PART I

INFORMATION ON THE COMPANY

**Introduction**

Holmes Investment Properties Plc was recently incorporated on 22nd July 2016 in England and Wales as a public limited company with registration number 10292157.Its Registered Office is at 106 Mount Street, London W1K 2TW

**Principal Activities**

Holmes Investment Properties has been established exclusively to fund and build new leisure centres for the operating company known as David Lloyd Adventure Parks (DLAP).

The current plan is for DLAP to open twelve venues by 2021 for which HIP Plc will finance the purchase of the land plus develop the infrastructure and shell of the property. The operating company, DLAP will be responsible for the discovery of sites, planning permission, fit out, management and marketing of each centre.

The Company will be an exclusive partner with the David Lloyd Adventure Parks operating company, in which HIP Plc will have a 15% shareholding. A full contractual relationship between the Company and DLAP has been concluded. The DLAP relationship ensures that HIP Plc has a ready-made demand for its services.

Holmes Investment Properties will raise the finance for each adventure park through equity and borrowings. HIP Plc has confirmed borrowings of £42M to date. (Appendix 5). This will allow borrowing covering 60% of the price of land acquisition and for 100% of the development of the land.

HIP Plc will then charge an 8% rent on a minimum 50-year contract with DLAP with upward only rent reviews. HIP Plc will be full owners of the land.

The Directors are of the opinion that the funds raised are sufficient for the Company to carry out its business plan, to identify and carry out due diligence on potential acquisitions and investment targets and to provide working capital for the Company’s initial operations in line with its strategy.