



# THE LONDON TUNNELS INC

INVESTORS SHOULD BUY THE LONDON TUNNELS CONVERTIBLE BOND

## REASONS WHY

POTENTIAL FUTURE VALUATION:

# £700m-£1,100m

- Based on comparisons with The London Eye and The Edge in NYC.
- Based on projected EBITDA applying 9x multiple, the company could reach an estimated valuation of £700m-£1,100m by 2030.
- This represents substantial upside from the current valuation.
- Estimated potential 4.2 million visitors annually.

THE EDGE:  
\$678m

OBSERVATION DECK OF THE EMPIRE STATE BUILDING:  
\$690m

THE LONDON EYE:  
£900m

### INCREASE IN DCF VALUATION

**Approximately £2.09 per share to around £3.75-£4.06 per share**

As illustrated in the sensitivity matrix within the valuation report, this single change in discount rate increases the implied share price for the same ticket price (and therefore the same earnings) from approximately **£2.09 per share** (at a WACC near 10.8%) to around **£3.75-£4.06 per share** (at a WACC near 9.0%).

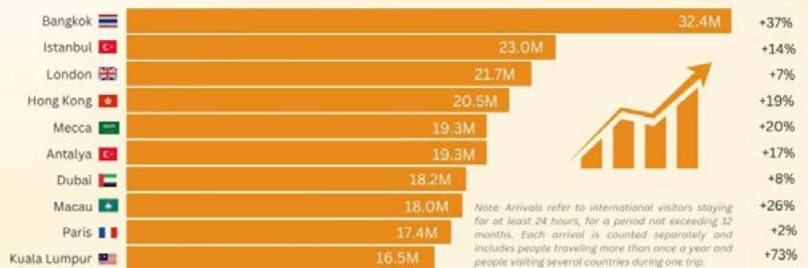
- **Semi-monopolistic, irreplaceable asset** in Central London with a rebuilt value of \$US 1.4 Billion.
- **The London tourism** continues to grow (50m by 2030), it is already the most visited Western City.
- **Future competition** is unlikely, as building new attractions in London is difficult.



### Most Visited Cities in the World in 2024

Number of international arrivals per city in 2024

Growth from 2023-2024



Source: Euromonitor International



**THE LONDON TUNNELS INC**  
 INVESTORS SHOULD BUY THE LONDON TUNNELS CONVERTIBLE BOND

**REASONS WHY**

**Implied share price (in GBP) at various levels of WACC and ticket prices**

3.47	3.21	2.97	2.75	2.54	2.35	2.17	2.00	1.85	1.70	1.57
3.78	3.51	3.25	3.02	2.80	2.60	2.41	2.24	2.07	1.92	1.77
4.03	3.75	3.48	3.24	3.01	2.80	2.61	2.42	2.25	2.09	1.94
4.24	3.95	3.68	3.42	3.19	2.97	2.77	2.58	2.41	2.24	2.08
4.45	4.15	3.87	3.61	3.37	3.14	2.94	2.74	2.56	2.39	2.23
4.66	4.35	4.06	3.79	3.55	3.31	3.10	2.90	2.71	2.53	2.37
4.87	4.55	4.25	3.98	3.72	3.48	3.26	3.06	2.86	2.68	2.51
5.08	4.75	4.44	4.16	3.90	3.65	3.43	3.21	3.01	2.83	2.65

**25% Discount to the current Share price**

- Listed at £2 per share (≈ \$2.70).
- De-listed at £2 per share (≈ \$2.70).
- **Current JP Jenkins price: £2.20** (≈ \$3.00), around 10% above listing price.

**Convertible Bond Offer**

- Bonds will convert at 110% of the original investment. This will effectively give the investor a 10% discount on investment.
- Purchase price: approximately £1.80 (≈ \$2.40).
- Represents a **~25% discount** versus the current £2.20 (\$3.00) market price.

**Investor Benefits**

- 6% annual coupon.
- Attractive entry point at a meaningful discount to market valuation.

**Reasons for Share Price Increase**

- Full planning approval obtained post-listing.
- Acquisition of building completed.
- Significant uplift in asset valuation following these milestones.

**Company Structure Set To List On NASDAQ**

Cayman Islands Private Company – 10-12% of NASDAQ stocks are Cayman Islands Companies.

**Summary**

Investors can participate through the convertible bond at a **~25% discount to the current share price**, with the added benefits of a 6% coupon.





## DISCLAIMER

This presentation (the "Presentation") has been prepared by The London Tunnels Incorporated (the "Company") for informational purposes only and does not constitute or form part of, and should not be construed as, an offer to sell or issue, or the solicitation of an offer to purchase, subscribe for or otherwise acquire, any securities of the Company in any jurisdiction, including the Cayman Islands, nor shall it or any part of it, or the fact of its distribution, form the basis of, or be relied upon in connection with, any contract, commitment or investment decision in relation thereto.

The information contained in this Presentation is provided as at the date hereof and is subject to change without notice. No representation, warranty or undertaking, express or implied, is made by the Company or any of its directors, officers, employees, agents or advisers as to the accuracy, completeness or fairness of the information or opinions contained in this Presentation. To the fullest extent permitted by law, none of the Company or any of its affiliates, advisers or representatives accepts any responsibility or liability whatsoever for any loss arising from any use of, or reliance on, this Presentation or its contents.

This Presentation includes certain statements, estimates and projections that are or may be deemed to be "forward-looking statements." These forward-looking statements are based on current expectations and assumptions about future events and are subject to risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such statements. Forward-looking statements may include, but are not limited to, statements regarding the Company's business model, strategy, development plans, market opportunities, financial performance, and potential listing on Nasdaq or any other securities exchange.

This Presentation includes certain statements, estimates and projections that are or may be deemed to be "forward-looking statements." These forward-looking statements are based on current expectations and assumptions about future events and are subject to risks and uncertainties that could cause actual results to differ materially from those expressed or implied by such statements. Forward-looking statements may include, but are not limited to, statements regarding the Company's business model, strategy, development plans, market opportunities, financial performance, and potential listing on Nasdaq or any other securities exchange.

No reliance may be placed for any purpose on the information contained in this Presentation or any other materials or communications provided by the Company or any of its representatives. Any decision to purchase or subscribe for securities of the Company should be made solely on the basis of such information as may be contained in a final prospectus or other offering document prepared and approved for that purpose in connection with any proposed securities offering. This Presentation has not been reviewed or approved by any regulatory authority in the Cayman Islands or elsewhere, and no such authority has confirmed the accuracy or completeness of its contents.

This Presentation and its contents are confidential and may not be copied, reproduced, distributed or disclosed, in whole or in part, to any other person at any time without the prior written consent of the Company. By attending or receiving this Presentation, you agree to be bound by the foregoing limitations.