

Film50 Bond: Key Terms and Rationale

(Issued by Dublin Bond House DAC)



Backing Greenlit Opportunities

Film50 offers qualified investors a unique access to the global film and television industry by funding the final layer of production financing. These projects are already backed by producers, distribution pre-sales, and government-supported grants. **Film50** simply completes the structure. **This essential 10% trigger capital unlocks multi-million euro co-financing, activates escrow, and brings commercially promising films into production.** By co-financing a carefully curated slate of fully packaged films, **Film50** gives investors a direct path into an asset class traditionally dominated by studios, with returns driven by both repayment waterfalls and distribution success.

Strategic Partners, Global Distribution

In partnership with **Seven Ocean Pictures (7OP)**, **Film50** has access to a development pipeline projected to exceed **€200 million in box office value**. Each project is already vetted and structured with co-producers, legal, and distribution teams in place. Film50 collaborates with global players such as:

- **Blue Fox Entertainment**
- **VMI Worldwide**
- **GLO-PA-NET**
- **Benaroya Pictures**

These partnerships ensure global reach and secure monetisation channels, with built-in pre-sales and grant contributions covering up to **90% of total budgets** before Film50 capital is deployed.

Financial Outlook

The Film50 portfolio is structured to target a diversified slate of high-potential productions, each carefully selected for commercial viability, creative strength, and international appeal.

- **A portfolio of projects** (scripted, and pre-approved)
- Up to **48% of each production funded via public grants**
- **40–50% from pre-sales and equity**
- Film50 provides the remaining **5–10%**, unlocking the final greenlight

Investors receive **10% fixed annual income** with a **target 50% return over 5 years**, structured through listed bonds plus other investment vehicles.

Summary

Film50 delivers a compelling investment opportunity in a sector with high barriers to entry and built-in downside protection. Projects are **fully financed before production begins**, with **Film50** capital deployed only when all other funding is committed and insured.

This model ensures:

- Structured repayment and investor priority
- Risk mitigation through escrow and production insurance
- Access to a slate of commercially focused, globally distributed films

Bond Information

Issuer	Dublin Bond House
Series/Status	Series 3 DBH Film50
Issue Size	EUR 10,000,000 (10,000 Notes)
Term/Issued	5 years/1st January 2026
Fixed Return	10% per annum, paid pro rata at maturity
Maturity Date	31st December 2030
Minimum Investment	€125,000
Denominations	€1,000 Per Note
Maturity Value Per Denom	€1,500 Per Note
Listing	Vienna Stock Exchange (expected)

Transaction Parties / Security Identifiers

Issuer:	Dublin Bond House
Issuer Counsel:	Mason Hayes & Curran LLP
Clearing Agent:	Clearstream Banking S.A.; Euroclear SA/NV; SIX Group AG
Account Bank:	Kaiser Partner Privatbank AG
Bond Trustee:	Trustmoore Trustee (Ireland) Limited
Programme Administrator:	General Program Administration Ltd.
Underlying Promissory Note Issuer	Film Fifty LDA Ltd.
ISIN:	TBC

A Private Investment Opportunity

Film50 is open exclusively to high-net-worth and sophisticated investors only. It offers access to structured entertainment finance — where cultural impact meets defined, income-generating returns.

About Dublin Bond House DAC and the Security

Issuer: Dublin Bond House DAC, a designated activity company incorporated in Ireland, **CRO 767701**, registered office **1 Francis Street, Dundalk, Co. Louth, A91 XK38**. Notes are issued via private placement on a limited-recourse basis, with settlement eligibility through **Clearstream Banking S.A.; Euroclear SA/NV; SIX Group AG**. Proceeds are invested through a portfolio of assets and rights, including promissory notes issued by **Film Fifty LDA Ltd**, to pursue the **Film50** mandate.

Disclaimer:

The information presented here does not constitute investment advice or a recommendation and is not an invitation to invest. Applications should only be made on the basis of the Private Placement Memorandum and the Terms and Conditions available from authorised distributors. Prospective investors should be capable of evaluating the risks and merits of this investment and have sufficient resources to bear any losses. This Bond is intended to be held to maturity. A secondary market may not exist and there is no assurance of liquidity or a purchaser at any given time; investors should not rely on the possibility of early exit. Investment in the Film50 Investment Bond involves risk to capital. The Bonds are limited-recourse obligations of Dublin Bond House DAC; payments to Bondholders depend exclusively on realisations from the Collateral Assets. The Bonds do not constitute personal obligations of the Issuer and may be satisfied only from such collateral. The Issuer may, in defined circumstances, redeem the Bonds early (including for illegality, force majeure, tax events, or specified regulatory cost changes). Bondholders have no right to require early redemption. The Bonds are not registered under the U.S. Securities Act of 1933 and may not be offered or sold in the United States or to U.S. persons absent registration or an applicable exemption. Distribution is restricted and this document is directed only at Professional Investors and other relevant persons as defined in the UK Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, Articles 19(5) and 49(2)(a)–(d). Persons who are not relevant persons must not act on or rely on this document and should seek suitable advice. If you suffer a loss, you are not entitled to compensation from the Financial Services Compensation Scheme (FSCS). Past performance, modelling and projections are not reliable indicators of future results. Returns are not guaranteed and may be affected by market conditions, fees and expenses, tax and regulatory changes, and other factors. Investors are strongly advised to obtain independent financial, legal and tax advice before investing. (See the full Terms and Conditions for complete risk factors and definitions.)