

Disclaimer

The data included in this document specifically provides general information on Kamara Ltd.'s project. Participation in the project is neither offered nor distributed, to US, Russian, and Chinese residents, citizens and domiciled persons or enterprises. All data provided is for information purposes only. The information provided in this document and its supporting documents is NOT an offer, but provides information concerning the project. The information provided is intended solely for the addressees of this document and is not intended for public dissemination. Nothing in this document should be construed as an offer or the solicitation of an offer for an investment, or to engage in any other transaction, gratuitous or, non gratuitous. The content provided in this document has been compiled with meticulous care and to the best of the knowledge of Kamara Ltd. However Kamara Ltd cannot assume any liability for the up-to-datedness, completeness, availability or accuracy of any of the provided information.

KAMARA CITY

OFFERING SUMMARY • Q3 2019

For further information and consideration contact:

RYAN WIJK, PRESIDENT

+41 78 755 66 81

+34 664 141 136

WIJK@KAMARASTUDIOS.COM

EXECUTIVE SUMMARY

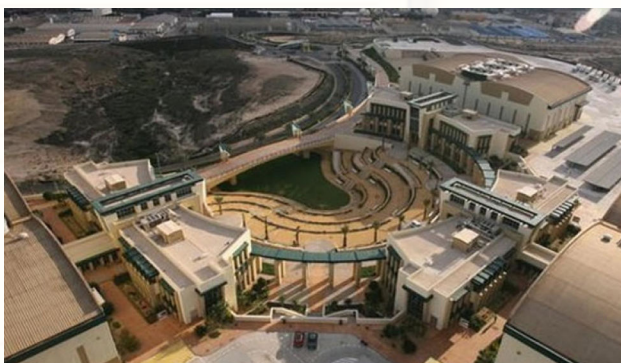


Kamara Ltd. seeks to raise €160 million for Phase I and II acquisition of an existing state-of-the-art movie studio and the surrounding 2.04 km² (504 acres) of unrivaled and pristine real estate overlooking the Mediterranean Sea in Alicante, Spain.

The initial acquisition will pave the way for development and construction of **Kamara City**, a fully integrated virtual reality (and esports) digital park and retail entertainment village along with a lifestyle resort center comprising of 460 residences and high-end hotels with a total of 600 guest rooms. This added expansion will help alleviate the ongoing tourist demand experienced by Spain as the second most visited country in the world over the last decade.

Between the combined development of **Kamara Digital Park** and **Kamara Studios**, the total project, when completed, will compete on the global entertainment stage and rival the scope and scale of Hollywood movie studios.

With an original cost of €400 million to build the existing studio, Kamara's initial investment of €160 million will provide capital to procure and design the proposed project that is estimated to cost €1.6 billion when fully developed along with a projected market capitalization of €12.0 billion and 18.0% annual return on investment.



INVESTMENT HIGHLIGHTS

- Investment opportunity for a combined **real estate** and **technological innovation to the entertainment business, resilient to recession** and with significant **growth potential**
- Central Parts of the real estate already built and to be purchased at a **distressed asset price level**: original investment volume in excess of € 400 m, current bid level of € 140 m
- Investment allows for both **credit** and **equity funding** with **attractive return rates**
 - » Credit facility with a 2.5% to 3.0% interest rate p.a.
 - » Equity investment with a valuation multiple > 7
 - » Kamara Group valued at € 12 bn
- Business plan (Base Case) showing **solid financial figures**, including
 - » Total 10-year gross revenue of > € 12 bn, starting in Y2 with > € 200 m
 - » EBITDA with break-even after Y5
 - » Positive Free Cash Flow after Y6
- Creation of **significant assets** serving as security for the credit facility
 - » Real estate with a conservatively estimated value of more than € 600 m
 - » Film library of 271 films (theatrical and episodic titles) with an estimated total value of € 542 m

SITE STATS

2.04

km² of Real Estate

€400M

already invested into build-out of site

0.54 km²

zoned for theme park

0.33 km²

zoned for film studios

0.78 km²

planned for residential

0.19 km²

zoned for commercial*

0.12 km²

zoned for hotels*

0.08 km²

of beach zone*

*Land to be rezoned with Kamara City masterplan