



ABOUT DOCUMENT

This is an overview brief from Kamara Ltd. ("The Company" or "Kamara"), organized under the laws of Switzerland. It is prepared for the recipient who contemplates making an investment in Kamara. Kamara seeks €100,000,000 in convertible debt to be secured on approximately 504 acres of developed and undeveloped real estate overlooking the Mediterranean Sea. The land is located in the Spanish cities of Alicante and Elche, and defined as "Kamara City"

PROJECT BUDGET BREAKDOWN

Based on due diligence and extensive research, Kamara estimates the following capital requirements for phases 1 through 3. This overview covers phase 1, in which Kamara welcomes initially one (1) investor or investor grouping to participate in the financial upside of Kamara City.

PHASE 1 - INITIAL FUNDS REQUIRED

01. ACQUISITION COSTS (PURCHASE OF STUDIO "CITY OF LIGHT" AND SURROUNDING LAND)	€ 90,000,000
02. WORKING CAPITAL	€ 5,500,000
03. FINANCE COST	€ 4,500,000

These proceeds will be used to secure Kamara City. Kamara will have full ownership of approximately 504 acres of prime real estate and improvements, which are valued in excess of € 186 million to build and develop to its current state at a calculated loan-to-cost of 53.7%.

€ 100,000,000

FUNDING TO BE PROVIDED BY KAMARA LTD.:

PHASE 2 - BUILD OUT: First 3 Years

01. BUILD PRODUCTION HOUSING / RESIDENTIAL	€ 56,592,000
02. BUILD THREE RESORT HOTELS	€ 120,900,000
03. BUILD VIRTUAL REALITY THEME PARK	€ 68,617,000
04. BUILD ENTERTAINMENT VILLAGE (RETAIL, NIGHTLIFE, RESTAURANTS & AMPHITHEATRE)	€ 143,783,400
	€ 389,892,500

PHASE 3 - OPERATIONAL CASH FLOWS: First 3 Years (Self-funding)

01. PRODUCTION HOUSING/RESIDENTIAL	€ 20,554,000
02. THREE RESORT HOTELS (EBITDA)	€ 29,809,000
03. VIRTUAL REALITY THEME PARK	€ 21,558,000
04. ENTERTAINMENT VILLAGE	€ 48,724,000
Projected Operational Cash Flow (accumulated 3-years)	€ 120,645,000

EXCLUSIVE OFFER - DEAL TERMS

Subject to the Investor agreeing to invest in Kamara the amount of ONE HUNDRED MILLION EUROS (€ 100.000.000), to be negotiated between the parties, according to terms and conditions outlined in "TERM SHEET FOR SENIOR DEBT WITH OPTION FOR COIN CONVERSION IN KAMARA Ltd." Kamara is prepared to offer the terms outlined below:

BASIC TERMS

SECURED LENDER

SENIOR DEBT POSITION: In the event of default (as defined), Investor has the right to foreclose on **all real estate assets of Kamara City S.L.** (under incorporation), in order to recoup any outstanding balance on the note.

- The Company shall pay the principal and coupon on a coupon rate of 20%, payable in 2-Years, equal to €120 million on the date of repayment of the Loan with an extension of an additional 2-Years at the holder's discretion for either cash or Kamara Coin ("KMRA Coin", upon initial coin offering, ICO).

CONTROLLED EXIT

LIMITED RISK with UNLIMITED UPSIDE

The investment is structured as short term (2 year) Senior Debt financing, convertible at Lender's option to Kamara Coins which expires 30 days prior to the loan becoming due. In the event of default (as defined), Investor has the right to foreclose on this unsubordinated security interest in real estate assets and improvements controlled by Kamara City.

- Provides full security to the Lender with a high return on investment.
- Investor will hold an option to liquidate the KMRA Coin' assigned to his digital wallet, allowing liquidity in the investment. With the investor's recoupment of cash from sale of coins, the principal balance of the note will reduce accordingly, until the loan is 100% repaid in full plus the 20% premium. The investor will benefit from high-yield on the underlying investment, and unlimited upside on the balance of his KMRA Coin holdings.
- Kamara Ltd. plans to invest € 390 million into capital improvements during the first three years of Kamara City's operation. This will further enhance the security on the loan, while boosting value of the asset-backed coin.



The investment is structured as short term (2 year) Senior Debt financing, with an option to convert to KMRA Coins which expires 30 days prior to maturity of the loan balance.



WITH KMRA COIN

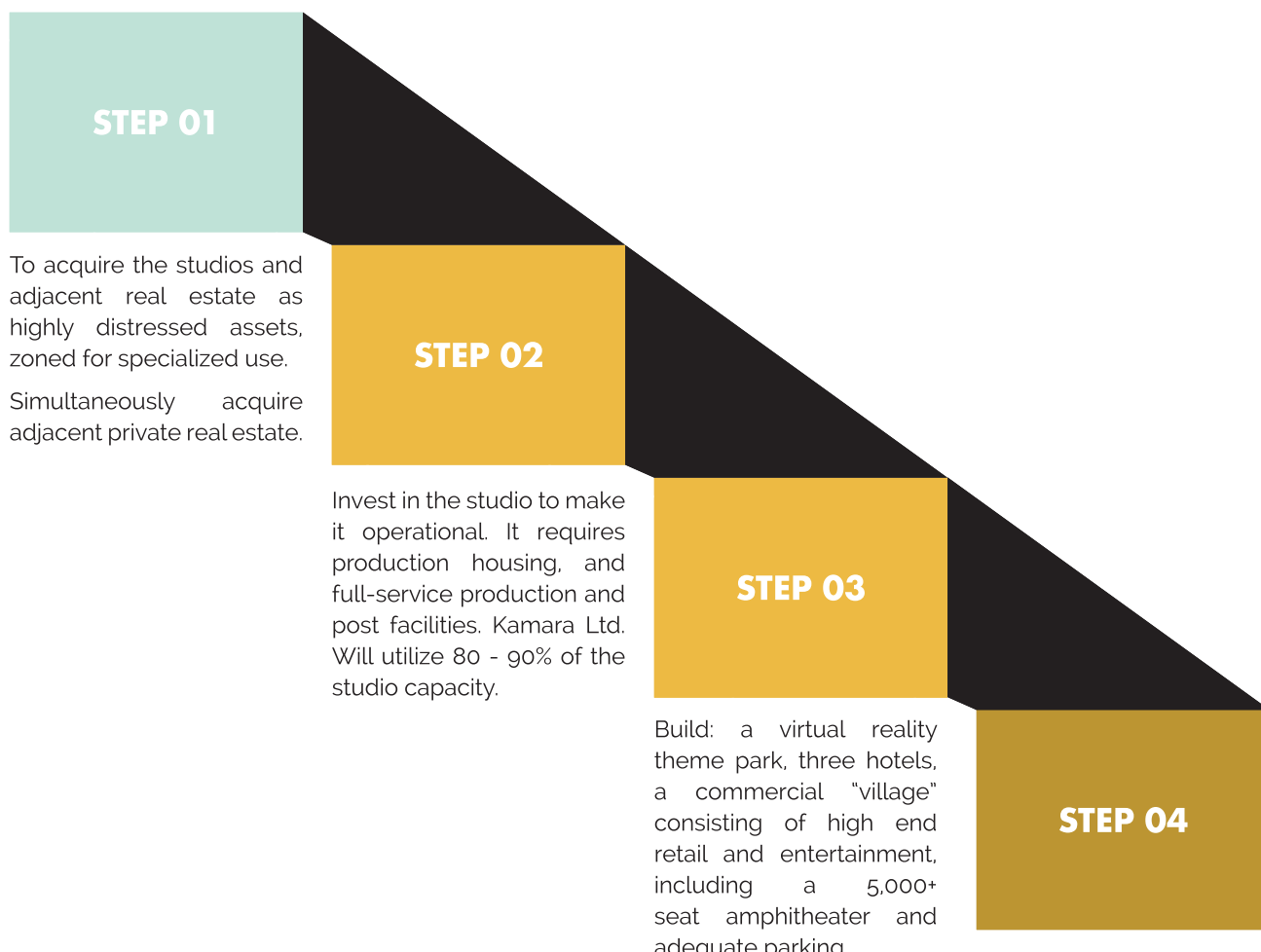
INITIAL TRADING PRICE
1.00 KMRA = 1.00 EURO

Investor will receive a digital wallet with 150 million KMRA Coin at discounted pre-ICO value of € 0.80 per token, with a combined est. value of € 150 million, based on initial trading price.



KAMARA CITY - PROJECT DESCRIPTION

Kamara invites the investor to participate in what is a unique opportunity; The real estate assets are highly distressed, and can be acquired at a significant discount, but not for real estate speculation, it is only available for acquisition by a high-level entertainment company (i.e. the Kamara Group). The deal terms are one of a kind, with a short repayment window, and high returns.



- 01** Kamara and professional service providers have conducted due diligence on Kamara's business plan the and projected development. Kamara is in position to proceed with the purchase offer for the real estate and associated assets.
- 02** Following a planned financial offering on February 15, 2019, the parent company of the group, Kamara Ltd., expects to be in a position to refinance phase 1.
- 03** Kamara's forthcoming proceeds are expected to provide sufficient financing to execute phases 2 and 3.
- 04** This proposal gives an investor an opportunity to exit with initial investment plus pre-agreed recoupment premium, or to exercise an exclusive option to convert his position to Kamara Coins.