



THE LONDON TUNNELS INC

INVESTMENT INFORMATION

PROJECT DESCRIPTION

The London Tunnels Inc

The London Tunnels Inc is a company formed to develop a visitor attraction in the Kingsway Exchange Tunnels, a mile-long network of WW2 tunnels beneath Central London.

Its primary goal is to restore and transform these historically significant tunnels into a multi-sensory experience combining heritage, cultural, and digital attractions, including a historical tour and immersive entertainment spaces. In addition, the reopening of the worlds deepest bar under a capital city. The project is scheduled to open in 2028 and aims to become a major new tourist and cultural destination in London.

REASONS TO INVEST

The upsides of investing in The London Tunnels Inc

- 1. Projected 2030 valuation** | Based on projected EBITDA applying a 9x multiple, the company could reach an estimated valuation of **£700m** by 2030. This would equate to a share price of **£10 per share (\$13 per share)**.
- 2. Proposed NASDAQ Listing** | The convertible bond offers a **10% discount** to the proposed NASDAQ listing price, supported by three market makers, with historical first-day returns averaging **18.9%**, implying a potential total return of up to **28.9%**.
- 3. Strong balance sheet** | The London Tunnels Inc has a strong balance sheet, as noted in the latest Annual Accounts completed by KPMG.
- 4. Global media interest** | The London Tunnels has received huge global media interest, which should translate into significant tourist demand upon opening.
- 5. Full planning approval** | The London Tunnels project has received full planning permission from both Camden Council and the **City of London Corporation**. Additionally, the project has the full support of the Mayor of London and local MPs.



Counterparties



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HOW TO INVEST



CONVERTIBLE BOND INVESTMENT

OPTION 1

Direct with the company

Process

1. The investor completes and returns the subscription agreement provided by their representative.
2. The investor transfers the investment amount to The London Tunnels in accordance with the wire instructions set out in the subscription document.
3. On the Conversion Date, the Directors will convert the Principal Amount of the Bonds, together with any accrued interest, into new fully paid Ordinary Shares at the applicable Conversion Ratio.

OPTION 2

Via the Private Equity Fund

Process

1. The Private Equity Fund will open three share classes, enabling investors to gain exposure to The London Tunnels Convertible Bond.
2. Each share class will invest 100% of the capital raised directly into the Convertible Bond issued by The London Tunnels.
3. The fund will charge no fees and will be available via platforms such as Capital International and International Assurance.



capital-iom.com >>



international-assurance.com >>

INVESTMENT GUIDE

3 ways to invest

1. Direct with The London Tunnels Inc

The London Tunnels Inc is offering a convertible bond at a 10% discount to the proposed NASDAQ listing price.

2. Private Equity Fund

Investing through the Private Equity Fund provides exposure to the project via a fund regulated by the Cayman Islands Monetary Authority.

3. Crowdfunding

The project will be made available for investment through selected crowdfunding platforms, including Crowdcube, providing broader access to investors.

CROWDFUNDING

Crowdcube

The London Tunnels has entered into an engagement agreement with Crowdcube in connection with a proposed fundraising, which is expected to broaden access to investment in the project through the Crowdcube platform.

Crowdcube is a well-known equity crowdfunding platform that enables individuals to invest in startups and growing businesses in exchange for equity. It allows companies to raise capital from a wide range of investors while giving people the opportunity to own a stake in innovative and high-potential ventures. Crowdcube makes investing in private companies accessible, transparent, and straightforward.



crowdcube.com >>