Film50 Secured Loan Note: **Key Terms and Rationale**

(Issued by Film50 LDA Ltd)

FUNDING TOMORROW'S STORIES

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.

Structured Loan Note 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)

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 notes plus other investment vehicles.

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 Film50 LDA Ltd and the Security

FILM50 LDA Limited (the 'Issuer') is the holding company behind Film50, structured to finance high-impact film and television projects. The Issuer has secured initial gap financing rights for a portfolio of 15 prospective titles, each cofunded by established co-producers and Austrian public grants. Subscriptions for the Film50 Secured Loan Notes will be used to close the remaining capital requirement in these projects, ensuring each is fully funded prior to production. The Loan Notes will be secured by a first-ranking debenture over Seven Ocean Pictures UK Limited, granting investors a robust claim on the company's assets.

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