hungary, Croatia and Slovenia.

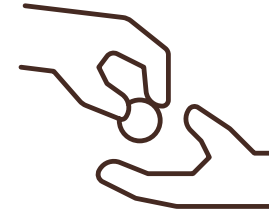
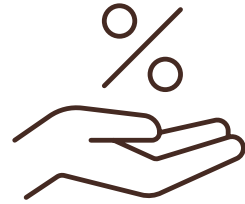
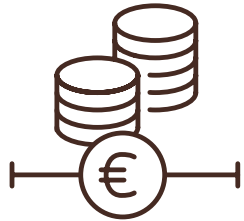
Known for its strong profitability and strategic growth, Koykan offers investors a unique opportunity to be part of the rapid expansion of a technology-driven restaurant brand.

Investment Opportunity

in a Nutshell

Investing in our Fast Casual QSR chain not only supports our expansion but also ensures a stable and secure return on your investment. The CAPEX needed to open a new store is around €250,000, and our typical ROI per store is about 2 years, providing a **safe mechanism to fully return the loan** within 3 years.

Beyond this, the rest of the ROI will be reinvested to open new stores and further expand our business, enhancing the security of the investment.



Corporate
Bond Offering

€3M

Interest
Rate

8%

per annum

Maturity
Period

3 years

Coupon Interest
Rate Payment

semi-annual

Minimum
Investment
Amount

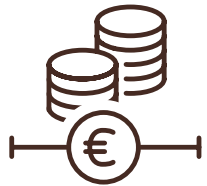
€1.000

Koykan in 2025

Who is Koykan and Where Is It Now?

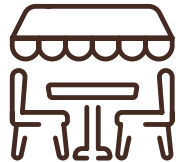
Koykan is a fast-growing, technology-driven fast casual restaurant chain, specializing in high-quality, quick-service food across the European continent. Founded on a franchise-ready business model, Koykan combines strong store-level profitability with an innovative approach to operational efficiency and digitalization.

As of end-2024, Koykan has successfully raised €1.2M in equity financing (Q1 2023), upgraded two existing stores, launched two new franchise-compliant stores, and is currently building six corporate stores set to open in Q2-Q4 of 2025. The company has also secured several new locations for stores across Europe and signed an area development franchise agreements for Czechia and Slovakia. Koykan's expansion plan aims to grow sales from **€4.3M to €13M over the next 36 months**, with a focus on both corporate-owned and franchise-operated stores in seven key countries.



€4.3M

expected
revenue
in 2025



11

operating
restaurants
in 3 countries



120

employees



2

franchise
territories
signed



€110k

expected
group EBITDA

Strategic Expansion

Koykan is strategically opening new stores in:

**Germany, Austria, Czechia, Slovakia,
Hungary, Slovenia and Croatia**

The company is expanding its footprint in the DACH and CEE regions by opening stores both under its ownership and through its franchise framework.

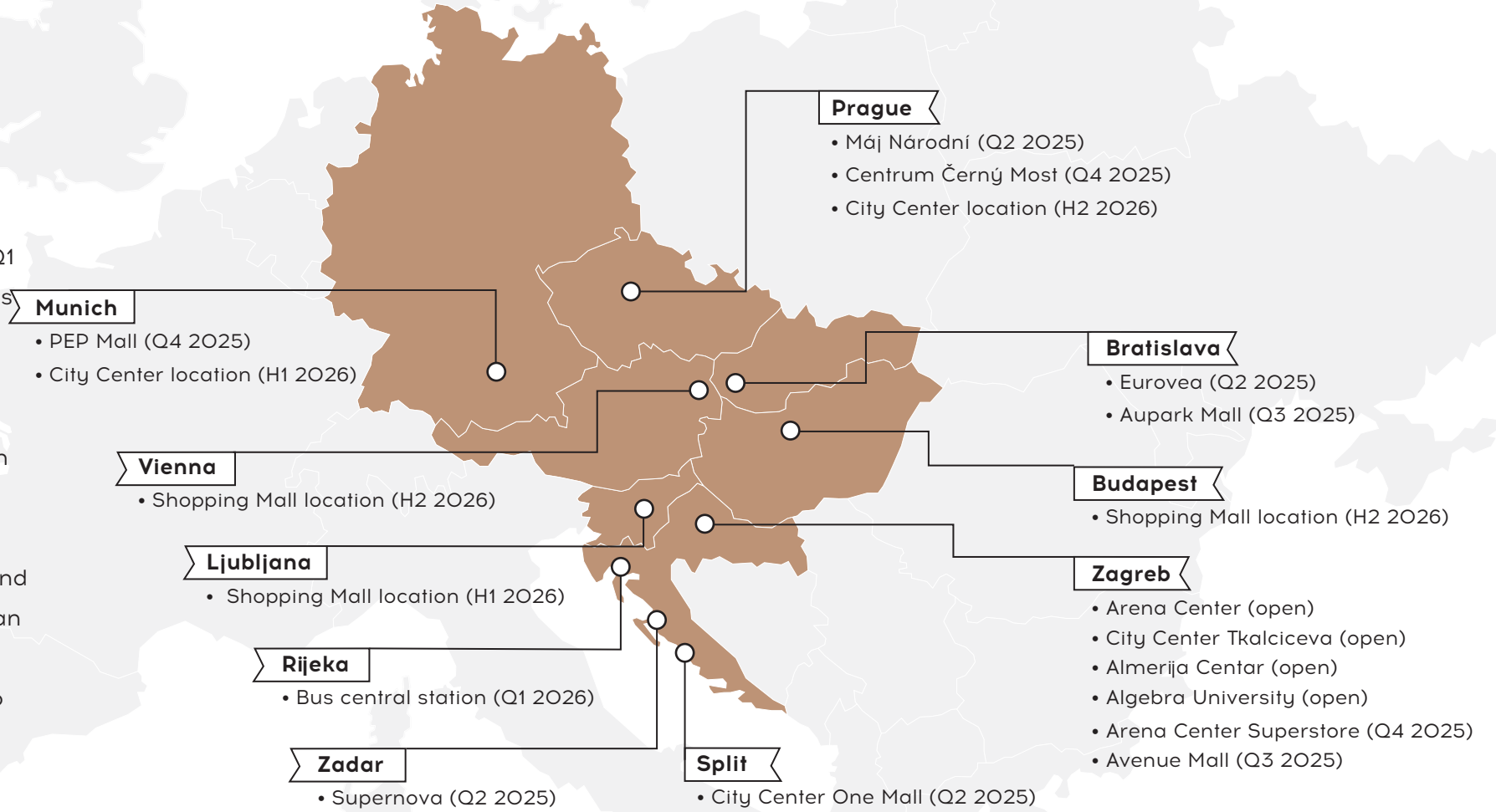
Each future location is carefully selected based on market research and consumer demand, ensuring a high potential for success and profitability.



Koykan expansion until H2 2026

Koykan is growing its presence in the region, with plans to establish **25+ company-operated restaurants** by the end of 2027.

New stores are scheduled to open in Zagreb, Zadar, Split and Rijeka by Q1 2026. Bratislava will see new locations in Eurovea and Aupark Mall, while Prague will add Centrum Černý Most and Máj Národní by Q4 2025. Munich and superstore in Arena Zagreb are also set for new openings by Q4 2025. By the end of 2026, the capitals Vienna, Ljubljana and Budapest will also get their first Koykan stores. This strategic growth underscores Koykan's commitment to strengthening its position in the European fast-casual dining market.



Koykan from 2025 to 2027

Through the issuance of €3M in corporate bonds, Koykan plans to **open more than 25 new corporate stores and secure 15+ new franchise agreements.**

The funds will support the full digitalization of company processes, reducing operational costs in logistics, production, and systems infrastructure, as well as streamlining vendor management, supply chain, inventory, and online ordering. This will provide Koykan with a competitive edge,

positioning the company for broader expansion across Europe beyond 2027. This strategic initiative aims to boost operational efficiency and extend market reach, setting the stage for Koykan to become a leading force in the fast-casual dining sector across Europe.

	expected revenue	operating restaurants	employees	franchise stores signed	expected group EBITDA
2025	€4.3M	11 in 5 cities	120	6	€110k
2026	€9.5M	18 in 10 cities	200	10	€1.3M
2027	€13M	25+ in 12+ cities	270+	15+	€2.2M

Koykan 2027 and beyond...

Looking ahead, Koykan aims to **build a €100M company** by establishing a top-tier QSR chain in the EU and beyond. This growth will be driven by opening 4-6 corporate stores annually while accelerating franchise development to boost cash flow and profitability.

Koykan's vision includes ongoing investment in logistics, production, and system infrastructure, with a commitment to fully digitizing vendor management, supply chain, inventory, and online ordering systems to streamline operations across both franchise and company-owned stores.

By leveraging both debt and equity financing, Koykan aims to accelerate its expansion, transforming the business into a fast casual dining chain serving millions across Europe. The objective is to become **the fastest-growing company** in the fast-casual restaurant sector, reshaping the European food market.



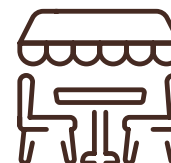
Build a
€100M
company



Keep existing
high levels
of per-store
profitability



Open
4-6
corporate stores
per year



Open
8-12
franchise stores
per year



Leverage
positive
cash flow
to expand the
business

Business Contacts

About Company

About Bonds

Boro Milivojevic

Ivor Jelavic

Email: boro@koykan.com

Email: ivor.jelavic@escontpartners.hr

