INVESTOR EXECUTIVE SUMMARY · OCTOBER 2026

VEGASWOOD STUDIO

World-class hybrid studio & AI-to-Cinema infrastructure

A 73,000 sq ft owned production campus on ten acres in southern Las Vegas - about 15 minutes from Harry Reid International Airport.



Concept rendering of the planned campus. Illustrative; final design follows architectural approval.

$127.0M	73,000 SF	27,000 SF	$40.1M
ALL-IN CAPITAL	CAMPUS ON 10 ACRES	TWO DEDICATED STAGES	YEAR 5 REVENUE ILLUSTRATION

The opportunity

Vegaswood is a proposed owned studio campus that puts live action, motion capture, private AI compute, VFX, post-production, cinema mastering and distribution in one secured place - with offices, a restaurant, shops, a film club, a film school and a film-tourism frontage that earn from the public side of the site. Capital is released in six gated phases, starting with the digital core and rent-earning commercial space, and ending with the two stages once demand is proven.

01

Why Vegaswood

INVESTMENT HIGHLIGHTS

- **One governed production chain.** Idea, AI-assisted creation, live action, capture, VFX, finishing, IMAX-ready mastering, archive and delivery under one roof and one security model.
- **Two dedicated stages.** A 20,000 sq ft Stage A for live action and events and a 7,000 sq ft Stage B for motion capture on its own calendar, so a feature and a game client can book at the same time.
- **Private AI infrastructure.** 128 production GPUs, petabyte-class storage and local-first processing keep client footage on company-controlled systems.
- **Earns before the stages open.** 6,000 sq ft of offices and 5,000 sq ft of restaurant and retail are delivered in Phase 1, with rent from about Month 15.
- **A destination location.** About 15 minutes from an airport that handled ~55.0M passengers in 2025, near hotels, in a city of 38.5M annual visitors.
- **Diversified income.** Production services, stage and event rental, leases, memberships, training and film tourism share one campus.

The campus at a glance

COMPONENT	PLANNED SCOPE	PHASE
AI data center	8,000 sq ft block; 128 GPUs; ~0.4 PB NVMe, ~2 PB active, ~4 PB nearline storage; LTO archive	1
Offices, restaurant and retail	6,000 sq ft of leased offices on two levels; 2,500 sq ft restaurant and 2,500 sq ft retail	1
Post, mastering and audio	HDR grading, DCP and IMAX-ready preparation, immersive mix, ADR and music rooms, Vegaswood Direct	2
Energy	0.75 MW / 3 MWh battery storage, ~0.6 MWdc solar and a carport canopy under one microgrid	3
Stage A	20,000 sq ft high-bay sound stage, nominal 40 ft clear target, events conversion	4
Stage B	7,000 sq ft dedicated optical, facial, finger and virtual-camera capture	5



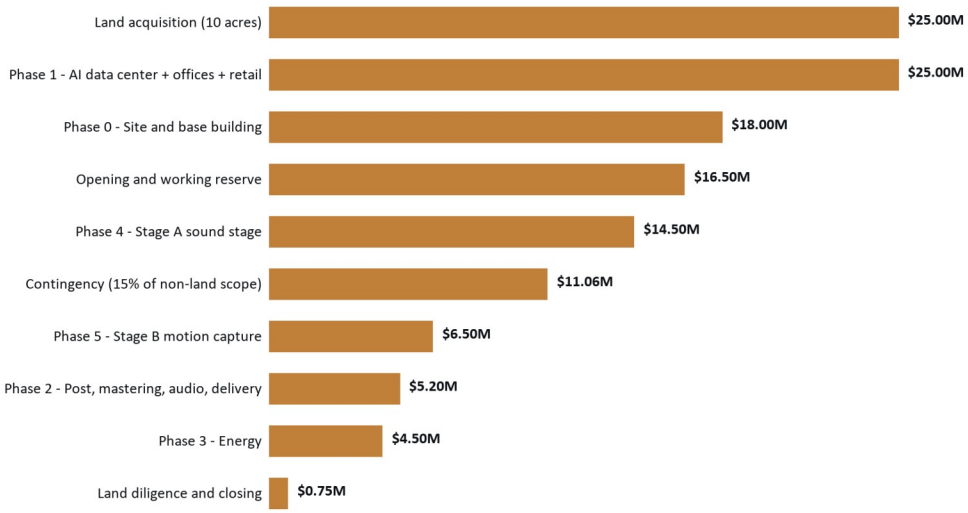
Location and access - schematic, not to scale. The 15-minute drive is a planning target confirmed by route testing at site selection.

02

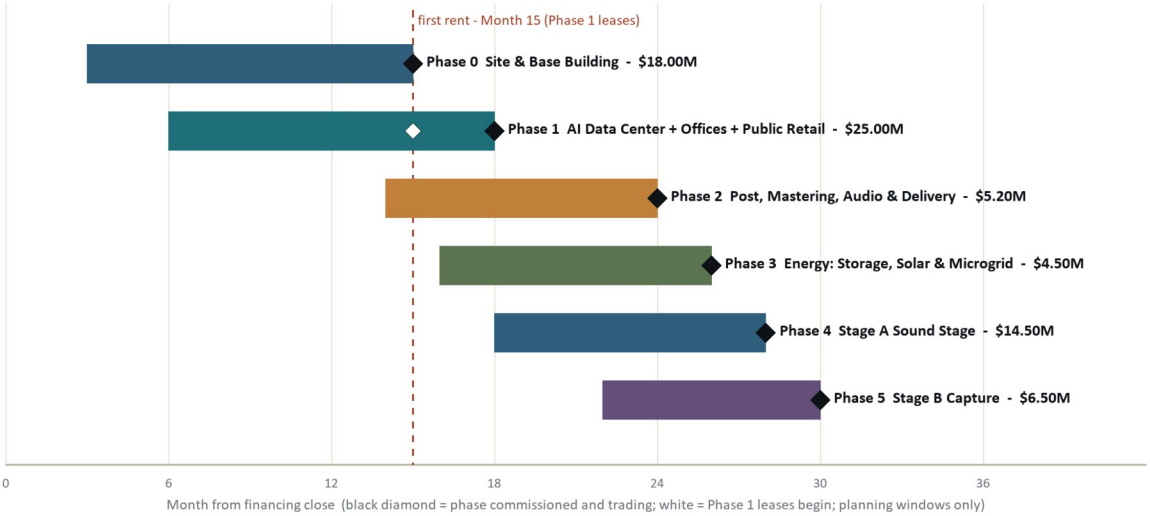
Capital and phasing

APPROXIMATELY $127.0M, RELEASED IN SIX GATED PHASES

Every dollar to buy the land, build the campus and carry the company into operation sits inside one envelope: $25.75M of land and closing, $73.70M of six-phase scope, a 15% contingency of $11.06M and a $16.50M opening reserve. Each phase is released only when the previous one has passed its gate.



Use of funds - $127.0M.



Six-phase schedule - planning windows from financing close; black diamonds mark each phase trading.

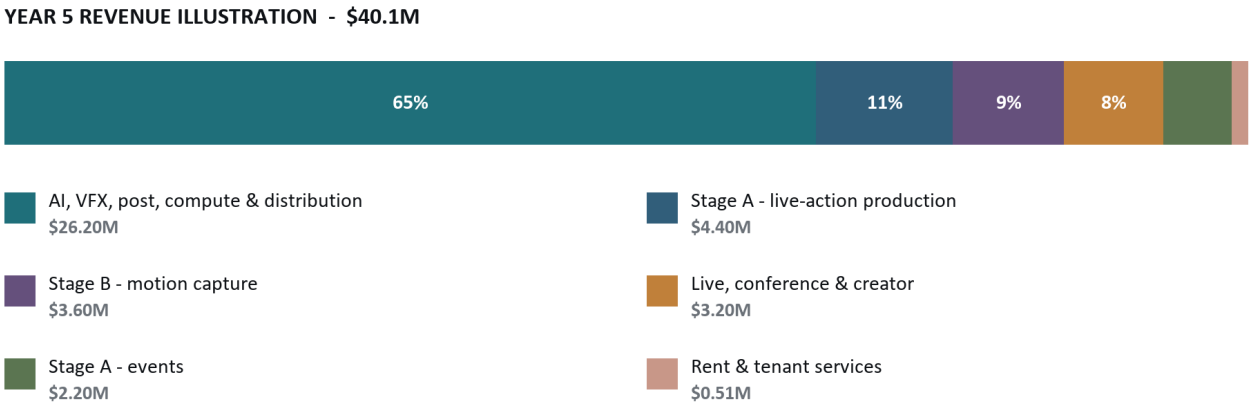
HOW THE CAPITAL IS PROTECTED

If the programme stopped after Phase 2, Vegaswood would already be a complete private AI, VFX, post, mastering and streaming facility with 11,000 sq ft of leased space, for about $81.2M including land and contingency. The two stages - $21.00M before contingency - are released last and only against signed demand.

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Revenue and market

YEAR 5 ILLUSTRATION AND COMPETITIVE POSITION



Year 5 revenue illustration by lane - a planning scenario, not a forecast.

Additional income layers

LAYER	BASIS	ANNUAL GROSS
Office, restaurant and retail rent	11,000 sq ft at $36-$45 per sq ft, 85-90% occupancy	$379,350
Virtual office and secretarial services	40 memberships and 15 packages	$126,000
Las Vegas Film Club, rooms and creator studio	Tiered memberships, room and studio hours, programmes	$364,810
Vegaswood Film School	Workshops, bootcamps, certificates, camps, corporate training	$368,800
Film tourism	Tours, demonstrations, exhibits and premieres; underwritten separately	Upside

Competitive position in Las Vegas

FACILITY	LARGEST STAGE / FOCUS	VEGASWOOD DIFFERENCE
Meta APEX	12,425 sq ft Stage A at 26 ft; live sport, broadcast, events	Larger principal stage, dedicated capture, film, post and AI
Worre Studios	25,000 sq ft facility; 360° 12K LED; immersive events	Optical capture and private AI pipeline
Vū Las Vegas	40,000 sq ft campus; ~140 ft LED volume	Integrated finishing; no permanent LED volume funded
Vegas PBS	Two 4,300 sq ft studios; broadcast	A 20,000 sq ft stage, much larger per room
David Saxe Productions	60,000 sq ft; theater, rehearsal, photo studios	Sound-isolated film stage and capture

THE POSITION

Las Vegas already has working studios. Vegaswood competes on integration - a large stage and a dedicated capture stage that book independently, secure on-site AI and finishing, and recurring commercial income - not on exclusivity.

04

Team, conditions and next steps

WHAT INVESTORS ARE ASKED TO UNDERWRITE

PROPOSED LEAD	BACKGROUND	ROLE
David Kam	AI and decentralised-systems architect; founder of Battery Movement, Battery Coin and BatteryAGI; co-founder of the Decentralized AI Society; author	Strategy, AI and infrastructure, financing and partnerships
Nyles Flagg	About three decades in film production, cinematography, editing, VFX and live audio; DP at Eyemagine Studios; trailer post supervisor at Wiser Post	Production workflow and studio operations

Conditions for the investment case

#	CONDITION	EVIDENCE
1	Acquire a fully developable ten-acre parcel within the $25M land ceiling	Appraisal, ALTA, zoning, route tests
2	Pre-lease Phase 1 offices and storefronts so rent starts at delivery	Executed leases with delivery triggers
3	Confirm stages, acoustics, capture and power fit the allowances	GMP and vendor bids
4	Convert production demand into contracted unit economics	Priced LOIs and anchor bookings

Next 90 days

WINDOW	WORKSTREAM	DELIVERABLE
Days 1-15	Appoint owner's representative, site and leasing brokers, architect, finance-model owner	Team and interview lists
Days 15-30	Parcel shortlist, airport route tests, hotel matrix, utility letters, tenant interviews	Land bid ceiling and LOI pipeline
Days 20-60	Facility quotes, studio interviews, capture proposals, schematic plans, load study	Price range and validated programme
Days 45-90	Integrated six-year model, anchor LOIs, financing terms, investment committee	Go / no-go decision

IMPORTANT INFORMATION

This summary is drawn from the Vegaswood Business Plan v5.0. All figures are concept-level management planning estimates, not bids, appraisals, signed leases or a forecast. It is private and confidential and is not an offer to sell or a solicitation of an offer to buy any security.