



BOARD INTERVIEW WITH HOLMES INVESTMENT PROPERTIES PLC (28.05.2018)

Holmes Investment Properties Plc was floated in March 2017 in the shell of the former Cariboo Gold Mines PLC. Through this reverse IPO, the UK-based company reached its listing on the Berlin Stock Exchange. The purpose of the company is the planning, construction and subsequent operation of indoor and outdoor multi-activity leisure centres and adventure parks in the UK.

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According to Bloomberg, Holmes Investment Properties PLC currently has 325 million shares outstanding. Is that correct? How much of these shares could be acquired by former shareholders of Cariboo Gold Mines PLC as part of the reverse IPO? What were the reasons for one IPO in the context of the reverse IPO and what were the associated costs?

Holmes Investment Properties

In March 2017, the Directors announced that the Company had acquired 100% of the share capital of Holmes Investment Properties Ltd for €57.5m with the consideration to be satisfied by the issue of 300m Ordinary and 300m Preference Shares. In January 2018, the AGM approved creation of 300m Preference Shares to finalise that transaction. No further shares are due to former shareholders of Cariboo Gold Mines Plc.

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Holmes Investment Properties has signed a 20-year contract with David Lloyd, one of the UK's most successful entrepreneurs in the UK sports and leisure market, for its adventure park concept. What exactly does this contract contain? In this context, please also explain the business model of Holmes Investment Properties.

Holmes Investment Properties

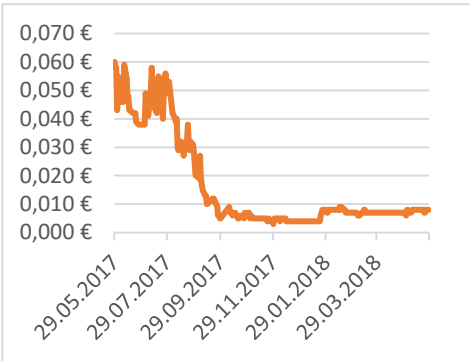
Holmes Investment Properties Plc (HIP) is a unique company that creates value and dividend returns through property investment delivered within the fast-growing leisure market. HIP works in tandem with a number of successful leisure partners including the founder of one of the biggest leisure businesses in the UK, Mr David Lloyd.

The contractual relationship with Mr Lloyd, executed through Holmes Investment Properties subsidiary UK Adventure Parks Ltd (which will hold the property assets), grants the right to source, acquire and develop sites for David Lloyd's Adventure Parks (DLAP) trading as "Adrenaline World".

HIP Plc also has a further exclusive contract with HIP Entertainment Ltd (HIP Ent) trading as "Everyone Entertained", whose Managing Director Grant Wright has over 25 years' experience in the leisure industry. HIP Plc has a substantial holding in HIP Ent and the property assets for it and three other leisure operators, with whom HIP Plc has non-exclusive contracts, will be held in wholly owned subsidiary, HIP Ent Properties Ltd.

The opportunity to partner with a select number of high profile leisure operators in return for a pre-determined, long-term lease commitment from tenants with good covenants producing an agreed yield should result in excellent returns for its investors.

12-Monats-Chart



Quick Facts

Hauptbörse
Börse Berlin

ISIN
GB00B61DTR94

FIGI
BBG001J18W23

WKN
A1H654

Aktueller Kurs (28.05.18)
0,008 EUR

52-Wochen-Hoch (29.05.17)
0,060 EUR

52-Wochen-Tief (29.11.17)
0,003 EUR

Marktkapitalisierung
34.146.424 EUR

Ausstehende Aktien
300.000.000 Vorzugsaktien
325.000.000 Stammaktien

Streubesitz
100%

Vorstand / CEO
Martin Helme

Website
www.hip-prop.co.uk

Top Aktionäre
Freefloat 100%



HIP Plc has a published plan to deliver a minimum of twelve leisure venues over five years, with aspirations for a total of eighty centres throughout the UK. The Company has investigated hundreds of potential sites and negotiations are underway to secure Options to Purchase agreements in targeted areas, with the aim to open the first centres late in 2018 or early 2019.



Sites, usually between 3 and 5 acres with good access and road frontage, space for car parking, proximity to major roads and public transport, are identified and reviewed against specific criteria. Existing buildings need to be a minimum of 50,000ft² with 10m eaves. An in-depth demographic profile is completed together with cost projections. Each property fully considered by the Property Committee prior to commencing negotiations.

HIP Plc benefits from the experience of both the Holmes family with over 60 years in residential and commercial real estate, and consultant, Jonathan Sutton, a chartered surveyor for 30 years with extensive contacts throughout the UK and Europe.

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The current stock market value of the company is 2.3 million euros. Financial statements of Holmes Investment Properties cannot be found on the Company's website. Only the old deals of the Cariboo Gold Mines PLC can be found. When will the first financial statements of Holmes Investment Properties PLC come out and how can we imagine important key figures such as sales, earnings, balance sheet total, equity and liquidity for the past financial year 2017?

Holmes Investment Properties

Audited accounts are available on the website and from Companies House for 2014, 2015 and 2016 (period extended to March 31st, 2017). Accounts to March 2018 are being prepared for audit.

A Preference Share value of €0.10 and the Ordinary Share trading at €0.008 (18/05/2018) gives a total of €34,146,424 which equates to less than 50% of the valuations completed by CEO Martin Helme in January 2018, linked to Revenue and EBITDA and based upon four companies that buy, develop and lease out at least a portion of their Real Estate Property Portfolios in the Leisure Industry and one company that is a Leisure company operator.

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Please give us an overview of the current shareholder structure. Who are the main shareholders and are these investors willing and able to put more capital into society? Are there any lock-up agreements?

Holmes Investment Properties

The majority shareholder is Grosvenor Square Investments Limited, which is controlled by James Holmes. Mr. David Lloyd also holds shares individually. The remaining equity is held by historic Cariboo shareholders and those investors that have acquired shares since the IPO. Freely traded shares issued electronically are not subject to any lock-in.



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There are currently three adventure parks. By the year 2021, at least nine more adventure parks are planned. At which locations should the parks be built and what turnover should such an adventure park at least throw off in the year, so that a construction and financing come into consideration?

Holmes Investment Properties

HIP Plc announced the acquisition its first operating venue, Ashtour Ltd, an adventure golf park and golf range in January 2018, it has consistently delivered profits year on year and may return HIP Plc more than 17.5% IRR.

The Directors are hopeful that terms will be finalised on North Tyneside (Everyone Entertained) and Blackpool (Adrenaline World) soon which will bring the number of contracted venues to three. As soon as we confirm a contract we will publish the details. The published aim is to open 12 venues over 5 years, with HIP Plc either owning the land or holding a long-term lease.

We will and have considered potential sites throughout the UK, over 100 to date, subject to the demographics within certain travelling times, which vary slightly depending upon whether the location is for DLAP or HIP Ent. We are currently negotiating with locations in Swansea, Worthing, Oldbury, Thurrock, Nottingham, Edinburgh, Cannock, Dunfermline and Gateshead. New sites sourced from an extensive network of Commercial Real Estate Specialists every day.

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David Lloyd is not only a well-known figure in the UK as his younger brother John is one of the two most successful British tennis players. David Lloyd has a wealth of real estate experience and an engaging track record in the leisure club industry. What prompted Mr. Lloyd (born 1948) to start again from scratch with Holmes Investment Properties PLC?

Holmes Investment Properties

David Lloyd has never left the leisure industry. After leaving professional tennis, he worked as a tennis coach in the USA where he developed the idea for David Lloyd Leisure combining tennis with gym and leisure facilities, which proved an incredible success. He has been involved in several other leisure enterprises since selling the David Lloyd Leisure chain and welcomed the opportunity to partner with Holmes Investment Properties to launch Adrenaline World Adventure Parks, another groundbreaking concept in leisure and fitness.

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At the end of September 2017, BaFin warned against dubious purchase recommendations for the shares of Holmes Investment Properties. The shares were recommended by phone calls for purchase. Consequently, the Berlin Stock Exchange suspended the shares for a few days. Who was behind these activities? Could the investigations have already been completed and what can you do to protect yourself from such actions in the future?

Holmes Investment Properties

Unfortunately, it is still not known who was behind these activities. We worked closely with the Berlin Exchange and as a Company welcomed the decision to suspend the shares for a few days to facilitate investigation and we are pleased to see that the activity stopped and has not been repeated.





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In February 2018, Holmes Investment Properties (HIP) announced an offer from its partner, David Lloyd Adventure Parks (DLAP), to acquire the shares that HIP holds in DLAP. How many percent does HIP hold in DLAP and what value do you attribute to this participation?



Holmes Investment Properties

HIP owns 15% of DLAP, and although there were some initial discussions, it was decided that we are stronger working together; and as such the offer was withdrawn. We look forward to a long and prosperous relationship with DLAP and anticipate significant benefits for HIP shareholders from our holding in DLAP.

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Finally, give us three reasons to invest in shares of Holmes Investment Properties PLC.

Holmes Investment Properties

1. The Company is working with five, successful and innovative leisure partners, including established leisure entrepreneurs such as Mr Lloyd in a rapidly growing market.
2. The model has already been proven by three sites in the US and New Zealand each attracting more than 500,000 visitors each year.
3. The availability of suitable sites and existing buildings is good and improving (partly because online sales are forcing retailers to close and relinquish ideal premises in great locations).



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