

BABYLON PARK

Investment Opportunity – Cancun, Mexico

BABYDON PARK

Is one of the most innovative indoor amusement park concepts in the world. Established in 1993, with more than 20 Locations all over the world.



Executive Summary

Babylon Park Cancun is a groundbreaking indoor amusement park strategically located within La Isla Mall, offering a truly immersive and unforgettable experience. What sets this park apart from conventional amusement parks is its cutting-edge technology and imaginative attractions, which blend seamlessly with the natural surroundings of the mall. Babylon Park Cancun is designed to cater to visitors of all ages, providing a range of thrilling rides, interactive exhibits, and live entertainment.

With a focus on combining education and entertainment, the park aims to ignite the curiosity of its visitors while delivering a world-class amusement experience. With an average of \$45 per visitor, we project approximately 200,000 visitors/year generating approximately, \$9 million in annual revenue.

The Opportunity

This is a unique investment opportunity for those seeking a stake in the future of entertainment. Babylon Park Cancun seeks a \$2 million investment in exchange for a 10% ownership share in the project. What makes this investment particularly attractive is the guaranteed 36-month return on investment, ensuring both personal and corporate investors see significant gains.

Importantly, these returns begin flowing after just eight months of park operation, following a meticulously planned 8-12 month construction period. This investment not only promises financial rewards but also the chance to be part of a groundbreaking project that will redefine the indoor amusement park experience.

Investment Packages

Direct Investment

- \$2m investment for 10% equity.
- 36 months return ROI after opening of park.
- Or with an option of a buyout at 24m of day of investment keeping 50% of the equity.
- Additionally, receipt of 5% of Beds Digital Inc. *See next slide.

Micro-Loan Investment

- Minimum \$100k, receiving 0.5% ownership, contingent on an 8.5% return.
- Quarterly payments, with the first payment six months after investment.
- For investments over \$250k, a 9.5% return applies with the same payment structure.
- Stay as a strategic partner, collect interest and exit in 2 years, or stay and have interest payments doubled, diluting your shares.

Beds Digital Inc. Additional Opportunity

In addition to the primary investment in Babylon Park, there exists a remarkable opportunity within Beds Digital Inc. As the holding company responsible for managing all licenses acquired from Babylon Park Global, Beds Digital Inc. plays a pivotal role in capitalizing on the park's brand and concept. With the ever-expanding licensing opportunities in the realms of television, film, and merchandising, this segment of the business is on the cusp of significant revenue growth.

Beds Digital Inc.'s exclusive rights to merchandising licenses allow for the creation of a diverse range of branded products, extending the Babylon Park experience beyond the physical park itself. Furthermore, the control over TV and film rights opens avenues for the development of captivating entertainment content tied to the park's unique offerings, reaching audiences far and wide. As these revenue streams continue to mature, investors have the opportunity to participate in the immense potential for financial gain that the intellectual property holdings of Beds Digital Inc. represent, making it an attractive supplementary investment that diversifies your portfolio and secures a stake in the future of entertainment.

Our vision



Create an affordable, futuristic indoor theme park in Cancun that captivates the imaginations of over 200,000 visitors annually.

Our Video



Our Photos



Our Photos



Our Jump Zone



Birthdays & Events



Unique space for
unforgettable birthday
parties and events



Attractions

Simulators

Swing Carousel

Video Games

Air Hockey

Trampolines

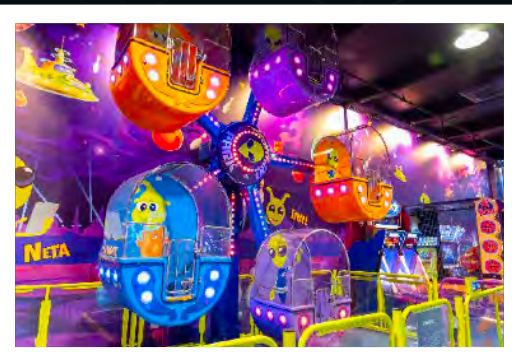
Roller Coasters

Drop Tower

Bumper Cars

Pinball Machines

And more...



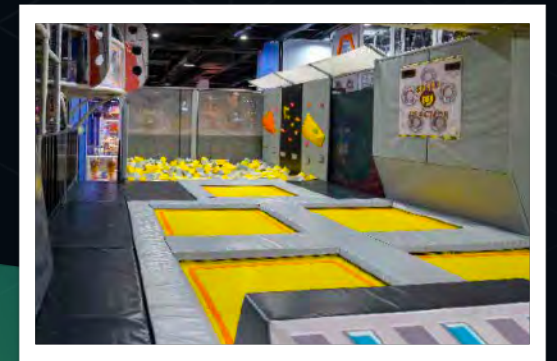
Kiddie Rides



Simulators



Roller Coaster



Trampoline

Tech Innovation

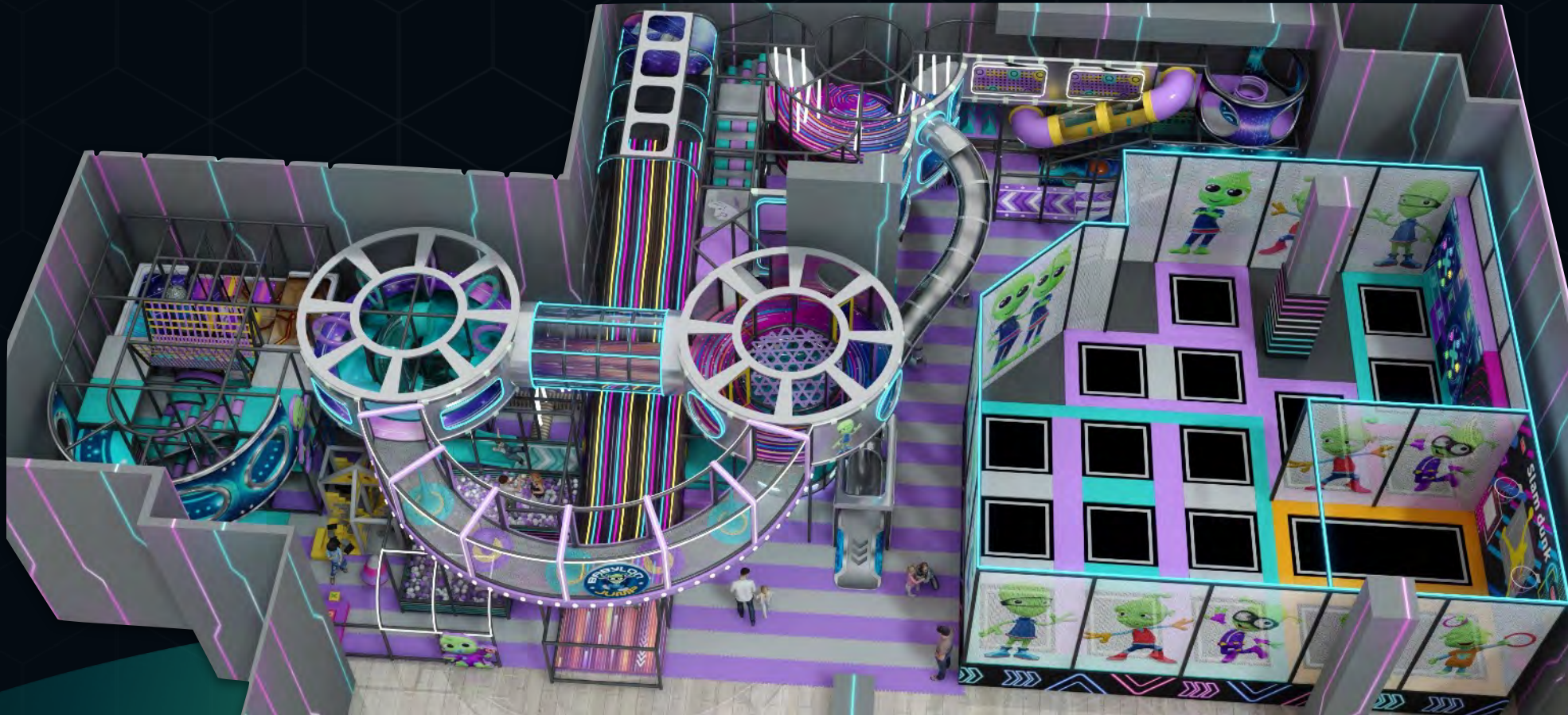
Babylon has developed its own mobile application to connect onsite venues with its customers:

- No plastic cards
- No need for cash
- Parents can control their child's spending
- Cards charged upon purchase via smartphone.



[illegible]

Future Jump Zone





Our Characters

Netta



Babylon



Lennox



Little Green



George



Inni



Our advantage



Affordability

Our admission fees are free, which makes us a preferred choice for budget-conscious individuals and families.



Location

La Isla Mall, Cancun, provides a prime advantage due to its high foot traffic, tourist appeal, and collaborative marketing opportunities, enhancing the success of your indoor theme park.



Unique Offering

Our unique offering lies in creating an affordable, futuristic indoor theme park that will entertain over 200,000 visitors annually.

Travel analysis

The number of hotel rooms on the island.

100,000

Hotel Rooms

21 million

Visitors

The number of annual travelers to Cancun.

The competition



SKY WHEEL
CANCÚN

BABYLON PARK

	Xcaret!	Interactive Aquarium	SKY WHEEL	BABYLON PARK
Unique Attractions	✓	✓	✓	✓
Affordable Pricing	X	X	X	✓
Accessibility	X	✓	X	✓
VIP Experiences	X	X	X	✓
Digital Integration	X	✓	X	✓
Educational Programs	X	✓	X	✓
Community Engagement	✓	✓	X	✓
Sustainability Initiatives	✓	X	X	✓

Why US



Affordability: competitive pricing strategy that makes quality entertainment accessible to a broad audience.



Expertise and Experience: our team's has many years of experience in the industry.



Local Partnerships: Strong ties with Local Leaders and business owners.



Innovation and Uniqueness: A futuristic theme that brings all cultures together.

Our traction

\$100M+

Generated at other parks

15%

YoY revenue growth

750k+

Annual Visitors

98%

Customer Satisfaction



20 Parks Worldwide



Rating

London, Tel Aviv, Belgrade, Madrid, Jerusalem, Haifa

Business model

CORE REVENUE

Monthly Visitors

15k x \$45

= \$675,000 Gross Revenue/m

Assuming an average of 15,000
visitors per month, times an
average spend of \$45, equals
\$8.1m per year.

ADDITIONAL REVENUE STREAMS

- + Merchandising
- + VIP Experiences
- + Vending Machines
- + Digital Content Sales
- + Special Events & Birthday Parties
- + Virtual Reality Experiences
- + Intellectual Property Licensing

Investment Ask

Our Existing Commitment

\$12M 

With the majority of our fund already committed.

Our Ask

\$2M 

We seek to replace an investor who is seeking
Liquidity.

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