



INTRODUCTION TO THE LONDON TUNNELS PLC

OWNER OF THE KINGSWAY EXCHANGE TUNNELS

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SUMMARY |

Last Major History, Heritage Attraction that can be reopened in Central London

Central London
Holborn,
High Holborn

Largest "Network" of Tunnels built for people in a City in the World

Immense size, over a mile long, as big in diameter as the Eurostar Tunnels

The Tunnels have a Unique History

London Blitz, Special Operations Executive, Q-Branch from James Bond, Reserve War Rooms, Cuban Missile Crisis

London is the Most Visited Western City in the World

London has 19.2m visitors vs Paris (14.4m) and New York (12.7m)

Global Media Attention

Media coverage has reached over 6.3 billion people, in 30+ countries, through 166 publications

Simple Business Structure

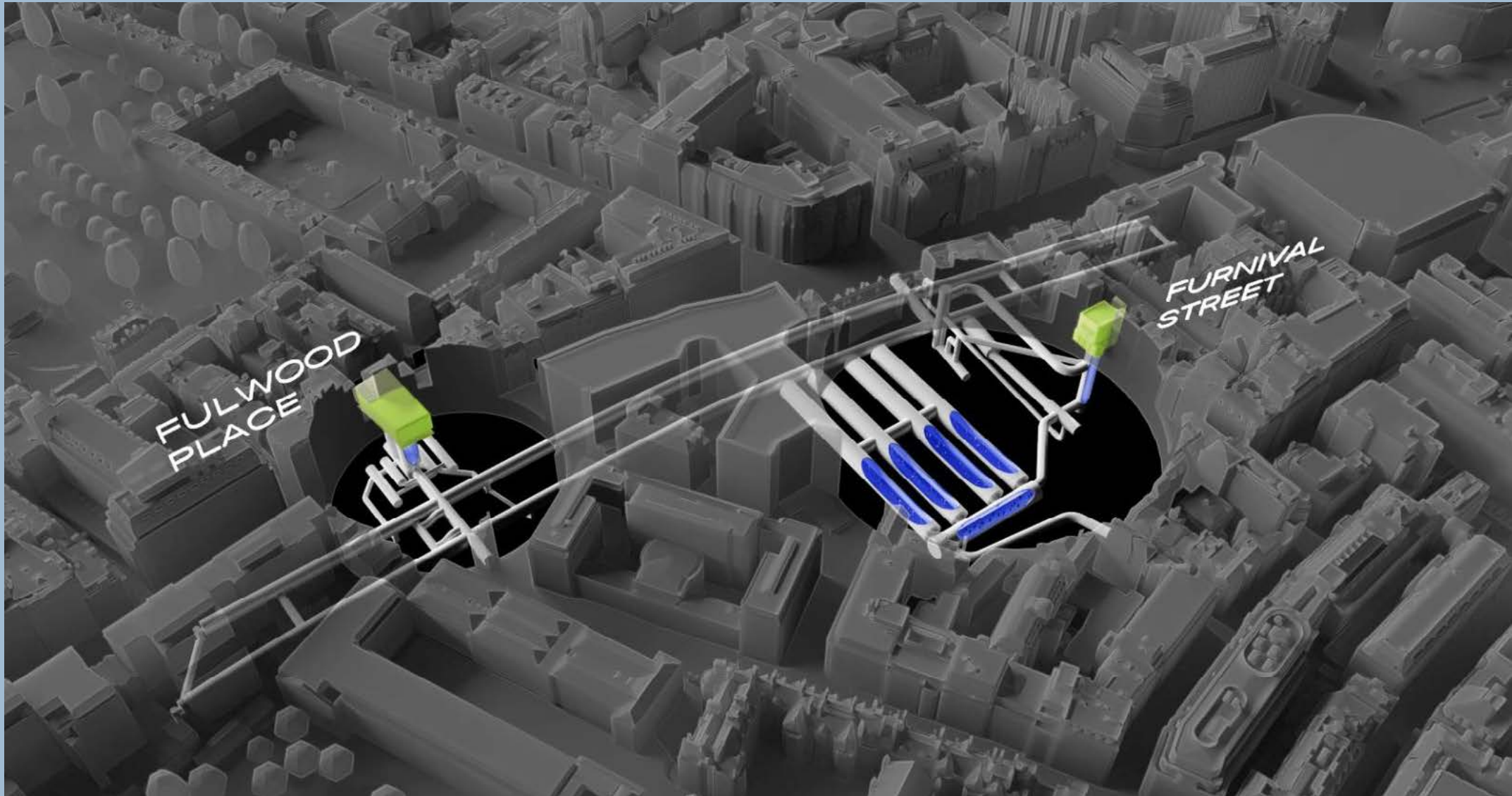
Number of visitors (3 million)

Ticket price (plus merchandise)

Revenue less Costs = EBITDA

Comparative to The London Eye & Madame Tussauds

THE KINGSWAY EXCHANGE TUNNELS |



THE KINGSWAY EXCHANGE TUNNELS | STREETS



THE KINGSWAY EXCHANGE TUNNELS | AVENUES



HISTORY HERITAGE | CULTURAL EXPERIENCES

London Blitz

Honour & respect the 43,000 British Civilians who died in the London Blitz

Story of the London Blitz starting 7 Sept, 1940

Interactive displays

Special Operations Executive

Conduct espionage & sabotage in Nazi occupied Europe. 13,000 members, of which 3,200 were women

Q-Branch from James Bond

Ian Fleming was the Naval Liaison Officer to the SOE. These are the tunnels that inspired Q-Branch in James Bond novels

Reserve Rooms

The tunnels were the “reserve war rooms” if the Churchill War Rooms were damaged during WW2

Cuban Missile Crisis

Kingsway Exchange was the termination point for TAT-1 between USA/ UK that connected the White House to the Kremlin in October 1962

Cultural Experience

Similar to the Modern & Contemporary Museum (MOCO) Amsterdam (640K Visitors)

Atelier des Lumieres in Paris (1.4m Visitors)

teamLab Intl Art Collective in Tokyo (2.2m Visitors)

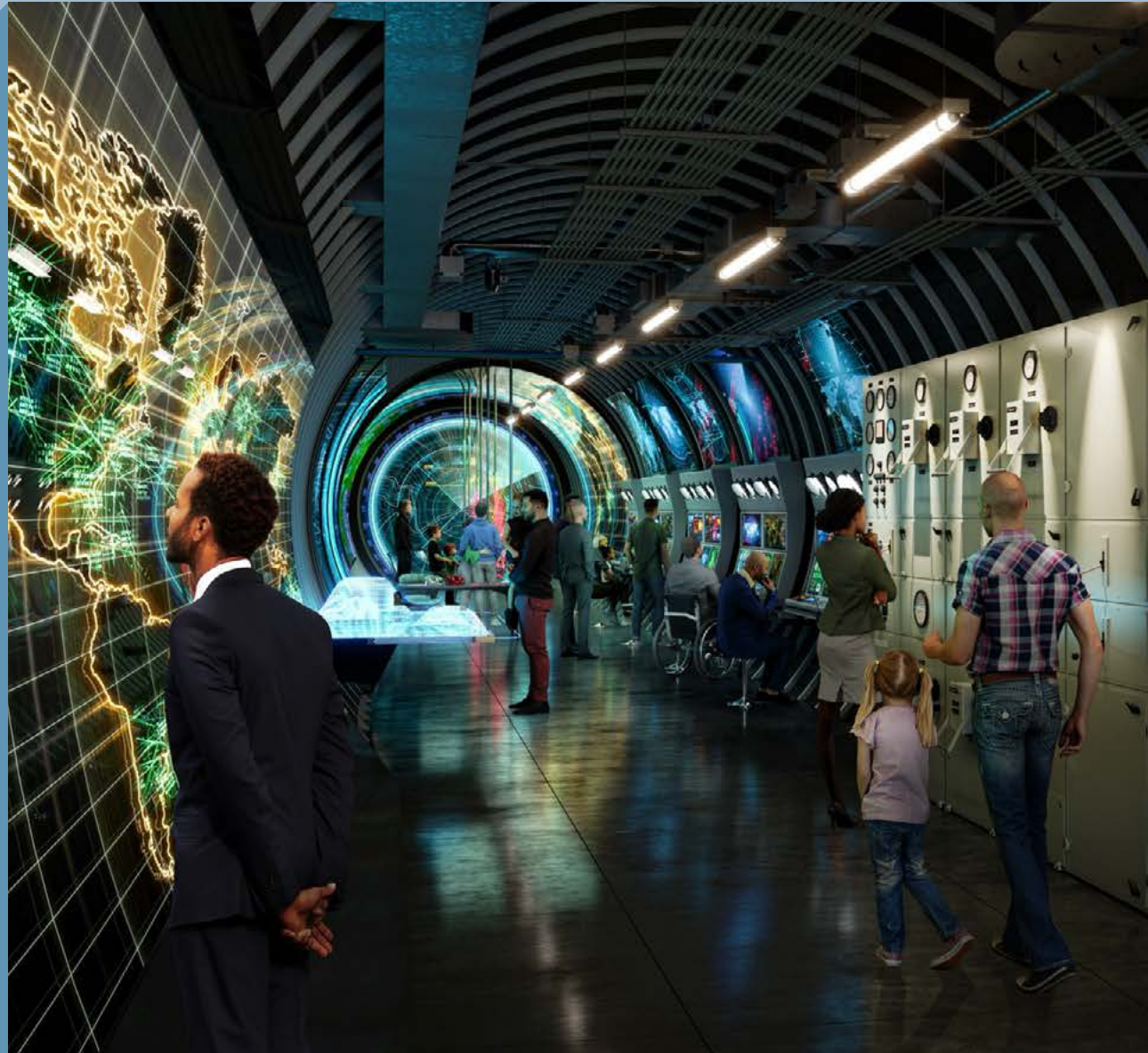
Deepest Licensed Bar in a City in the World

Once held the deepest licensed bar in the UK. This will be reactivated and could be destined to be one of “The Worlds 50 Best Bars”

PROPOSED VISUAL | LONDON BLITZ



PROPOSED VISUAL | SPECIAL OPERATIONS EXECUTIVE



ACTUAL SCENE | JAMES BOND SKYFALL*



*Picture taken in Charing Cross disused tube line (12 feet diameter), The Kingsway Exchange Tunnels are 25 feet in diameter.

PROPOSED VISUAL | CULTURAL EXPERIENCE | NATURE



PROPOSED VISUAL | CULTURAL EXPERIENCE | ARTS



PROPOSED VISUAL | DEEPEST LICENSED BAR IN THE UK

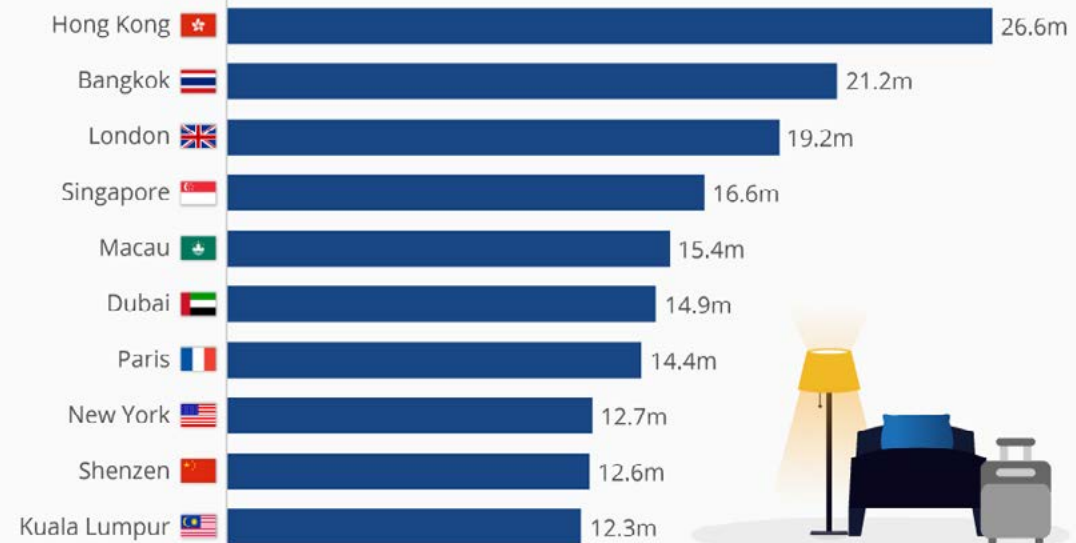


LONDON IS THE MOST VISITED WESTERN CITY | IN THE WORLD



The World's Most Visited Cities

Cities with the most visitors in 2017*



CC BY ND @StatistaCharts

* People staying for at least 24 hours

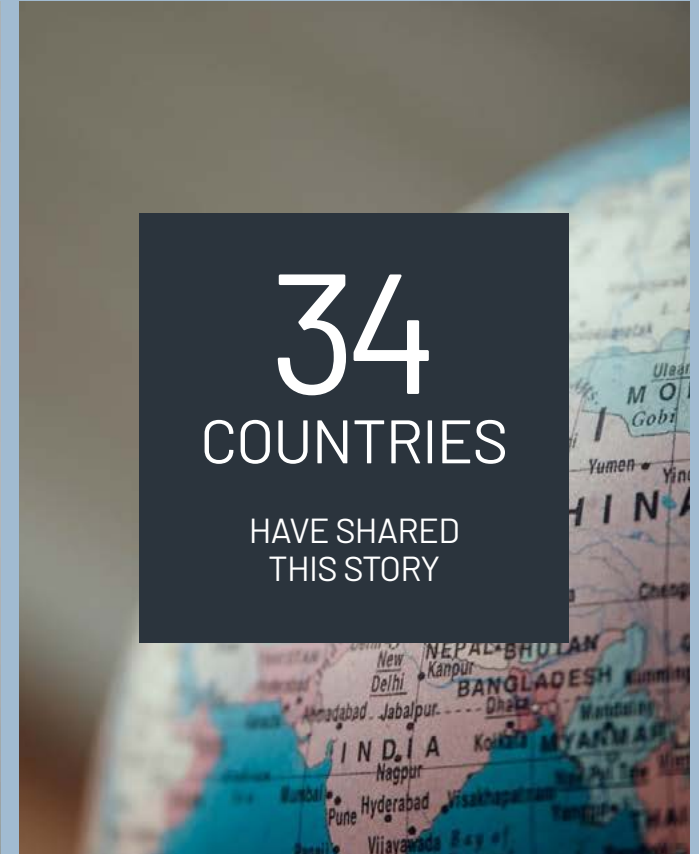
Source: Euromonitor International via World Economic Forum

statista

The Media Shows Peoples Genuine Interest.

Top 10 city destinations - London is the Most Visited Western City in the World 2017.

PRESS RELEASE STATISTICS | GLOBAL IMPACT



Media coverage has reached over 6.3 billion people, in 30+ countries through 160 publications showing the global interest in the project.

RELATIVE PRICE | PAID VISITOR ATTRACTIONS IN CENTRAL LONDON

FREE

Name of attraction	Visitors 2018
TATE MODERN	5,868,562
BRITISH MUSEUM	5,828,552
NATIONAL GALLERY	5,735,831
NATURAL HISTORY MUSEUM	5,226,320
V&A MUSEUM	3,967,566
SCIENCE MUSEUM	3,174,963
SOMERSET HOUSE	3,413,626
NATIONAL PORTRAIT GALLERY	1,586,451
BRITISH LIBRARY	1,437,839
TATE BRITAIN	1,272,523

PAID

Name of attraction	Visitors 2018	Current ticket price**
THE LONDON EYE*	3,500,000	£25.50
TOWER OF LONDON	2,855,438	£33.60
MADAME TUSSAUDS	2,500,000***	£33.00
MAKING OF HARRY POTTER	2,000,000***	£53.10
ROYAL BOTANIC GARDENS	1,858,513	£17.00
ST PAUL'S CATHEDRAL	1,657,446	£20.50
ROYAL ACADEMY OF ARTS	1,594,140	£15.00
WESTMINSTER ABBEY	1,546,017	£29.00
ZSL LONDON ZOO	1,133,952	£31.00
HOUSES OF PARLIAMENT	1,075,550	£32.00

*The London Eye is almost at capacity of £3.65m visitors

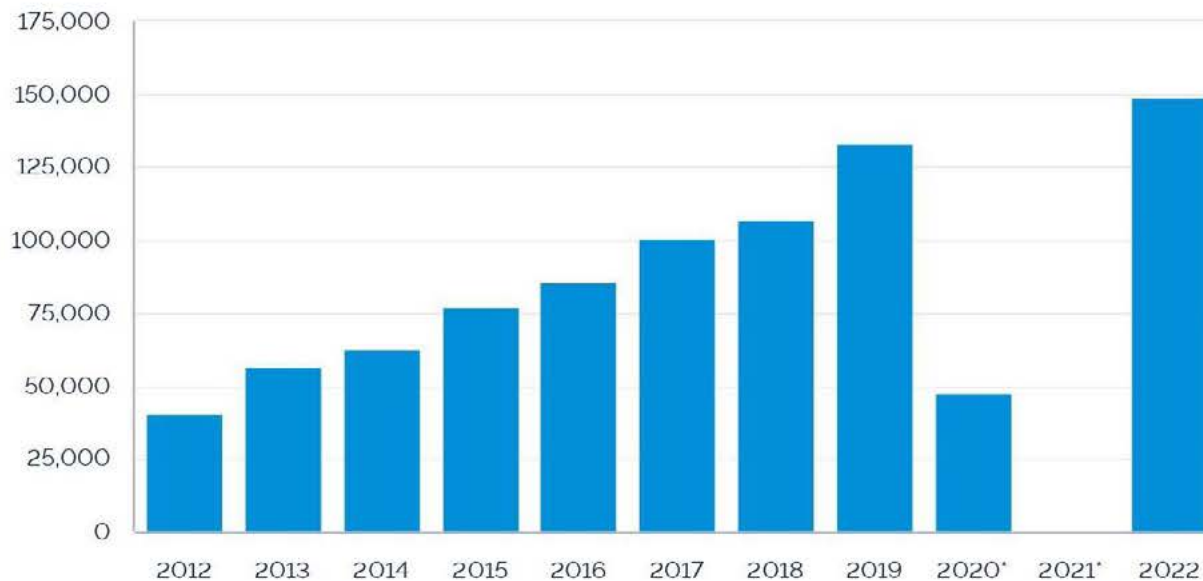
** Approximately as at 13/10/2023

***Approximately

THE MAKING OF HARRY POTTER (OUTSIDE LONDON) | RECORDED £149M IN REVENUE IN CY 2022

How Harry Potter keeps printing money, years after the films ended

Warner Bro's gamble is bringing in £150m a year



*COVID Pandemic

● Revenue In Thousand GBP

£149m



NEW FILINGS AT COMPANIES
HOUSE SHOW THAT THE FIRM
GENERATED REVENUES OF £149
MILLION FROM STUDIO TOUR
BOOKINGS LAST YEAR

SIMPLE BUSINESS MODEL | EV/EBITDA VALUATION



FUTURE COMPETITION IS UNLIKELY | BUILDING NEW ATTRACTIONS IN LONDON IS DIFFICULT



Why building a Disney-esque theme park near London is a bad idea

“Wildlife campaigners have **welcomed London Resort’s withdrawal** but say the fight to save Swanscombe Peninsula continues. A colossal theme park on the outskirts of London has been derailed, in a temporary victory for environmental campaigners. Plans for a park big enough to rival Disney - covering land equivalent to 136 Wembley Stadiums - have been in the works since 2014, and a planning application hearing was due to start today. But the London Resort company announced it is withdrawing its current application for the park on the Swanscombe peninsula on the Thames in North Kent - an area that was designated a ‘site of special scientific interest’ (SSSI) last year because of its exceptional range of wildlife.”

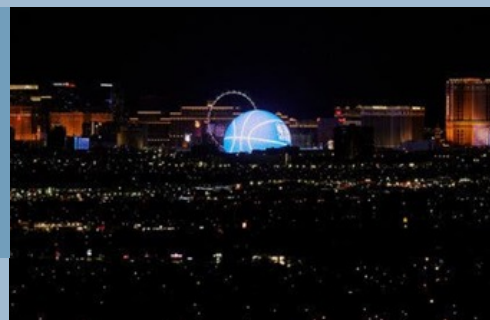
Paramount theme park development deal collapses

“The Deal between developers an entertainment company to build a £3.2bn theme park in north Kent has **collapsed**. The resort on the Swanscombe Peninsula, near Dartford, is planned to be twice the size of the Olympic park and include 5,000 hotel rooms and a water park. The developer, London Resort Holding (LRCH), announced it was ending its agreement with Paramount. LRCH said it would still be submitting a planning application in November.”



A giant Vegas-style sphere in London? Don't bet on it

The American developer MSG entertainment **withdrew its bid to build a sister Arena in Britain after opposition from Londoners and the City's Mayor.**



BOARD OF DIRECTORS |



Angus Murray

DIRECTOR & CHIEF EXECUTIVE OFFICER

The founder and managing principal of Castlestone Management LLC, a United States registered Investment Advisor, who has been managing assets since 1997. Previously President of Macquarie Holdings (USA) Inc.



Peter Curtin

CHAIRMAN

Over forty years' experience of the securities industry both in broking and investment management. Previously with Merrill Lynch Investment Managers, he was responsible for managing over US\$2 billion of assets. Extensive experience in international equity markets in particular those of the Asia Pacific region.



Katy Leo

DIRECTOR & COO

Experienced in finance and tasked with overseeing the day-to-day administrative and operational functions. Katy has been CEO of Client Services (Global) Ltd a company that provides administrative, marketing and project management support for over 10 years.



Charles Nelson

INDEPENDENT NON-EXECUTIVE DIRECTOR

30 Years' Financial Services experience, mostly in investment banking with broad experience in equity sales and management, Board representation, equity syndication and corporate access and origination.



Andrew Jones

INDEPENDENT NON-EXECUTIVE DIRECTOR

Previously worked for a number of Australian and International Investment Banks, initially as a market maker in equities, progressing through to running the sales desk, before moving into a Brand Marketing career.


















PROPOSED OPERATOR | IN DISCUSSIONS WITH TWO COMPANIES



Continuum Attractions

The Yorkshire-based leisure company has been a part of the UK attractions industry for almost four decades, establishing itself as one of the leading operators in the country.

Continuum Attractions' portfolio includes The Real Mary King's Close, York's Chocolate Story, Oxford Castle & Prison, the Spinnaker Tower and GreenwoodFamily Park.

-  The Loch Ness Centre
-  The Real Mary King's Close
-  Emirates Air Line
-  Greenwood Family Park
-  STAR WARS™: SECRETS OF THE EMPIRE
-  Siemens: The Crystal
-  Coronation Street Experience
-  Royal Mint Experience
-  Emmerdale Studio Experience
-  York's Chocolate Story
-  Emmerdale Village Tour
-  Oxford Castle & Prison
-  International Centre For Life
-  Spinnaker Tower
-  Kent Life
-  The Canterbury Tales
-  Jorvik Viking Centre

CONCLUSION |

Last Major Historical/ Heritage Attraction in London

There are no other existing locations that could be reopened to accept 3m visitors annually in Central London.

London is the Most Visited Western City in the World

50m people located within one hour of The London Tunnels

Experienced Management that proposes to appoint a "General Operator" of the Business

There are a number of operators that could be selected if required

Equity Raised & Committed

Raised & committed funds of [£32.6M]

Current Valuation £130m-£170m

London Eye valued at £700m in 2015

Stock Exchange

Most "fitting" location to be listed:

Euronext Exchange in Amsterdam

Simple Business Structure

Number of visitors (3 million)

Ticket price (plus merchandise)

Revenue less Costs = EBITDA

Comparative to The London Eye & Madame Tussauds