

CONFIDENTIAL

JAEDALUS

SPORTS &
ADVENTURES
THEME PARK

your escape

Daedalus Sports & Adventures Theme Park, is a unique project designed and managed by **TP Mediterranean Adventure Ltd**, established in 2018. The project was approved by the Ministers' Council on 30.07.2021, the 375,985m² of required land area has been secured and it is now ready to go!

JAEDALUS

SPORTS &
ADVENTURES
THEME PARK

Land Area:

375,985m²

Buildings Area:

20,000m²

Capital Requirements:

€61,000,000

Return on Investment:

(IRR): 22.50%

Approved:

By the Minister's Council on 30.07.2021

Annual expected Visits:

443,136







The Sports & Adventures Industry

At no other time in history have sports played such a dominant role in daily life. As interest in health and longevity continues to rise, and governments and businesses continue to see sporting events as sound investments, sports and adventure activities will play a vital role in society for the foreseeable future.

Athletic endeavors have a tremendous economic, political and cultural influence on our society, can influence our perception of gender roles and socio-economic issues. Whether for recreational, professional, or educational purposes, are not merely about fitness or victory; above all, they are an essential building block of a thriving and healthy society. Hence, there is now a big market potential at International level, which Daedalus Sports & Adventures Theme Park is eager to exploit.

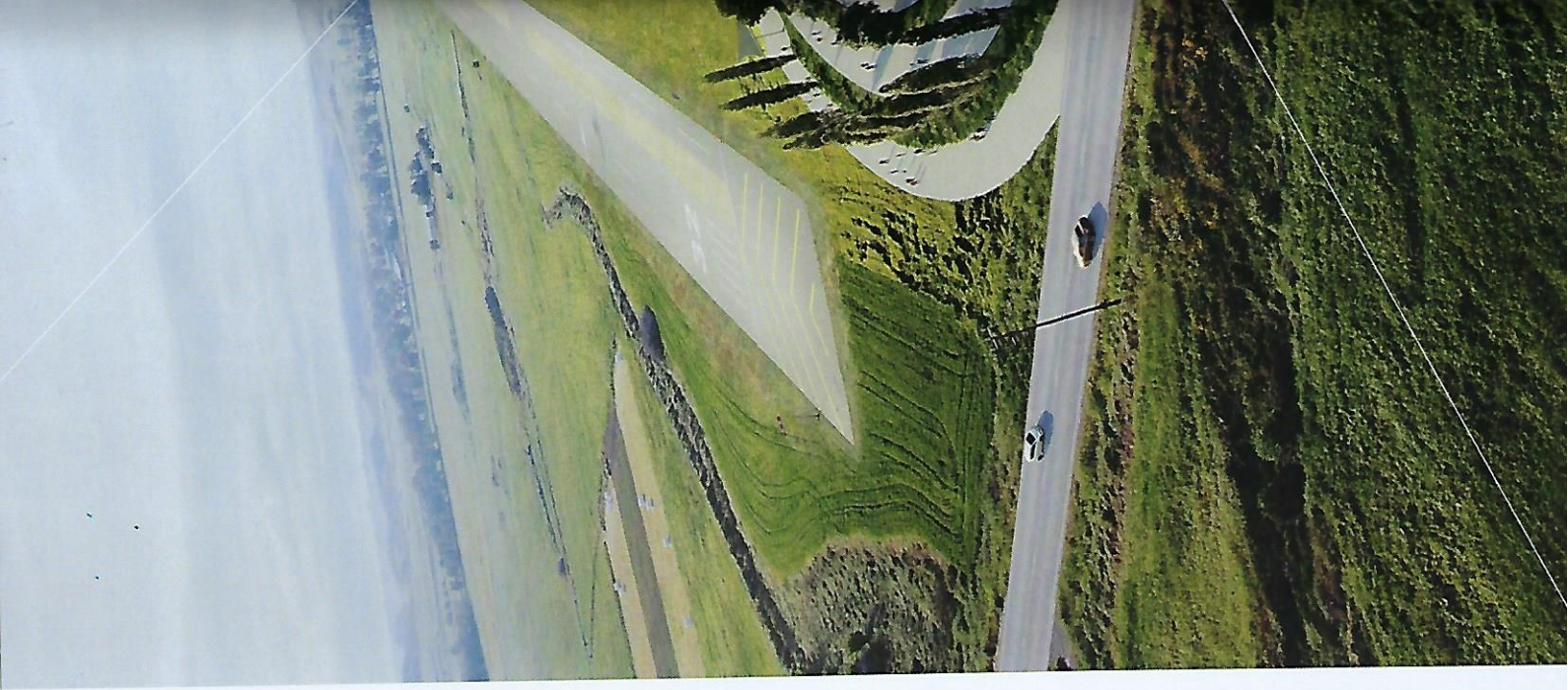
Industry



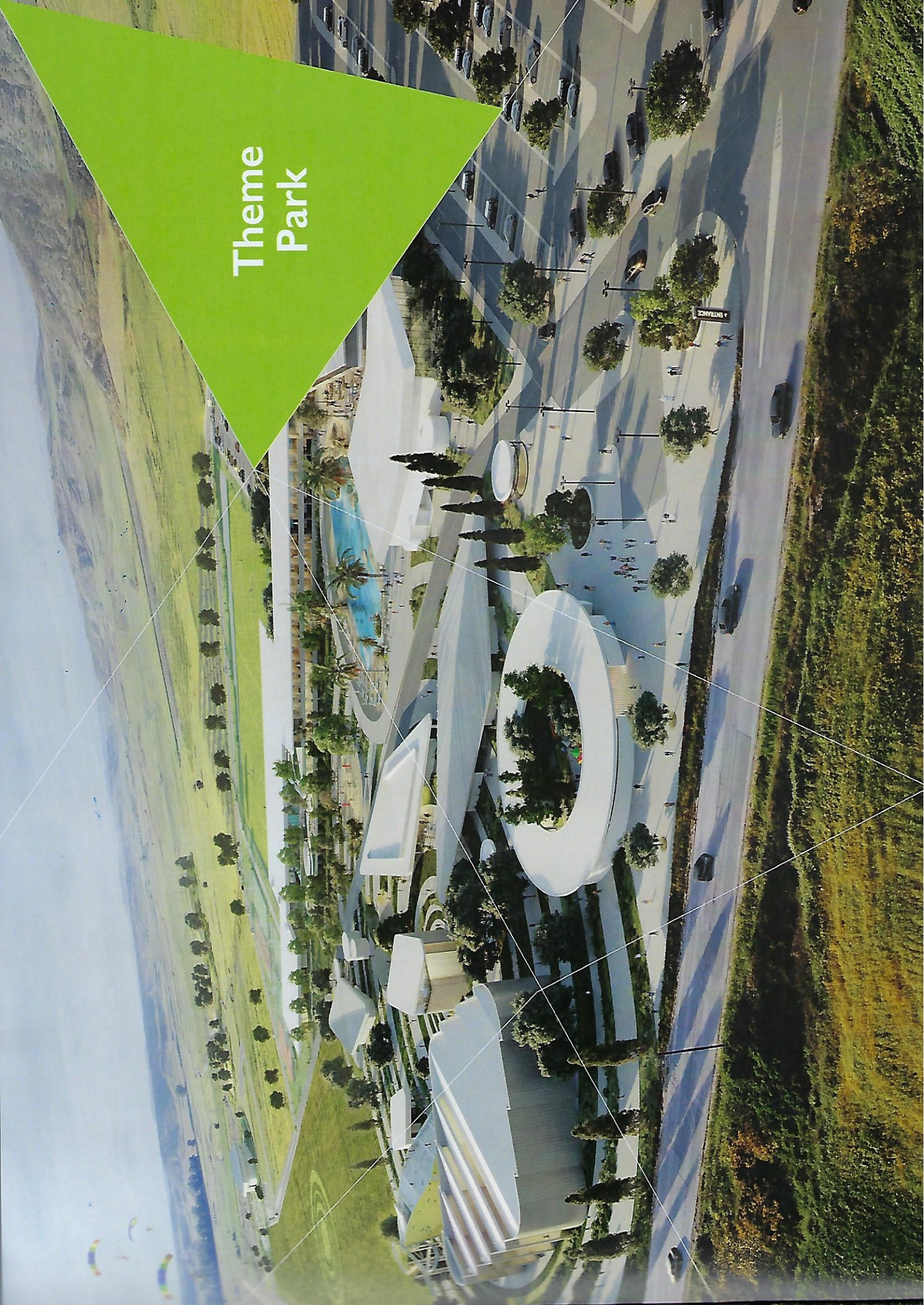
Our Theme Park

It is located in Agios Ioannis, Menoiko, in proximity to the island's main entry points. Health and Safety are our top priorities, and the strictest international standards are applied to secure an accessible environment for all, professional and non-professional athletes, sports & adventures enthusiasts, families, companies, groups of friends and colleagues, etc.

Daedalus Theme Park complies with ESG standards and focuses on providing equal opportunities to all, including people with disabilities. It is designed in such a way so that national and international tournaments, competitions, and events can be hosted, while promoting sports culture, education, leisure, and fun. The island's weather conditions are ideal for such a Theme Park, throughout the year, a factor that has already attracted the interest of collaborators from around the world.



Theme Park



Our Mission

To provide, within an inspiring, inclusive and secure environment, to individuals of ALL sports levels, ages, social classes, budgets and abilities, access to a unique variety of "all in one" Sports & Adventures activities, facilities and services, that will contribute to the development of their physical, mental and psychological condition and abilities. Also, to contribute to the cultivation of the sports culture, the spirit of collaboration, solidarity, noble competition and of other virtues associated with sports, essential for the promotion of a prosperous and healthy society.



Mission



Our Vision

To become the most high-end, customer oriented and inclusive sports & adventures theme park in Europe and the wider region of Eastern Mediterranean, that will host national and international competitions, tournaments and events of the most mainstream as well as niche Sports and Adventures activities, while providing to both individuals and the society the most unique athletic, educational, recreational and fun experiences.

Vision

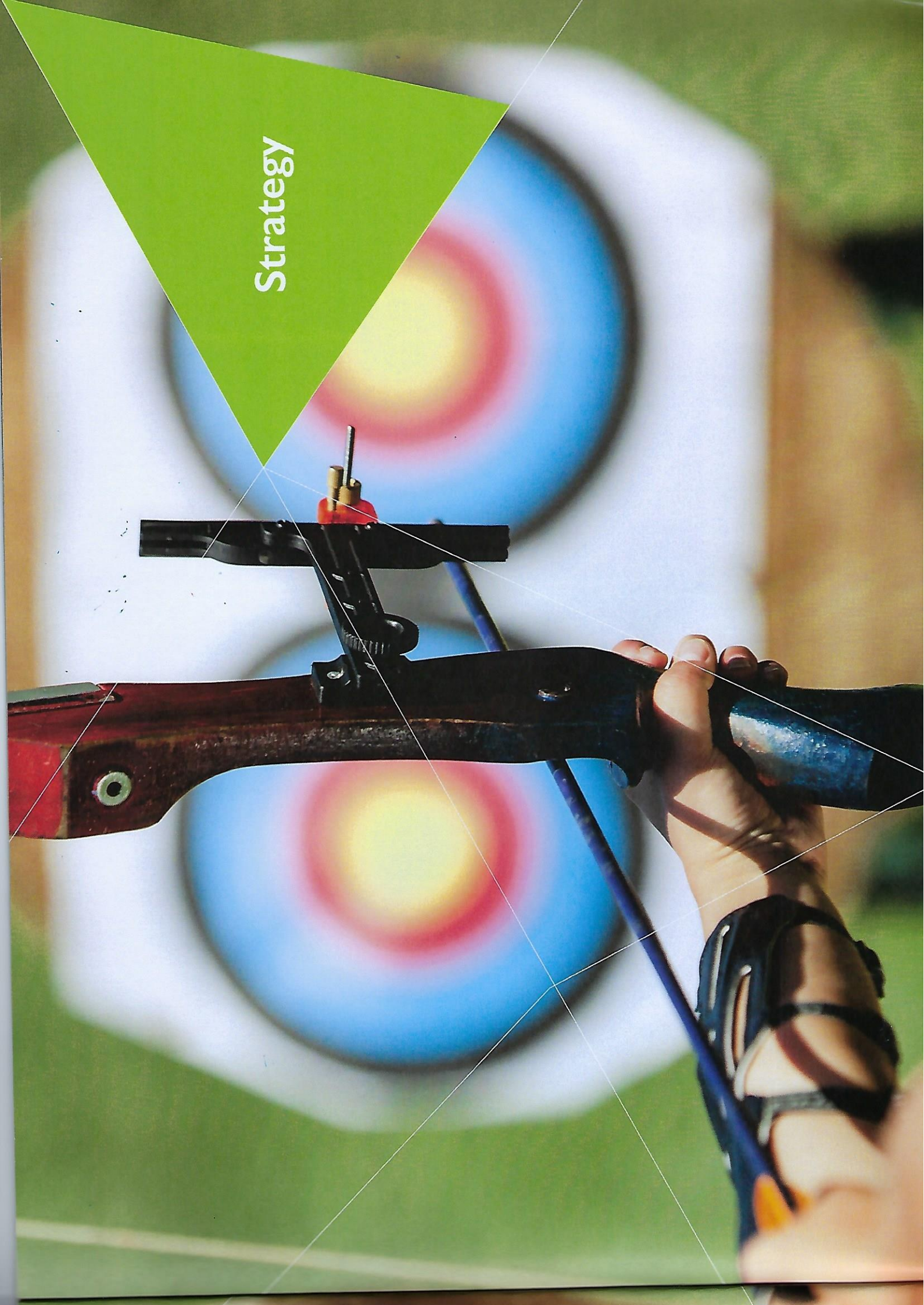


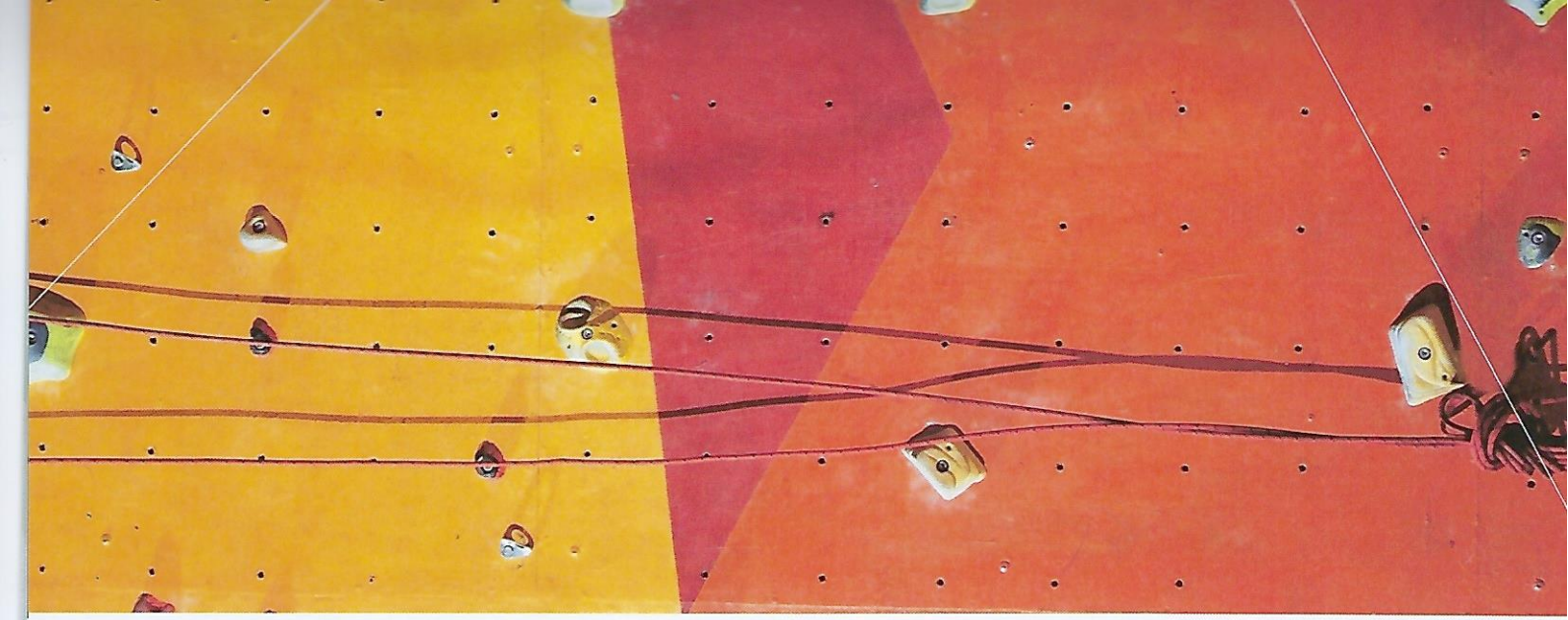


Our Strategic Goals

- Securing financial sustainability and profitability of the project
- Attracting established and qualified investors, partners, and employees
- Building brand recognition in the Sports & Adventures industry
- Becoming leading stakeholder in the Sports & Adventures Theme Park sector
- Attracting local and international customers and building customer loyalty
- Being responsible and sustainable towards the environment and the society
- Contributing to the development of the local and regional communities
- Contributing to the increase of incoming sports tourism in Cyprus
- Bringing value in the lives of our employees, partners, and collaborators
- Contributing to the cultivation of sports culture, athletic spirit and values

Strategy





3 Level Management

Centralized: to secure our branding, mission, vision, high standards, and customer loyalty.

- Board of Directors
- General Manager

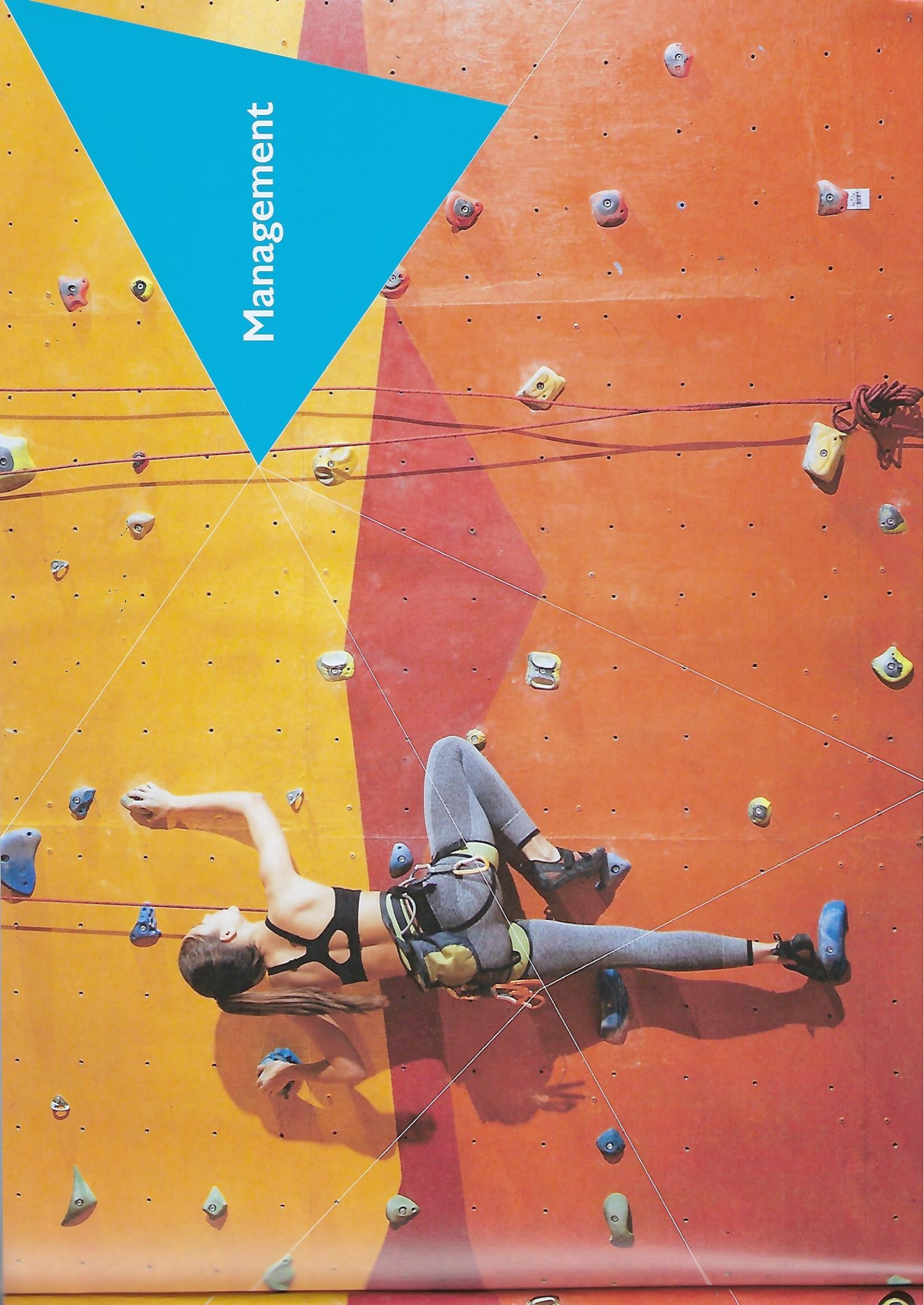
Segmented: to ensure high-performance management of the relevant bundled sections of the project.

- General Aviation Management
- Skydive & Wind Tunnel Management
- Fields Management
- Hotel Management
- F&B Management
- Indoor/Outdoor Activities Management
- Gym, Swimming Pools, Rehabilitation Center Management
- Kindergarten Management

Supportive: to serve both Centralized & Segmented management of the Theme Park.

- Human Resource Department
- Sales & Marketing Department
- Events Management Department
- Health & Safety and Quality Control Department
- Maintenance, Security & Housekeeping Department
- Accounting, Law & Insurance Department

Management



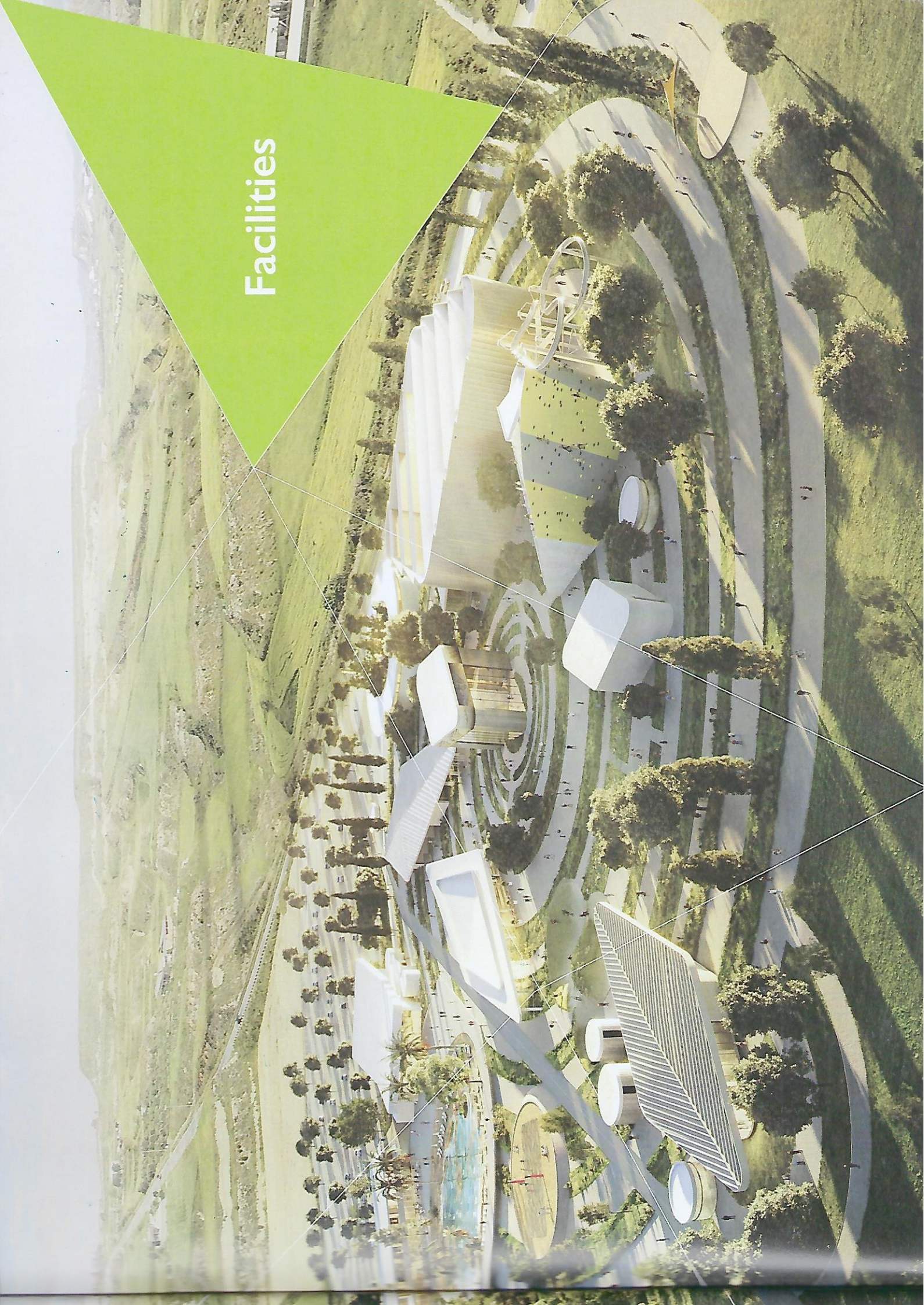
Facilities

The park's 20,000m² buildings are designed to host a variety of activities and services, accessible to all. Furthermore, we secured the area's potential for further development in the future, to host additional activities and services.

- General Aviation
- Wind Tunnel
- Skydive Center
- Fields: (football, futsal, archery, rugby, tennis, paddle tennis, basketball, volleyball)
- Motocross & Mountain Bike Arena
- Paintball Arena
- Skate & Bike Arena
- Climbing Wall
- Amphitheatre
- Cycling Station Area
- Ski Arena
- Hotel
- Leisure Swimming Pool
- Indoor Swimming Pools
- Pool Bar
- Café & Restaurant
- Indoor Gym
- Rehabilitation & First Aid Center
- Outdoor & Indoor Events: (olive grove garden, conference center, etc.)
- Offices & Business Center
- Sports Kindergarten
- Sports Playground
- Shops: (minimarket, sports shops, patisserie, etc.)



Facilities



Activities

A variety of Air, Ground, and Water Activities, along with international standards Facilities and complimentary Services, will enable athletes to compete at championship level, both locally and internationally, and will crossmatch and amplify the park's revenues.

Ground Activities:

- | | | | |
|--------------|----------------|--------------------|---------------------|
| - Football | - Pedal Tennis | - Wall Climbing | - Archery |
| - Rugby | - Road & | - Drag Racing | - Yoga |
| - Futsal | Mountain Bike | - Gymnastics | - Aerobic |
| - Basketball | - Motocross | - Skating & Biking | - Speed Bike |
| - Volleyball | - Paintball | - Kid's Driving | - Fitness Training |
| - Tennis | - Indoor Ski | Adventure | - Personal Training |

Water Activities:

- Free Diving
- Swimming
- Water Polo
- Scuba Diving
- Aqua Gymnastics

Air Activities:

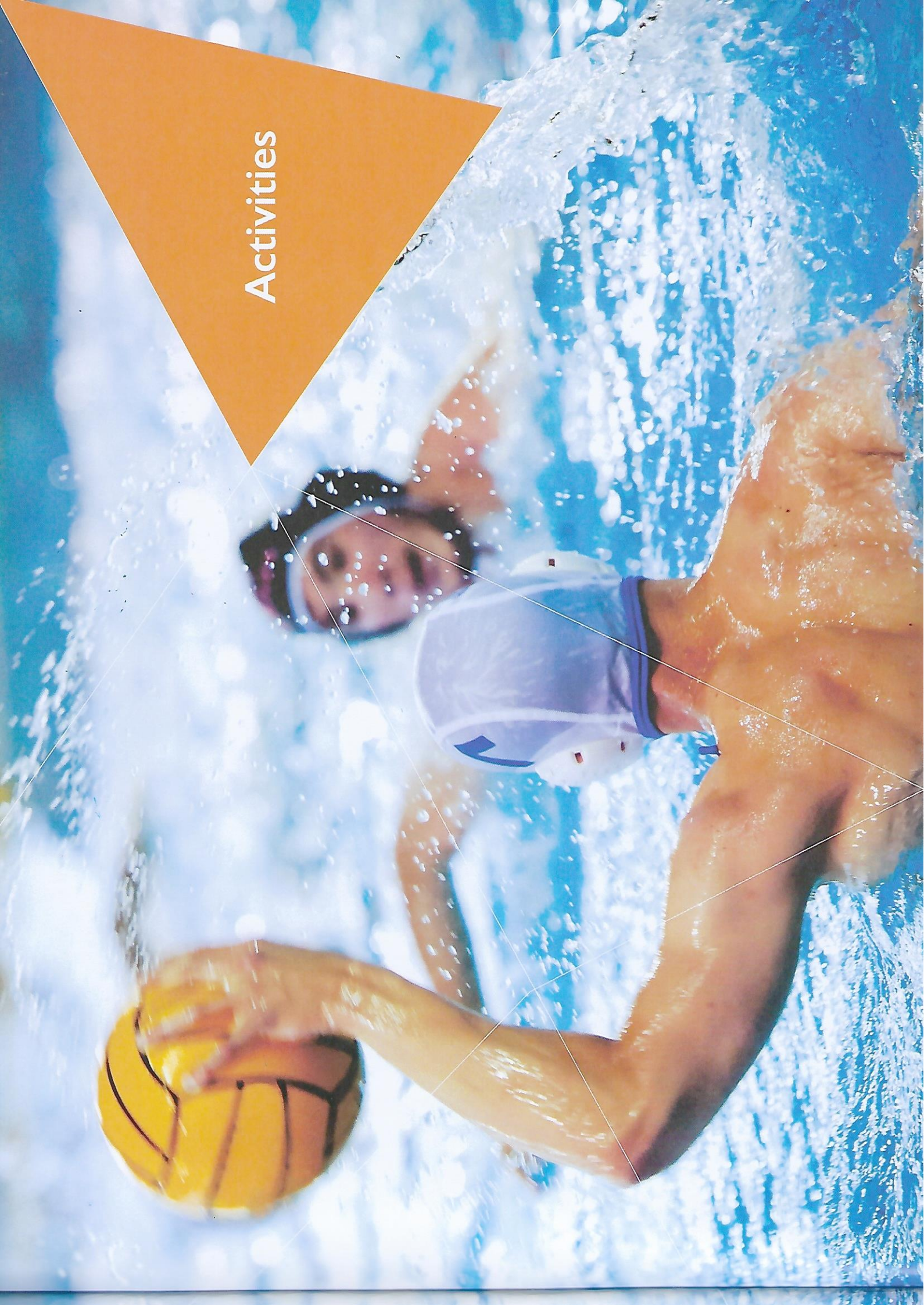
- Piloting
- Glider
- Acro-Piloting
- Heli-Piloting
- Skydiving
- Paramotor
- Microlight Piloting
- Aviation
- Electromechanical
- School
- Wind Tunnel

Other activities:

- Agricultural Activities
- Star Observation
- Summer School
- Team Building Activities
- Research, Innovation & Development
- Sports Training Camps
- Events Management
- Babysitting
- Dispay Advertising



Activities



Services

High-Quality Services will be available within the Park's premises, to support the Activities and to contribute to the project's revenues.

- Accommodation
- Food & Beverage
- Physiotherapy & Rehab
- Health Coaching
- Performance Mentoring
- Alexander Technique
- Nutrition Consulting
- First Aid Medical Services
- Massage
- Sauna
- Beauty & Hair Salon Services
- Storage Services
- Equipment & Gears Rental Services
- Education & Training (aviation academies, football academy, tennis academy, kindergarten)
- Shopping
- Cultural, Social and Corporate Events Management Services
- Co-working Business Center
- General Aviation Services
- Indoor & Outdoor Aviation Parking Services
- Visitors Parking
- Indoor & Outdoor Motocross Bikes, Drifters and Bicycles Parking Services
- Maintenance Services for Aircrafts, Motorbikes, Bikes, Skating, etc.
- Fuel Services for all vehicles and aircrafts of the theme park

Services



Energy & Sustainability

Energy is a vital part of the project and one of its main operating resources. To reduce the project's financial exposure to electricity increasing cost and prices fluctuation, which are directly influencing its overall operating cost, an energy saving plan is foreseen. This includes, among other, a dedicated solar park, as well as smart energy monitoring management systems, to support the project's energy requirements and reduce energy loss.

To minimize environmental print and be liable and sustainable towards the environment and society, the project aims in becoming carbon-neutral, implementing waste management and circular economy practices, using of electric vehicles within the park's premises, minimising light pollution, etc.



Energy & Sustainability



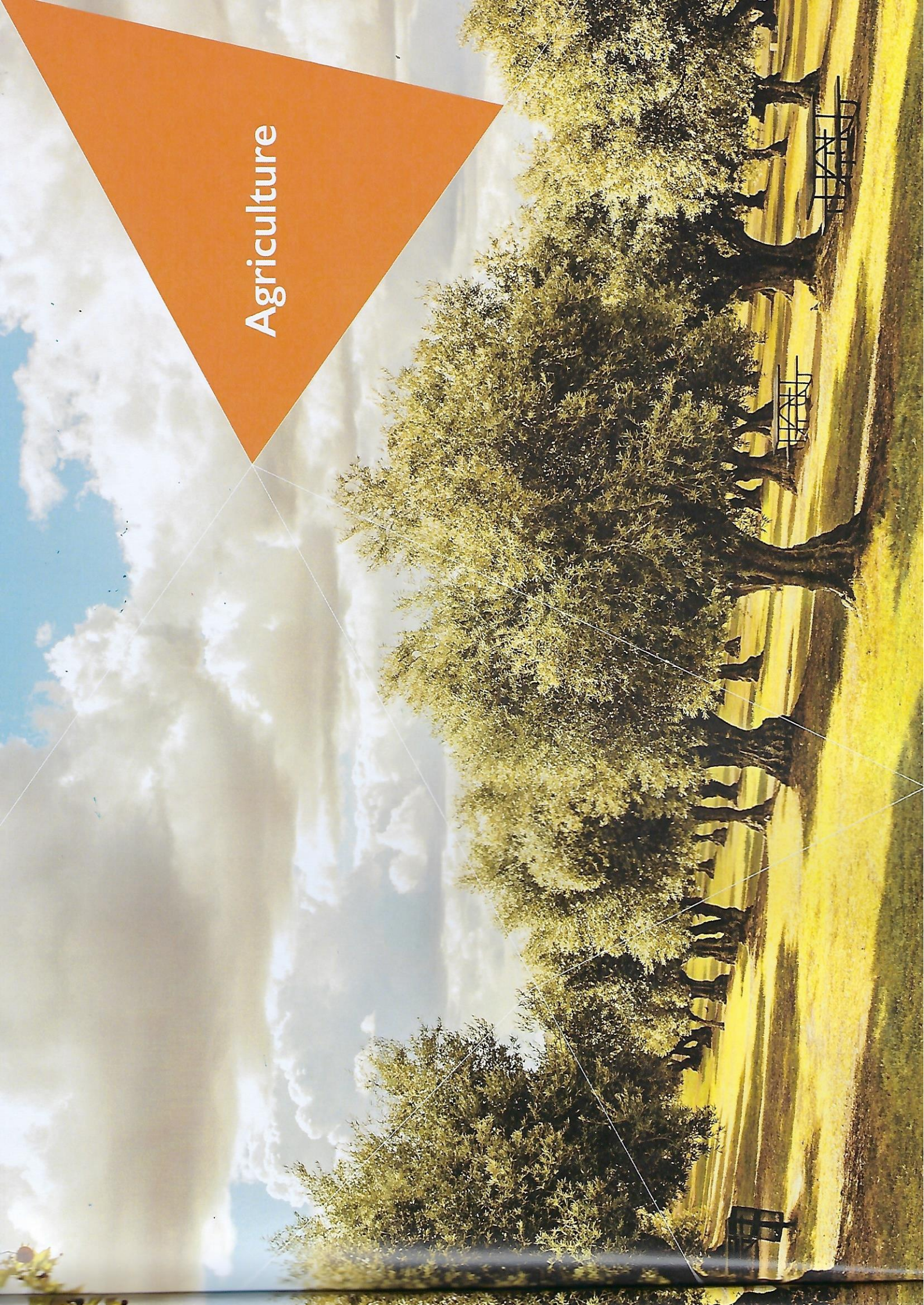
Agriculture

Daedalus project is located in an agricultural area. Therefore, a variety of trees, plants and herbs will be planted, to produce in the most sustainable way, agricultural products e.g., olive oil, olives, honey, carob syrup, flour, fruits, vegetables, etc., to be utilized by Daedalus Food & Beverage services. These plantations will contribute to the enhancement of the microclimate of the area and will give aesthetic value to the project.

- Olive Trees
- Wheat
- Beehives
- Carob Trees
- Trefoil
- Herbs
- Fruit Trees
- Seasonal Vegetables



Agriculture



MASTER PLAN

1. Photovoltaic Park
2. Stadium Locker Rooms & WC
3. Outdoor Sports Facilities
4. Gym
5. Stadium Café
6. Indoor Swimming Pool
7. Hotel
8. Outdoor Swimming Pool
9. Hotel Bar
10. Event Place
11. Car Parking Area
12. Offices & Reception
13. Sports Kindergarten
14. Cycling Station
15. Shops
16. Sport Playground
17. Indoor Skydive
18. Climbing Gym
19. Indoor Ski
20. Restaurant & Café
21. Skateboard Park
22. Kids Driving Adventure
23. Skydive Area & Gear
24. Covered Kiosk
25. Parachute Landing Area
26. Indoor Aircraft Parking Area
27. Outdoor Aircraft Parking Area
28. Runway
29. Sewage & Wastewater Treatment Station
30. Motocross Arena
31. Locker Rooms & WC
32. Electrical Substation



DAEDALUS

SPORTS &
ADVENTURES
THEME PARK

www.daedalusthemepark.com

TP MEDITERRANEAN
ADVENTURES LTD
33, Neas Egkomi
2409, Nicosia
Cyprus

T +357 96555200
invest@madventures.eu