

TIKIGODS



your local tropical adventure

MAKE SURE TO WATCH OUR....

TIKIVIDEOS

Part I: Intro, Story, Walkthrough

<https://youtu.be/GcNkKrLFfP0>

Part II: Strategy, Business Plan

<https://youtu.be/ciTgPVKGju0>



**YOUR LOCAL
TROPICAL
ADVENTURE**

TikiGods replaces retail anchors with a captivating new entertainment experience, based on the timeless love of exotic getaways and all things tiki.









TikiGods sets the stage for making happy and joyful moments between family and friends of all ages. We bring out the TikiSmiles in all!







The image features six distinct Tiki masks arranged horizontally. From left to right: a dark brown mask with a wide, toothy grin and a mustache; a reddish-brown mask with large, circular eyes and a crown of pointed feathers; a light brown mask with a neutral expression and a crown of pointed feathers; a teal-colored mask with a neutral expression and a crown of pointed feathers; a dark brown mask with a wide, toothy grin and a crown of pointed feathers; and a light brown mask with a wide, toothy grin and a crown of pointed feathers. The background is dark with palm fronds visible. The text 'PART I' is centered over the middle masks, and 'TIKIDESIGN' is centered below it, both in a bold, yellow, stylized font.

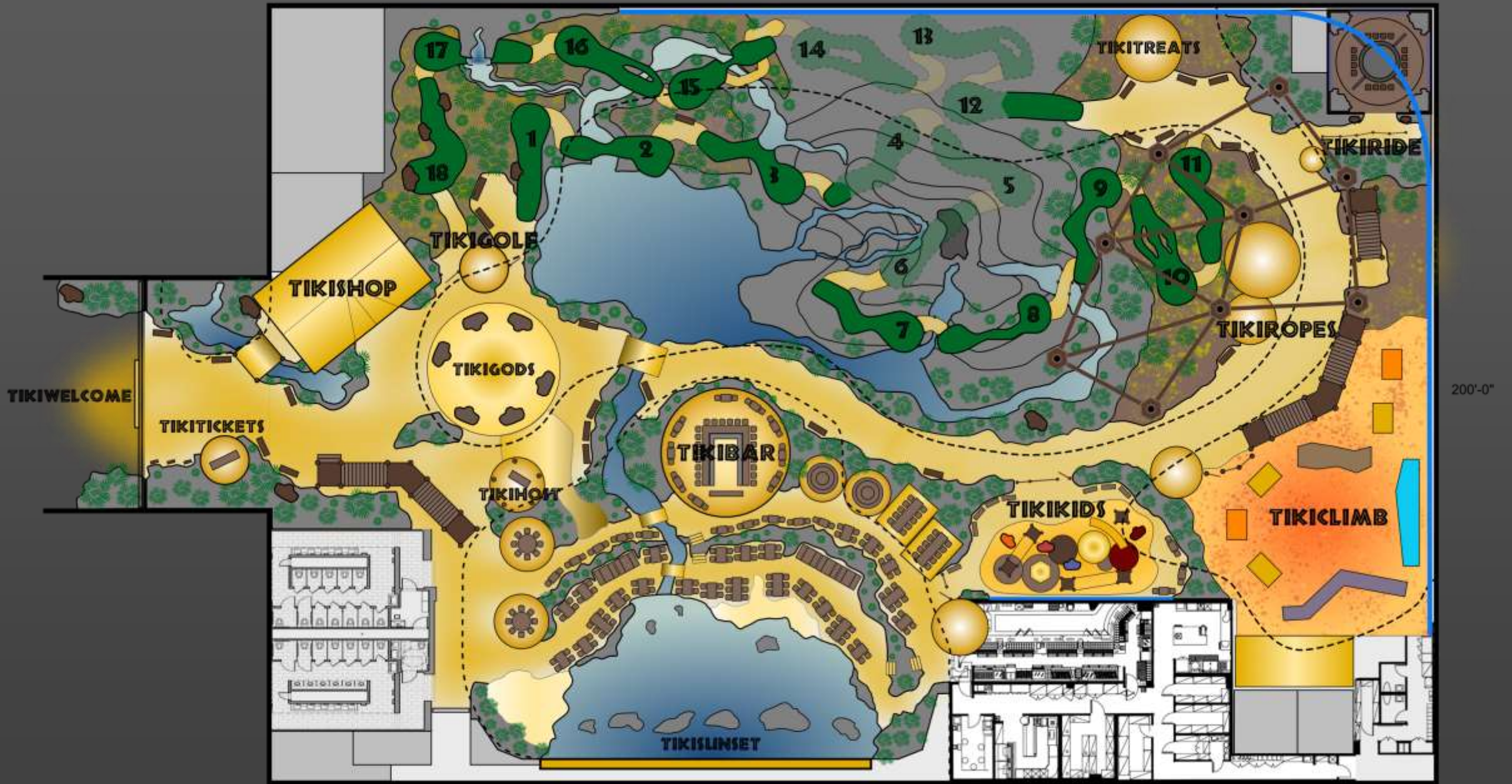
PART I
TIKIDESIGN

WELCOME TO TIKIGODS

- ❖ New LBE franchise to replace empty department stores
- ❖ Carefully blended mix of theming, physical attractions, and F&B that fill a wide range of customer demographics
- ❖ Carefully designed program of activities and marketing that achieve a high-utilization rate across peak/off-peak times

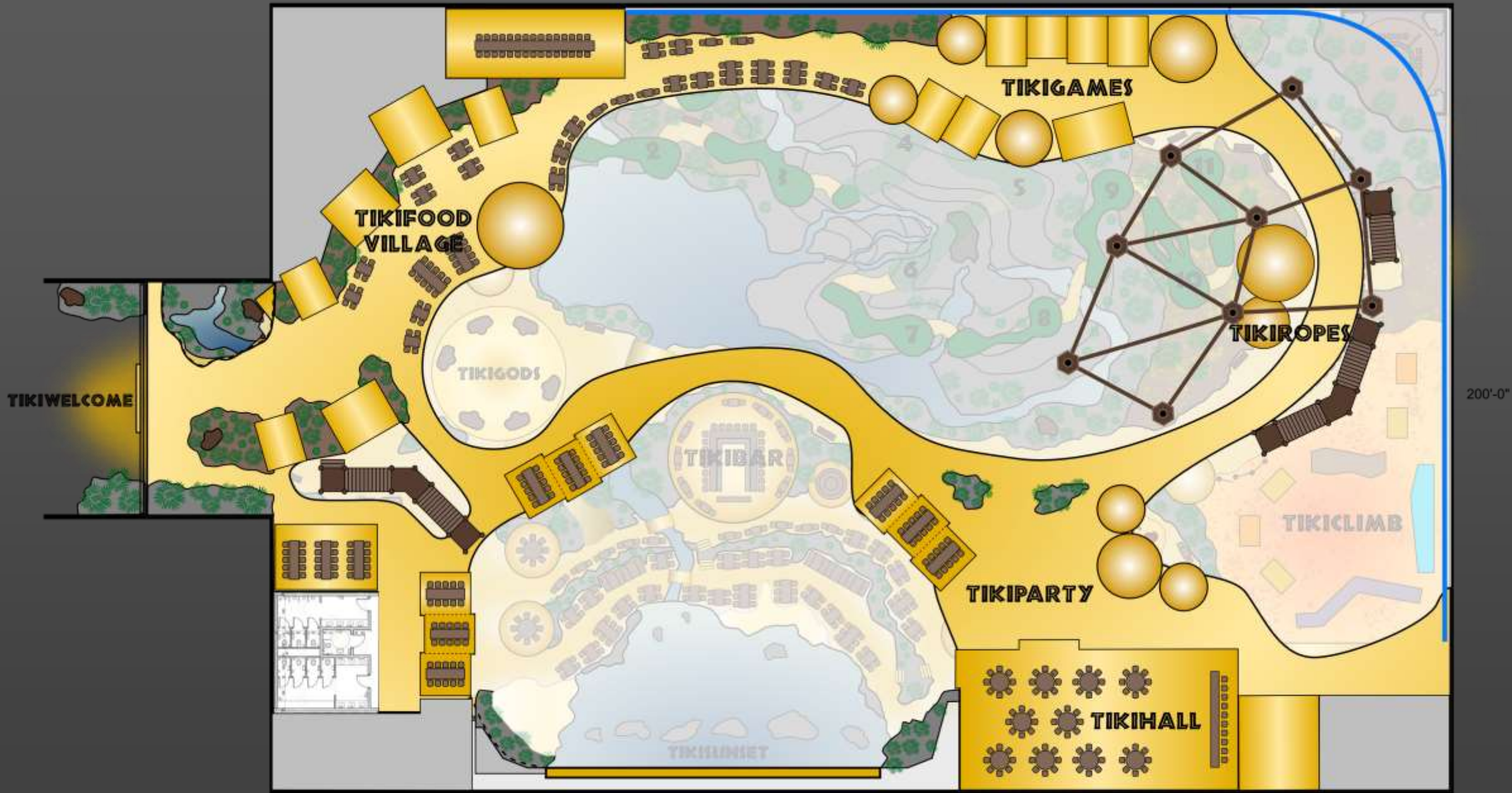


300'-0"



GROUND FLOOR

300'-0"



200'-0"

TIKIGOLF

- ❖ Classic fun of minigolf
- ❖ Adventurous caves and animated waterfalls throughout
- ❖ Terrific all-ages experience
- ❖ Enhanced interactive gameplay

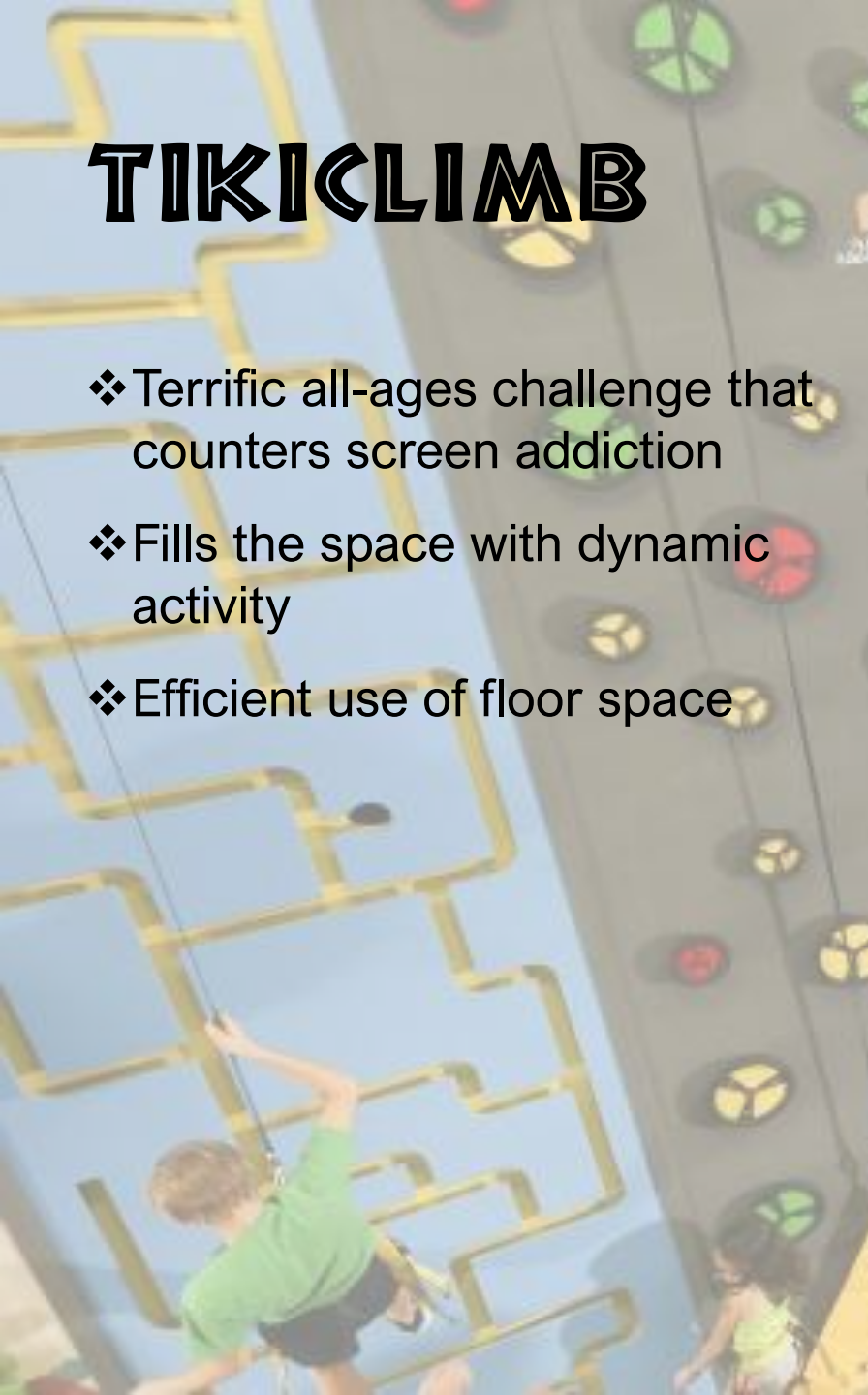






TIKICLIMB

- ❖ Terrific all-ages challenge that counters screen addiction
- ❖ Fills the space with dynamic activity
- ❖ Efficient use of floor space







TIKIROPES

- ❖ Fun ropes course with varying levels of challenge to accommodate different age groups
- ❖ Creates dynamic, big visual surround for the center court





TIKITOSS

- ❖ Compact revolving “dark ride” interactive 3D system
- ❖ Extremely cost effective, space efficient attraction that imparts feeling of a “ride”
- ❖ Lagotronics GameChanger system
- ❖ Fruit smash game with playful monkeys in tropical jungle





VOLCANO OF THE GODS

- ❖ Dynamic visual centerpiece and memorable anchor for entire retail facility
- ❖ Palm trees and waterfalls fill the space throughout





TIKIBAR

- ❖ Gorgeously themed tiki bar and restaurant
- ❖ Perpetual tropical sunset aligned next to TikiBar
- ❖ Large format LED wall creates vivid “extended reality” effect
- ❖ Evergreen popular style
- ❖ Stylish cocktails





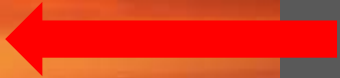




ENDLESS SUNSET

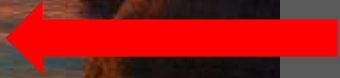


ENDLESS SUNSET



DIGITAL LED SCREEN

76'X26'



REAL WATER, ROCKS

TIKIDINING

- ❖ Instagram-ready dining experience
- ❖ Pokebowl, sushi
- ❖ Classic tiki pūpū platters
- ❖ Fresh, healthy, high quality





TIKIGAMES

- ❖ Polynesian themed midway and video games
- ❖ Kids can blow off steam while parents have a rest



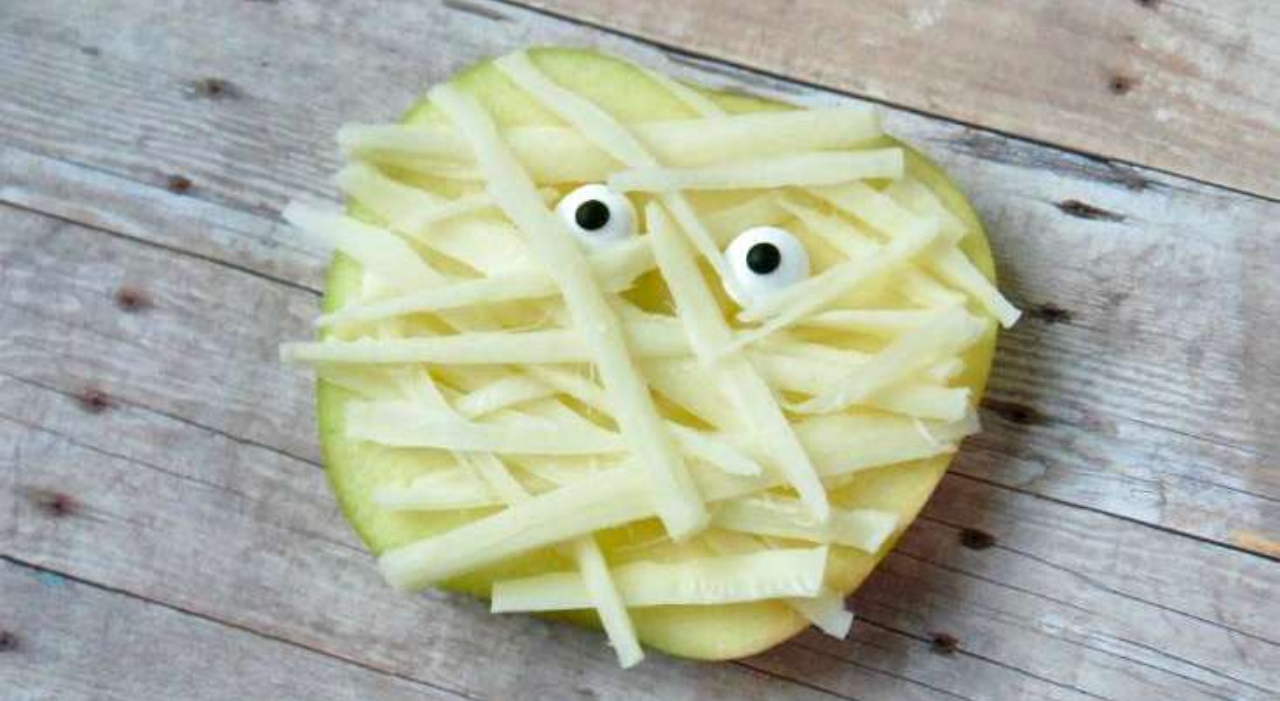


TIKITREATS

- ❖ Instagram-ready food concepts
- ❖ Program of healthy, wildly creative signature treats
- ❖ High-margin impulse buys
- ❖ Disney's Dole-Whip/Churro fan culture







TIKIVILLAGE

- ❖ Flexible food-hall setup
- ❖ Added capacity on peak days
- ❖ Bar service and finger-foods
- ❖ Transitions from self-serve pre-plated buffet to special event venue



TIKI PARTY

- ❖ Creative private event rooms
- ❖ Multipurpose setup for convertible for TikiSchool events
- ❖ Tablemation projection mapping effects have whimsical TiniTiki characters interact with your plated food and drinks







TIKI HOLIDAY

- ❖ Hawaiian Christmas
- ❖ Key revenue business
- ❖ Tablemation projection effects quickly transform to holiday decor





MELE KALIKIMAKA



TIKIKIDS

- ❖ Small softplay area for the smallest children
- ❖ The “stroller” crowd – Kona coffee for the parent’s during the day while the kids play





TIKISCHOOL

- ❖ Lightweight overlay of educational challenges
- ❖ Earth sciences, climate change, rainforest, etc.
- ❖ Key catalyst for teachers justifying school field trips



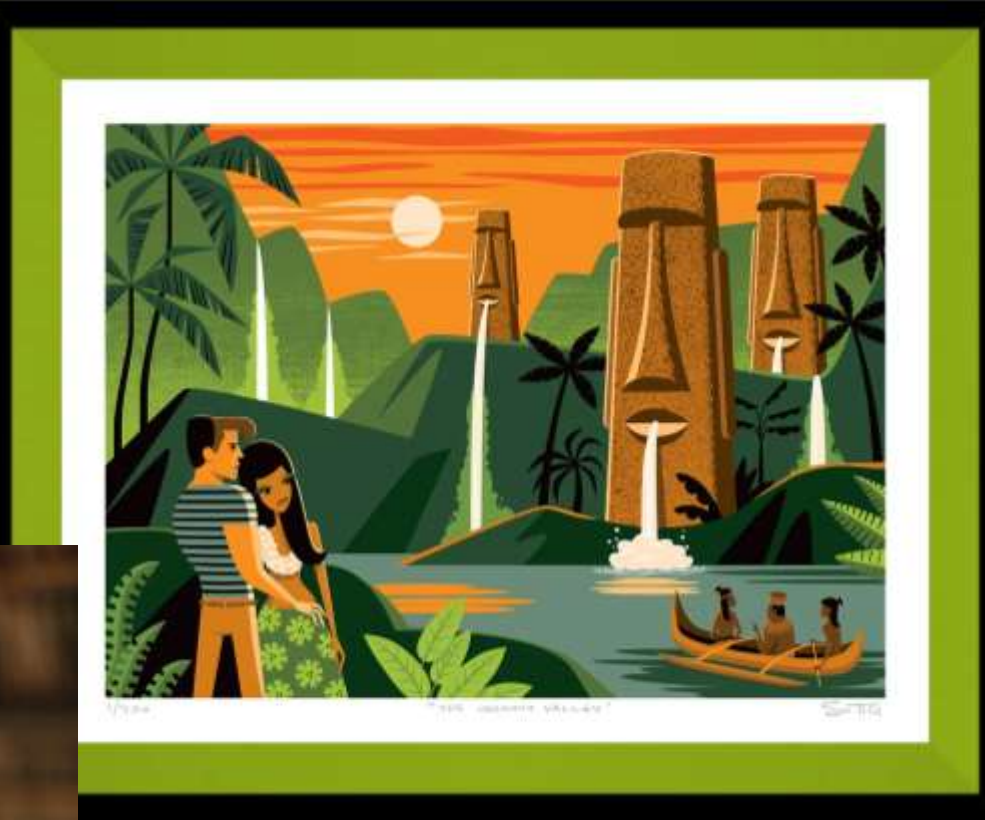


TIKIBOUTIQUE

- ❖ Classic tiki kitsch
- ❖ Children's exploration & adventure merchandise
- ❖ Fun tiki mugs, sculptures
- ❖ Contemporary takes on tropical shirts, surf wear









BOUTIKI AT DISNEY POLYNESIAN VILLAGE

TIKILIGHT

- ❖ Perpetual twilight setting to enhance the exotic escape feeling, a
- ❖ Forced perspective to create low-cost extensions of space
- ❖ Resort-style landscape lighting on trees, waterfalls
- ❖ Use darkness to add sense of realism and adventure

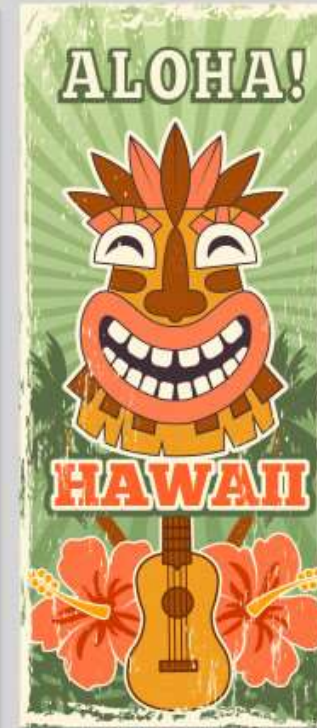
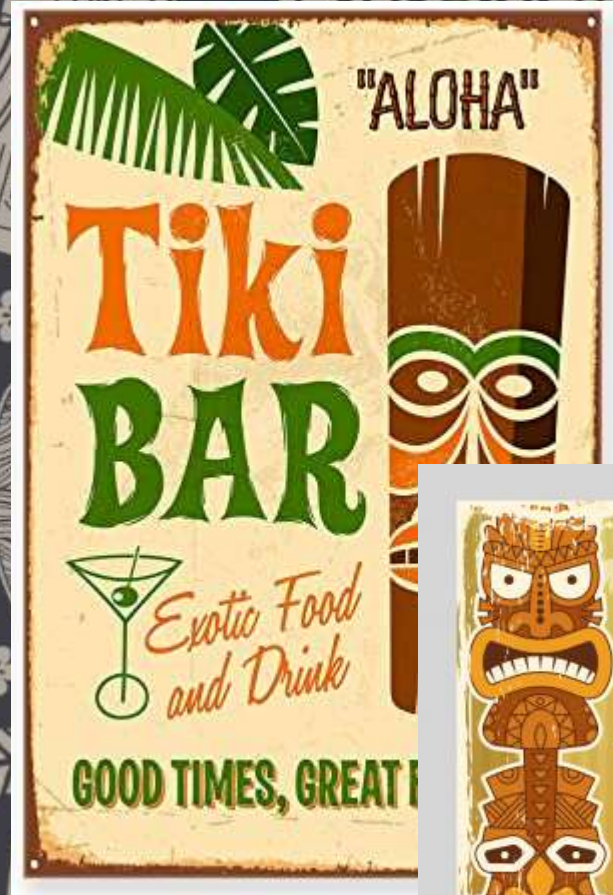






TIKISTYLE

- ❖ Rich heritage of tiki graphics
- ❖ Décor added throughout the facility, restrooms, party rooms, etc.
- ❖ Low cost, high-impact stock graphics can be readily used for social media campaigns





TIKI WELCOME

- ❖ Highly themed, attractive storefront anchor design
- ❖ Draws on success of Rainforest Café entrances
- ❖ Shopping-mall scale is similar to Disney Polynesian Great Ceremonial House





TIKISTORY

- ❖ Our GUESTS are the characters of the storyline
- ❖ “Marooned in paradise” might seem cliché, but people under 40 have had little exposure to Gilligan’s Island, Swiss Family Robinson, etc.
- ❖ It will be fresh physical experience for many of them
- ❖ Story is lightly overlaid - getting the “vibe” and commercial mix will be primary

Marooned in tropical Polynesia on a lush abandoned island, your group quickly realized that you found paradise and made a grand life out of your fate.

You discovered you were not the first on the island - in fact, you discovered layers of history from World War Two, from the explorers in the 17th century and from ancient peoples who first inhabited the island. Your group scavenges and repurposes wonderful artifacts from the beaches, the jungles and the volcanic peak.

But your group soon realizes that perhaps there is more to the island. Mischievous TikiGods watch over the island to make sure you respect the beauty of the island. Your group quickly realizes that disturbing ancient sculptures and rock formations seem to cause random lightning strikes, rumblings from the volcano and even strange behavior from the native animals.

Yet sometimes -- for those of your group who have become true believers -- sometimes the TikiGods seem to partake in your happiness and joyful moments and reveal themselves in the most delightful ways!



TIKITECH

- ❖ Playful TikiGods like to interact with guests while playing minigolf, climbing & dining
- ❖ Projection-mapped overlays
- ❖ Non-complicated lite interaction, non-compulsory for guests
- ❖ Short, simple, contained media costs





A row of six distinct Tiki masks, each carved from wood and painted in different colors: brown, red, light brown, blue, orange, and yellow. They are set against a dark background with palm fronds. The text 'PART II' and 'TIKISTRATEGY' is overlaid in a bold, yellow, stylized font.

PART II
TIKISTRATEGY

SEARS


JCPenney

WHAT WILL REPLACE THESE?

★ macy's

NORDSTROM



A family of three is sitting on a light-colored sofa in a bright room with large windows. On the left, a young boy with blonde hair is wearing large white headphones and looking down at a silver laptop. In the center, a woman with dark hair is looking at a white tablet. On the right, a man in a blue shirt is looking at a black smartphone. The scene is brightly lit, suggesting a sunny day.

**BILLIONS \$\$ OF REAL ESTATE VALUE
VERSUS THIS?**

ARE THESE DURABLE SOLUTIONS FOR A NEW RETAIL MIX?



**EXPENSIVE IP FOR
CHILDREN?**



**VR
ISOLATION?**



**ADULTS
GONE WILD?**

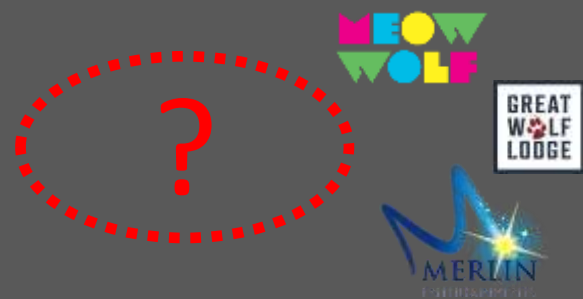
HUGE GAP IN U.S. MARKET FOR IMMERSIVE FAMILY ATTRACTIONS

LOCAL

REGIONAL

GLOBAL

THEMED



NOT THEMED



WHY TIKI?

- ❖ Friendly, unpretentious “brand”
- ❖ All ages
- ❖ Tropical, exotic local “escape”
- ❖ Extensible theme
- ❖ Low-cost theming sourcing





TIMELESS LOVE OF TIKI



TIKISTRATEGY

A Competitive LBE Market

WHAT MAKES A TIKI GODS LOCATION SUCCESSFUL?



ALL AGES FUN



PHYSICAL CHALLENGE



DARING ADVENTURE



TROPICAL ESCAPE THEME



EDU OVERLAY



FABULOUS NIGHT OUT



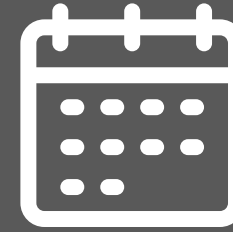
GOOD CUISINE



MERCHANDISING

TIKITIME

Picking a theme and facility mix to drive continuous visitation



Peak
(Wknd/Holidays)

Off-Peak
(Midweek)



AM



Family Adventure
Admissions, F+B, Merchandising



School Groups
Group Sales

PM



Adult Adventure
Admissions, F+B, Alcohol



Corporate & Social Leagues
Group Sales, Alcohol

TIKISITE

Example Location

THE SHOPPES AT BUCKLAND HILLS

MANCHESTER, CONNECTICUT

Furniture Galleries
Furniture store



J.C. PENNY's

MACYS

MACYS

SEARS

Bob's Stores Footwear & Apparel Clothing store

SNIPES Shoe store

Lucky Seven Nails Spa

Jewelry and Watch Repair center

L&L Jackson clothing store

Maggie McPhee Manchester Americaness

Prudhomme Jeremy E.O.G.

Rainbow Sheen Women's clothing store

Gong Cha Bubble Tea

Collectibles and cards collectibles store

Hartford Funny Babe Comedy Club

J.C. PENNY's

Build-A-Bear Workshop

Native Crafts Native american goods store

Macy's Backstage quilts

Macy's Bed & Bath store

Macy's Furniture Gallery Furniture store

Woodline Mattress Furniture store

Mick's

Bob's Stores Footwear & Apparel Clothing store

Chairs

H&M clothing store

Clair's

Gong Cha Bubble Tea

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THE SHOPPES AT BUCKLAND HILLS

MANCHESTER, CONNECTICUT



Brookfield Properties

LOCATION:

The Shoppes at Buckland Hills is the only regional mall east of downtown Hartford, reaching customers north and east to the Massachusetts border.

MARKET:

Located within New England's Knowledge Corridor (the region surrounding Hartford, CT, and Springfield, MA). The Knowledge Corridor is home to:

- Over 1.7 million people
- Labor force of 926,000
- 51,000 businesses
- 29 higher education institutions and over 155,000 students

DESCRIPTION: Two-level, enclosed, regional mall

ANCHORS: Macy's, JCPenney, Sears, Dick's Sporting Goods

TOTAL RETAIL SQUARE FOOTAGE: 968,714 plus out-parcels

PARKING SPACES: 4,845

OPENED: 1990

EXPANDED: 1994, 2003

RENOVATED: 2003

TRADE AREA PROFILE

2013 POPULATION 555,867

2018 PROJECTED POPULATION 555,962

2013 HOUSEHOLDS 210,277

2018 PROJECTED HOUSEHOLDS 210,749

2013 MEDIAN AGE 37.6

2013 AVERAGE HOUSEHOLD INCOME \$79,004

2018 PROJECTED AVERAGE HOUSEHOLD INCOME \$86,192

DAYTIME EMPLOYMENT

3 - MILE RADIUS 38,836

5 - MILE RADIUS 67,074

DYNAMIC LOCATION

- The Shoppes at Buckland Hills is the keystone to one of the highest concentrations of retail, restaurants, hotels and entertainment in the state of Connecticut.
- Superior 100-acre site with convenient access from three major highways (I-84, I-291 and I-91).
- Visibility for the more than 120,000 cars that drive by The Shoppes at Buckland Hills daily on I-84.

KEY SHOPPING FEATURES

- Feature elements include bright skylights, radiant flooring and elegant glass railings.
- Exceptional family amenities consisting of a sparkling circus themed carousel in the Food Court, a children's play area, soft-seating areas and a family lounge complete with family restrooms and a nursing room.
- Approximately one million square feet of retail featuring five anchor stores and 140 shops and restaurants.
- In-mall dining choices include Bertucci's Italian Restaurant, Panera Bread, Ruby Tuesday, and an 850-seat Food Court featuring nine diverse restaurants. Out-parcel restaurants include LongHorn Steakhouse, Market Grille and Red Robin.
- Key retailers include ALDO, Barnes & Noble, Brookstone, Coach, dELIA*s, Forever 21, H&M, Hollister Co., New York & Company, Swarovski, Victoria's Secret and XSRE.
- New stores that will be added to The Shoppes at Buckland Hills' retailer mix this year include Beaches Frozen Yogurt and Journeys Kidz.

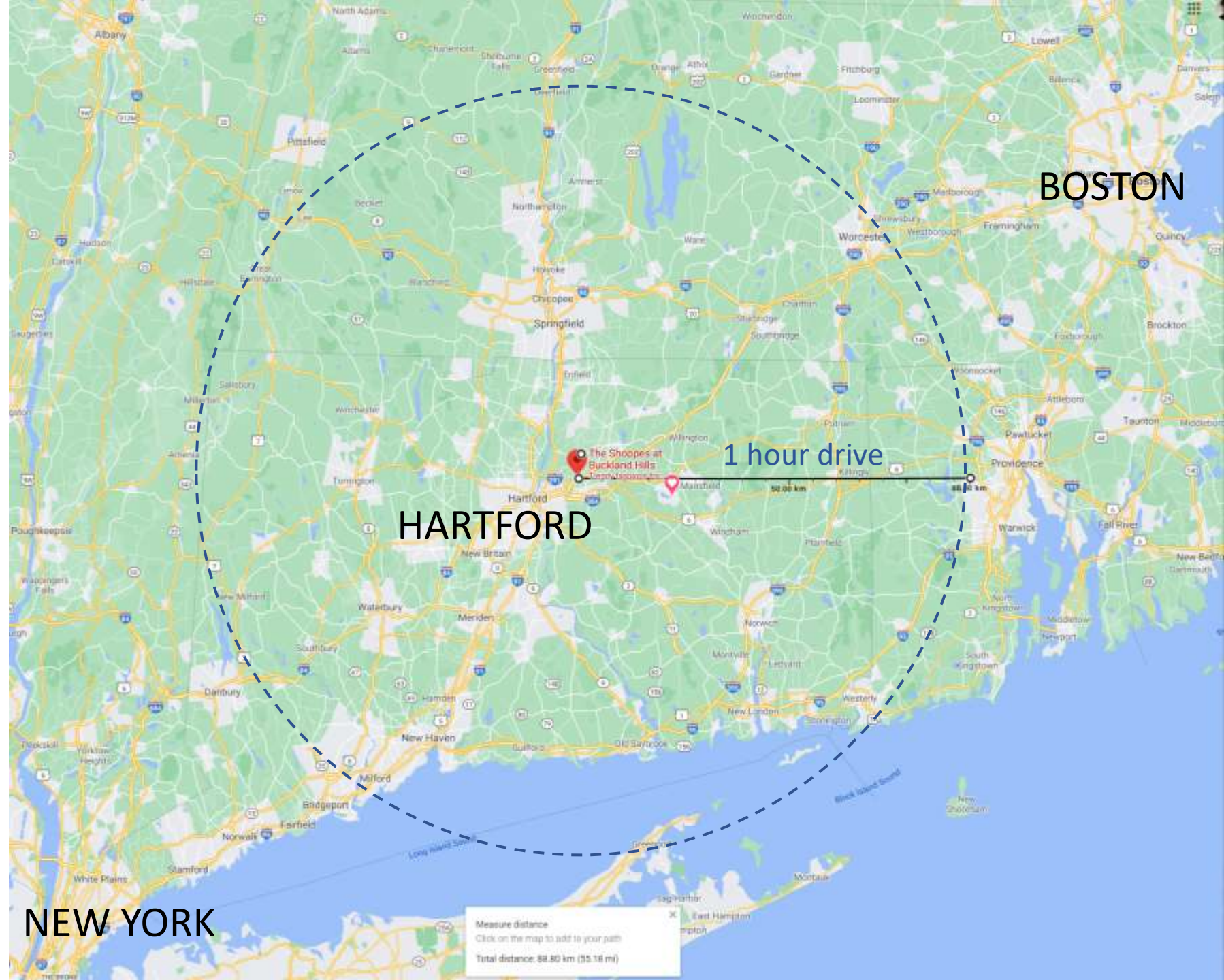
EXCEPTIONAL DEMOGRAPHICS

- The average age of The Shoppes at Buckland Hills' shoppers is 35.8.
- 37% of our shoppers have children under the age of 18.
- 34% of our shoppers are students.
- Our shoppers visit the mall 40.2 times per year and shop for an average of 80.5 minutes.
- 65% of the primary trade-area workers are classified as white collar – consisting of executives, professionals, management and administrative.
- The Greater Hartford area population exceeds 1.2 million.



BETWEEN THE COMPETITIVE URBAN MARKETS:

Non-Tourist, Scalable Market Test Site?



Connecticut Public School Statistics

Connecticut Public Schools: **1,271**

Number of Students: **574,012**

Connecticut Elementary Schools: **663**

Connecticut Middle Schools: **192**

Connecticut High Schools: **202**

Number of Male Students: **295,511**

Number of Female Students: **278,501**

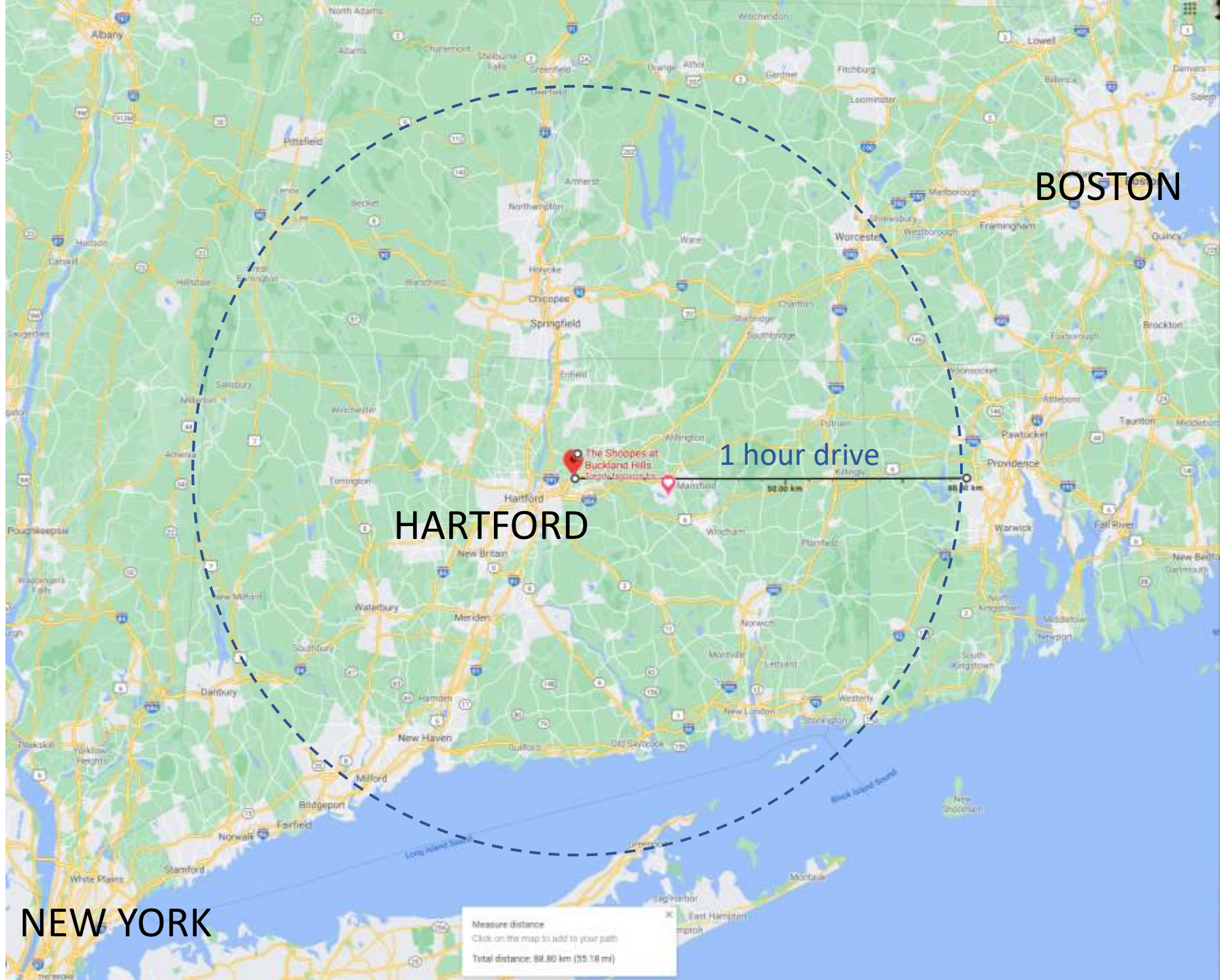
Asian-Pacific Islander Students: **18,248**

American Indian-Alaskan Students: **1,909**

Black Students: **78,264**

Hispanic Students: **83,601**

White Students: **391,990**

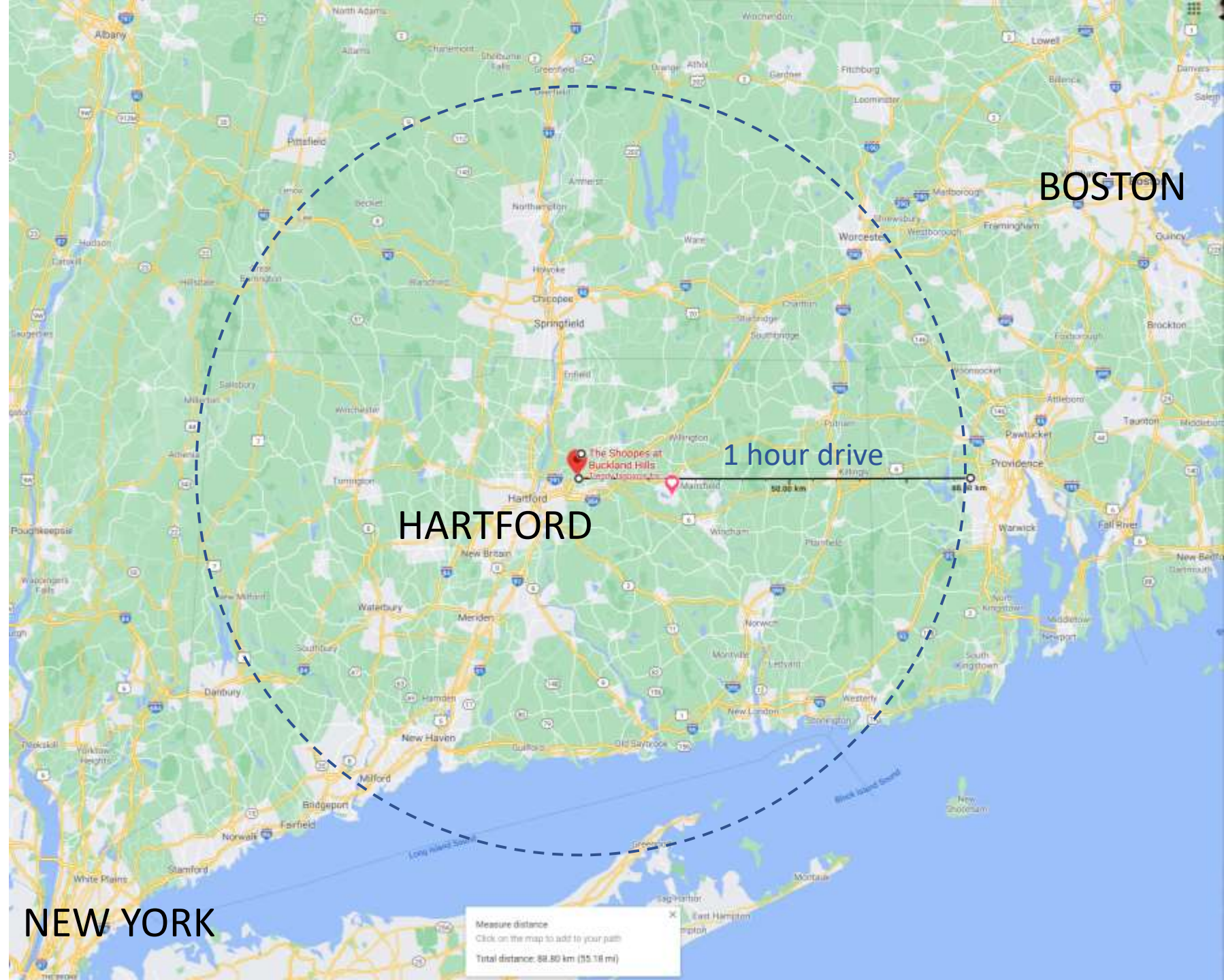


Group Sales to Corporate Clients

- 15 Fortune 500 companies
- Over 1,200 companies with at least 100 employees

List of 50 Largest Companies in Connecticut by Employee

| RANK | COMPANY | CITY | EMPLOYEES |
|------|------------------------|---------------|-----------|
| 1 | Validus DC Systems | Brookfield | 100,000 |
| 2 | Bollore Inc | Killingly | 79,000 |
| 3 | Alstom | Windsor | 75,000 |
| 4 | Amphenol | Wallingford | 74,000 |
| 5 | Cigna | Bloomfield | 73,800 |
| 6 | ABCorp | Stamford | 70,000 |
| 7 | OTIS POLSKA | Farmington | 68,078 |
| 8 | Stanley Black & Decker | New Britain | 61,000 |
| 9 | Carrier | Farmington | 56,000 |
| 10 | Boehringer Ingelheim | Ridgefield | 52,391 |
| 11 | ASSA ABLOY Group | New Haven | 50,934 |
| 12 | Aetna | Hartford | 47,950 |
| 13 | XPO Logistics | Greenwich | 44,000 |
| 14 | Prudential | Hartford | 41,671 |
| 15 | Pratt & Whitney | East Hartford | 38,737 |
| 16 | Legrand | West Hartford | 37,000 |
| 17 | Intercontinental | Cheshire | 35,330 |
| 18 | EMCOR Group | Norwalk | 33,000 |
| 19 | LAZ Parking | Hartford | 30,000 |
| 20 | United Health | Hartford | 30,000 |
| 21 | Harman International | Stamford | 30,000 |
| 22 | Centerplate Corp | Stamford | 29,060 |
| 23 | Ica | Glastonbury | 28,000 |
| 24 | Praxair | Danbury | 26,461 |
| 25 | Xerox | Norwalk | 24,700 |
| 26 | SS&C Technologies | Windsor | 24,600 |
| 27 | Louis Dreyfus | Wilton | 22,000 |
| 28 | Beiersdorf | Wilton | 20,059 |
| 29 | Hubbell | Shelton | 19,700 |
| 30 | The Hartford | Hartford | 19,500 |
| 31 | Booking Holdings | Norwalk | 19,400 |
| 32 | United Rentals | Stamford | 18,800 |
| 33 | Hamilton Sundstrand | Windsor Locks | 17,158 |
| 34 | Hamilton Space | Windsor Locks | 17,158 |
| 35 | Gartner | Stamford | 16,724 |
| 36 | Synchrony Financial | Stamford | 16,500 |
| 37 | Frontier | Norwalk | 16,200 |
| 38 | Daymon Worldwide | Stamford | 16,000 |
| 39 | ebm-papst | Farmington | 15,058 |
| 40 | Platt Brothers & Co | Waterbury | 15,000 |
| 41 | Pitney Bowes | Stamford | 14,700 |
| 42 | TRUMPF | Farmington | 13,420 |
| 43 | Silgan Holdings | Stamford | 12,515 |
| 44 | Crane Co. | Stamford | 11,000 |
| 45 | FactSet | Norwalk | 10,892 |
| 46 | Terex | Westport | 10,700 |
| 47 | Trinity Health | Hartford | 10,001 |
| 48 | AMETEK | Wallingford | 10,001 |
| 49 | Spectrum Business | Stamford | 10,001 |
| 50 | Capitol Light | Hartford | 10,001 |



Yankee Candle
Candle store

Sueyoung Young Chi

JCPenney Home Store
Furniture store

JCPenney
Department store

JCPenney Portraits

Bear Workshop
Toy store

T-Mobile
phone store

Ma Joli
clothing store





**YOUR LOCAL
TROPICAL
SPREADSHEETS**

TIKISEATS



TIKISEATS

| | OPEN SEATS | PRIVATE ROOMS | TOTAL |
|-------------------------|------------|---------------|------------|
| TIKIBAR | 42 | | 42 |
| TIKIRESTAURANT | 146 | 48 | 194 |
| TIKIHALL | | 100 | 100 |
| TIKIPARTY | | 150 | 150 |
| TIKIFOOD VILLAGE | 128 | | 128 |
| | | TOTAL | 614 |

TIKICAPACITY

PEAK DAY ATTENDANCE AND MOMENT ATTENDANCE

| | | BRUNCH | | | LUNCH | | | SNACK | | | DINNER | | | DRINKS | | | |
|------------------------|--------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|----------|
| | | 9:00 | 10:00 | 11:00 | 12:00 | 1:00 | 2:00 | 3:00 | 4:00 | 5:00 | 6:00 | 7:00 | 8:00 | 9:00 | 10:00 | 11:00 | 12:00 |
| ENTRIES | Family | 50 | 150 | 200 | 200 | 200 | 200 | 250 | 250 | 250 | 50 | | | | | | |
| | Adult | | | | 25 | 25 | 25 | 50 | 50 | 50 | 75 | 75 | 25 | 25 | | | |
| | Party | | | | | | 25 | 25 | 25 | 25 | 25 | | | | | | |
| | Event | | | | | | | | | | 100 | | | | | | |
| DEPARTURES | Family | | | | 50 | 150 | 250 | 250 | 200 | 200 | 250 | 250 | 200 | | | | |
| | Adult | | | | | | | | 25 | 25 | 25 | 50 | 50 | 50 | 75 | 75 | 50 |
| | Party | | | | | | | | | | 25 | 25 | 25 | 25 | 25 | | |
| | Event | | | | | | | | | | | | | | | 100 | |
| MOMENT CAPACITY | | 50 | 200 | 400 | 575 | 650 | 650 | 725 | 825 | 925 | 875 | 625 | 375 | 325 | 225 | 50 | 0 |

**TIKIPEAK-DAY
ATTENDANCE:
2,450**

THEORETICAL HOURLY AND MOMENT CAPACITY

| | THRC | NOTE | MOMENT CAPACITY | NOTE |
|---------------------------|------------|---------------------------|-----------------|----------------------------|
| TikiGolf | 48 | 4 people every 5 minutes | 72 | 4 people per 18 holes |
| TikiRopes | 48 | 4 people every 5 minutes | 18 | 9 towers, 2 levels |
| TikiClimb | 48 | 8 people every 10 minutes | 20 | 8 people simultaneous |
| TikiRide | 80 | 4 people every 3 minutes | 16 | 4 seat/3 screen |
| TikiGames | 96 | 8 people every 5 minutes | 24 | 8 games, 3 ppl per station |
| TikiKids | 24 | 12 kids per 1/2 hour | 24 | 12 kids, 12 adults |
| ATTRACTIONS | 344 | | 174 | |
| TikiBar & Restaurant | | | 236 | Total seats |
| TikiFood Village | | | 128 | Total seats |
| TikiParty | | | 150 | 5 private rooms, 30 people |
| TikiHall | | | 100 | Total banquet capacity |
| FOOD + BEVERAGE | | | 614 | |
| TikiShop | | | 25 | 950 sqft |
| TikiTreats | | | 10 | Bench seating |
| RETAIL | | | 35 | |
| GENERAL/WAITING | | | 50 | |
| TIKITOTAL CAPACITY | 344 | | 873 | |



TIKI REVENUE

| PER CAP SPENDING | Peak Days | | | | Off-Peak Days | | | Special Events |
|--|---------------------|-------------|---------------|----------------|---------------|----------------|--------------|----------------|
| | Day/Family Time | | | Night/Cocktail | School Trips | Social Leagues | Corp. Groups | Events |
| | Adults | Kids | Birthday Prty | Adults | Kids | Adults | Adults | Groups |
| ATTRACTIONS | | | | | | | | |
| Mini Golf (1 Round) | \$18 | \$12 | \$8 | \$15 | \$6 | \$8 | \$8 | \$0 |
| Ropes Course (1 Hour) | \$18 | \$12 | \$8 | \$5 | \$6 | \$8 | \$8 | \$0 |
| Climbing (1 Hour) | \$18 | \$12 | \$8 | \$5 | \$6 | \$8 | \$8 | \$0 |
| FOOD | | | | | | | | |
| Meal | \$24 | \$18 | \$18 | \$25 | \$5 | \$12 | \$30 | \$35 |
| Alcohol | \$18 | \$0 | \$0 | \$35 | \$0 | \$20 | \$25 | \$35 |
| MERCHANDISE | | | | | | | | |
| Clothing/Souvenirs | \$15 | \$15 | \$10 | \$5 | \$5 | \$0 | \$0 | \$5 |
| Signature Treat/Party Favor | \$8 | \$8 | \$8 | \$8 | \$0 | \$8 | \$8 | \$15 |
| AVERAGE PER-CAP SPEND | \$119 | \$77 | \$60 | \$98 | \$28 | \$64 | \$87 | \$90 |
| AVERAGE DAILY ATTENDENCE | 250 | 250 | 45 | 150 | 150 | 100 | 100 | 75 |
| ANNUAL DAYS (SEE DETAIL BELOW) OR EVENTS | 164 | 164 | 104 | 156 | 201 | 156 | 50 | 50 |
| TARGET ANNUAL REVENUE | \$4,879,000 | \$3,157,000 | \$280,800 | \$2,293,200 | \$844,200 | \$998,400 | \$435,000 | \$337,500 |
| TOTAL ANNUAL REVENUE | \$13,225,100 | | | | | | | |

PEAK DAYS DETAIL

| | | |
|--|------------|-------------|
| Weekend Days (52wks x 2days) | 104 | days |
| School Vacation Weeks (12wks x 5days) | 60 | days |
| TOTAL | 164 | days |
| Adult Cocktail Nights (Th/Fr/Sat, 52wks x 3days) | 156 | days |
| Adult Social League Nights (Sun/Tues/Wed, 52x3) | 156 | days |
| OFF PEAK | 201 | days |

What are we replacing?

J.C. Penney

\$11.4m rev per store

Typically 50,000 sqft X 2 floorplates = 100k sqft

Competitive F&B references?

| | Revenue | Locations | Rev Per Location |
|--------------------------|-----------------|-----------|------------------|
| Chili's | \$3,500,000,000 | 1251 | \$2,797,762 |
| Cheesecake Factory | \$2,127,000,000 | 201 | \$10,582,090 |
| PF Chang's | \$877,000,000 | 216 | \$4,060,185 |
| Dave & Busters | \$539,000,000 | 118 | \$4,567,797 |
| California Pizza Kitchen | \$639,000,000 | 205 | \$3,117,073 |
| Chuck E. Cheese's | \$383,000,000 | 541 | \$707,948 |
| Legal Sea Foods | \$240,000,000 | 35 | \$6,857,143 |
| Bahama Breeze | \$239,000,000 | 40 | \$5,975,000 |
| Hard Rock Café | \$211,000,000 | 42 | \$5,023,810 |
| Rainforest Café | \$144,000,000 | 19 | \$7,578,947 |

TIKIBUDGET

What is a reference startup budget?

Cheesecake Factory

Capex+FFE: \$8-10m per location 7,500-10,000
sqft per store
\$900-\$1,000/sqft capex/FFE

Pre-opening costs: \$1.7m-\$2m

| PREP | | |
|-------------------------|---|---------------------|
| Demo/Structural | Opening up 2nd floor/double height | \$1,250,000 |
| ATTRACTIONS | | |
| TikiRide | Interactive compact revolving ride | \$475,000 |
| TikiGolf | 18-hole themed minigolf (excludes volcano) | \$215,000 |
| TikiRopes | Belay climbing + towers | \$275,000 |
| TikiClimb | ~20ft climbing towers, bouldering walls | \$275,000 |
| TikiKids | Themed play structure, softplay area | \$275,000 |
| TikiGames | Themed midway games | \$250,000 |
| TikiSchool | Educational overlays, materials | \$125,000 |
| F&B | | |
| TikiBar/Food | ~200 seat restaurant + bar + kitchen + BOH | \$6,500,000 |
| TikiFoodHall/Treats | ~100 seat food hall/carts/themed huts | \$650,000 |
| TikiPartyRooms | 5 ~30 person private themed rooms | \$350,000 |
| TikiHall | ~100 person event hall | \$175,000 |
| MERCH | | |
| TikiShop | Shop fit out, ~1,000 sqft | \$125,000 |
| THEMING | | |
| Volcano of the Gods | Concrete themed volcano, water feature | \$975,000 |
| Endless Summer Wall | Large format LED wall | \$925,000 |
| TikiStyle | Themed graphics, signage, misc décor | \$400,000 |
| TikiLight | Architectural & themed lighting package | \$325,000 |
| Plantings - Faux/Real | Faux palm trees, ground plantings, potted | \$350,000 |
| Restrooms/BOH | Themed restrooms and back of house | \$350,000 |
| TikiWelcome | Entrance/Signage/Tickets | \$125,000 |
| TikiSky | Perimeter 450' sky printed/illuminated wall | \$146,250 |
| TikiStairs | 2 themed stairways | \$250,000 |
| DEVELOPMENT | | |
| Management | 2 FTE @ 1 Year | \$200,000 |
| Concept Design/Sourcing | 4 FTE @ 1 Year | \$450,000 |
| Proj/Construction Mgt | 6 FTE @ 1 Year | \$600,000 |
| Architecture/MEP | Allotment | \$600,000 |
| Legal/Permitting | Allotment | \$100,000 |
| PRE-OPENING OPS | | |
| Staffing Pre Open | 15 FTE @ 0.25 Year | \$300,000 |
| Inventory/Food/Merch | Allotment | \$50,000 |
| Rent (1 year pre open) | \$15/sqft X 75k sqft? (GRATIS?) | \$0 |
| CONTINGENCY | | |
| Contingency | 10% allotment | \$1,708,625 |
| PROJECT TOTAL | | \$18,794,875 |

TIKIBUILD

- ❖ Extensive use of modern tech for production
- ❖ Extensive use of off-site modular prefab



TIKISOURCING

- ❖ Supply chain management essential for controlling cost of themed elements
- ❖ Sourcing in bulk directly
- ❖ Kit of cargo containers awaiting at construction site



TIKICARE

- ❖ We believe working moms will be some of our best and most motivated employees and are committed to onsite daycare.
- ❖ We welcome children and our own TikiKids can use the facility while their parents work.



TIKI FUTURE

Building Towards a Staycation Experience
Benchmarking Great Wolf

TIKIGOALS?

Achieve \$1b in revenue



>\$10m per location
100 locations
>\$1b in revenue

| | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 |
|-----------|-------|-------|-------|--------|--------|--------|
| NEW | 1 | 3 | 5 | 7 | 10 | 10 |
| OPERATING | 1 | 4 | 9 | 16 | 26 | 36 |
| REVENUE | \$10m | \$40m | \$90m | \$160m | \$260m | \$360m |

Cheesecake Factory (2023)

Revenue: \$11.8m per location

Locations: 210

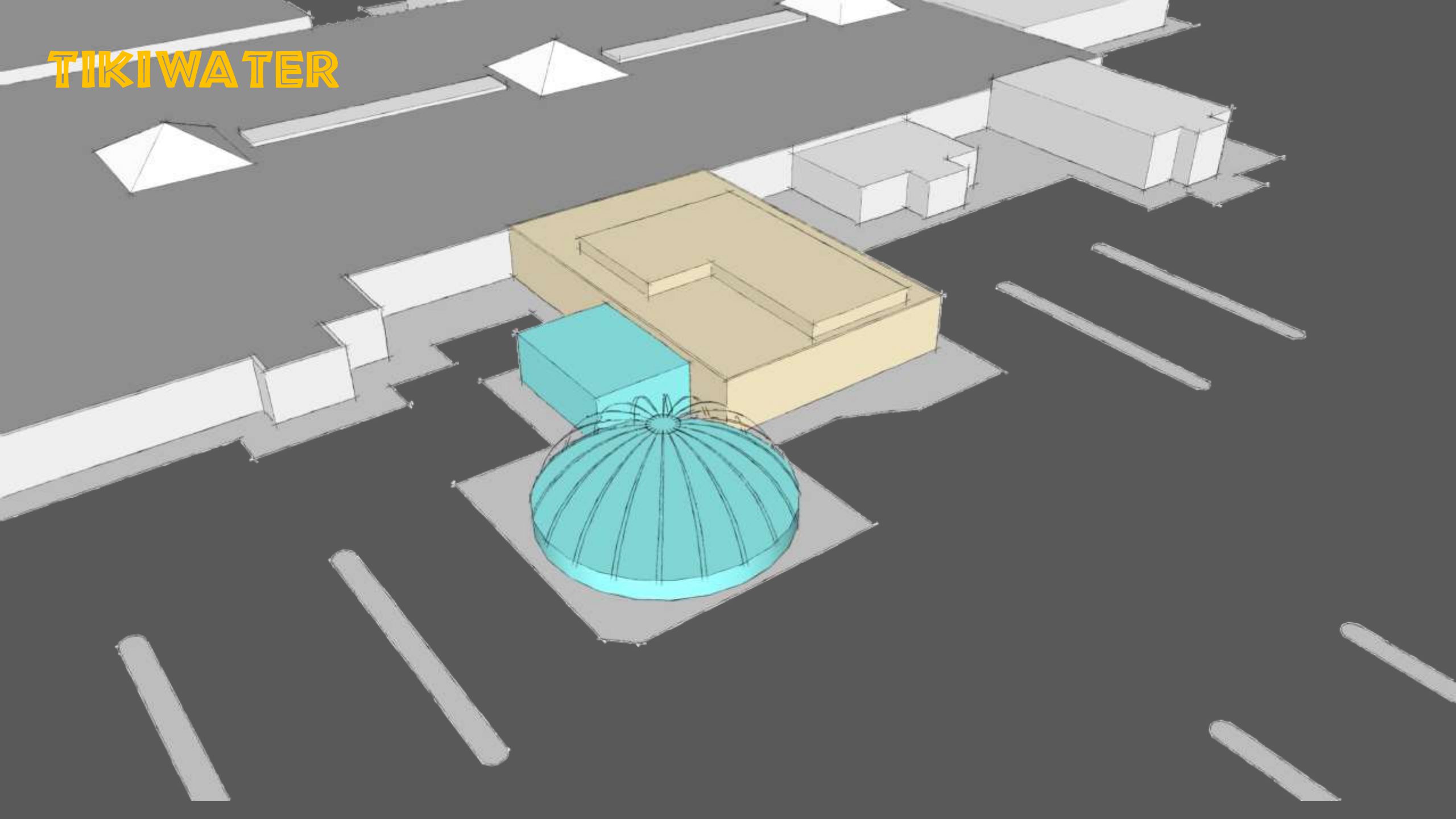
Alcohol sales: 12%

Dessert sales: 17%

TIKIGODS



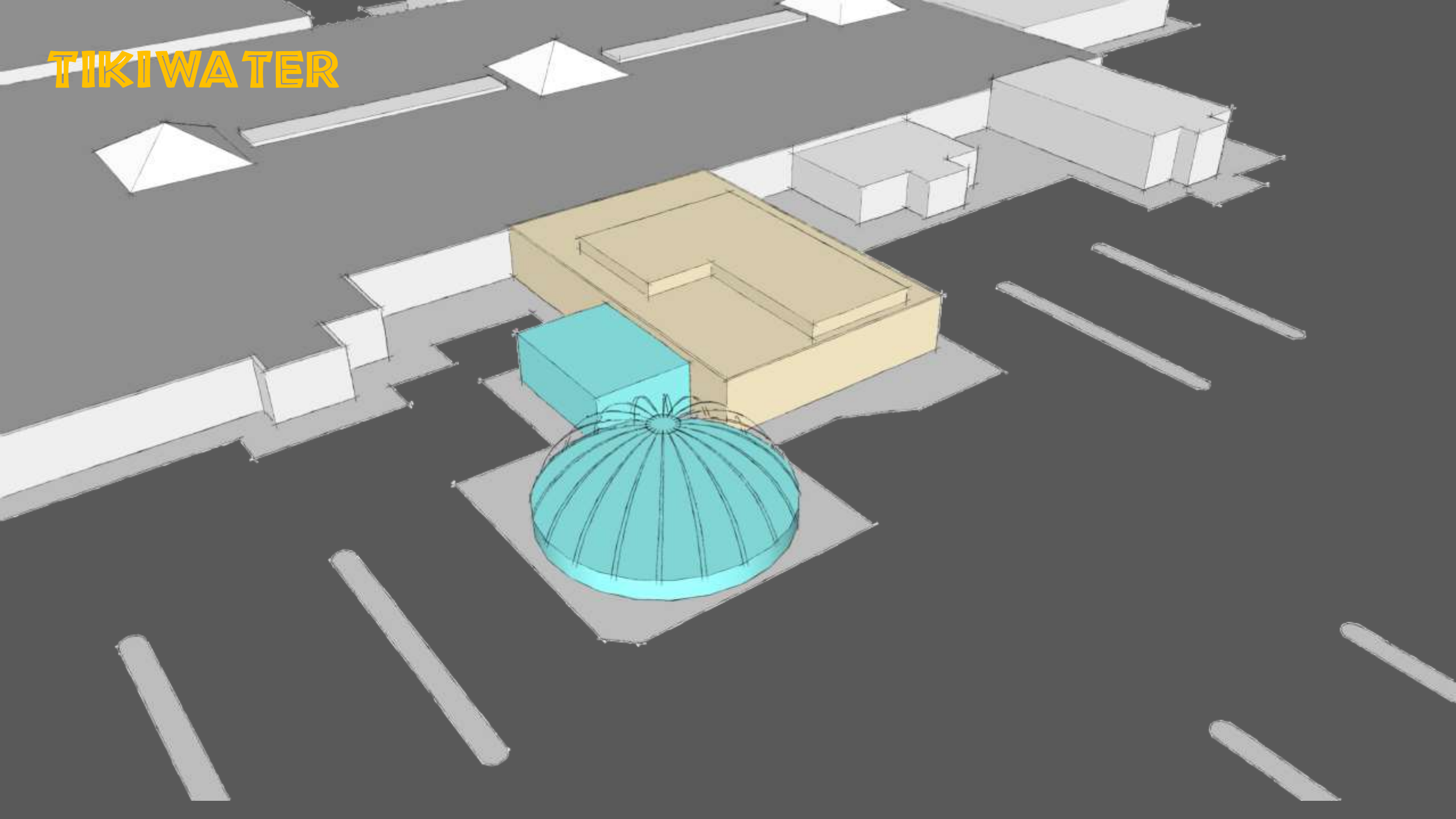
TIKIWATER



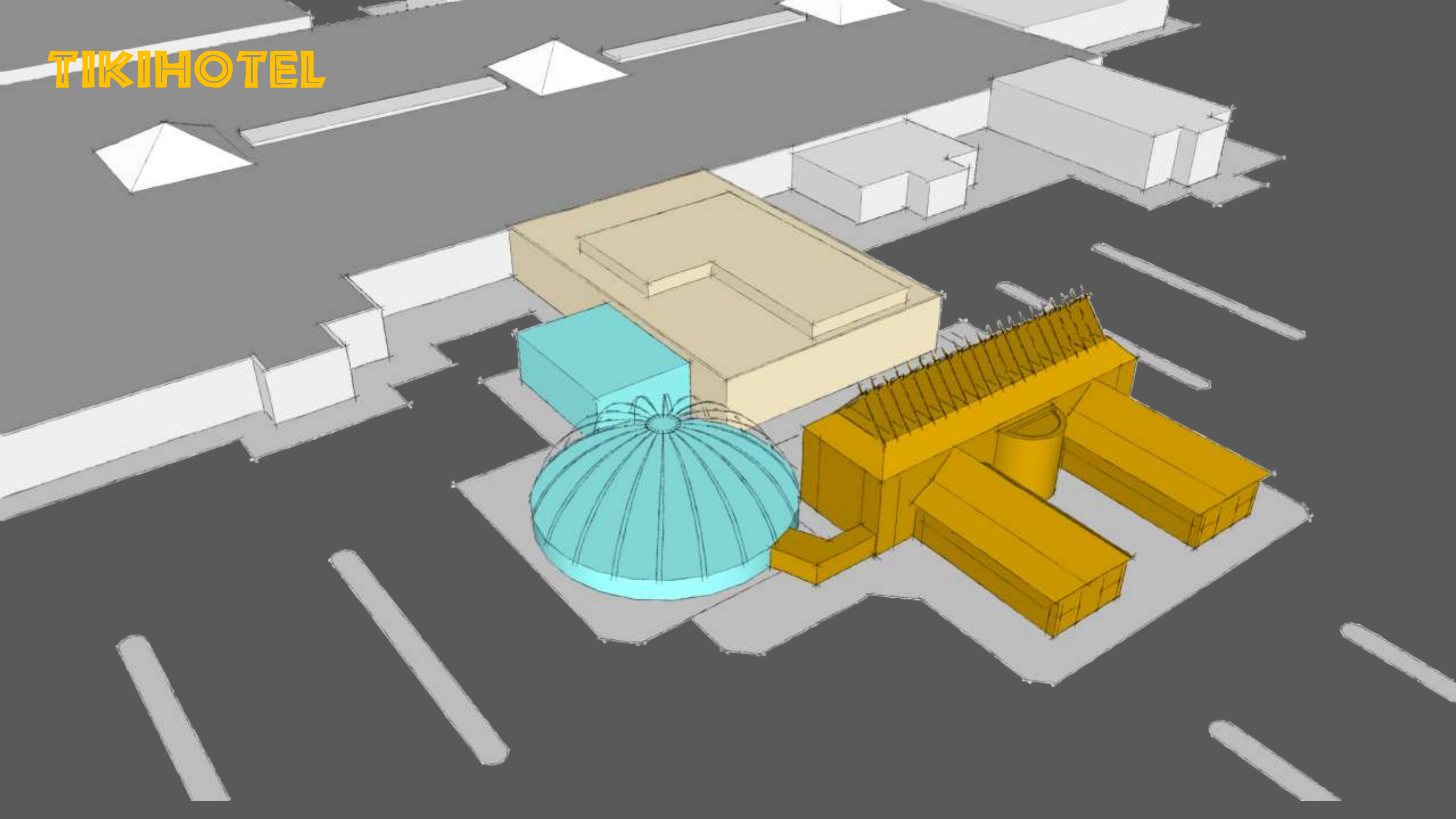
TIKI WATER



TIKIWATER



TIKIHOTEL



TIKI HOTEL



TIKI HOTEL



TIKILAUNCH



PRE-DEV \$2m

Concept
Development

Project
Management

Prototype
Design



1st LOCATION \$18m

Prototype
Construction

First-Time
Ops Setup

First-Time
Marketing Setup



FRANCHISE SETUP \$1.5m

Franchise
Efficiencies

Procurement
Supply Chain

Repetitive Ops
Program Dev



SCALING P/E or Franchise

Direct P/E Funding or
Franchisee Model

Franchise
Roll-Outs

Franchise
Licensing
Income

TIKI PROJECT

INNOVATION IS A PROCESS OF DERISKING IDEAS

1

MAJOR COSTS REFINEMENT
1 DAY WORKSHOP



WALLTOPIA



2

F&B CONCEPT REFINEMENT
1 DAY WORKSHOP



LEISURE
EXPERT
GROUP

3

LOCATION REFINEMENT
PITCHES TO RETAIL OPERATORS



Brookfield
Properties



KIMCO
REALTY

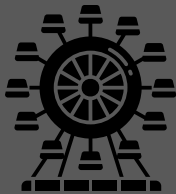
TIKILAUNCH

CAPEX INNOVATION PROGRAMS

DINING



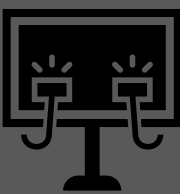
ATTRACTIONS



INTERIOR
SIGNAGE



EXTERIOR
SIGNAGE



LIGHTING



AUDIO



CONSTRUCTION



OPEX INNOVATION PROGRAMS

F&B
CONCEPTS



TICKETING



SPECIAL
EVENTS



MARKETING



DIGITAL
MEDIA



SAFETY



TRAINING



MAINTENANCE



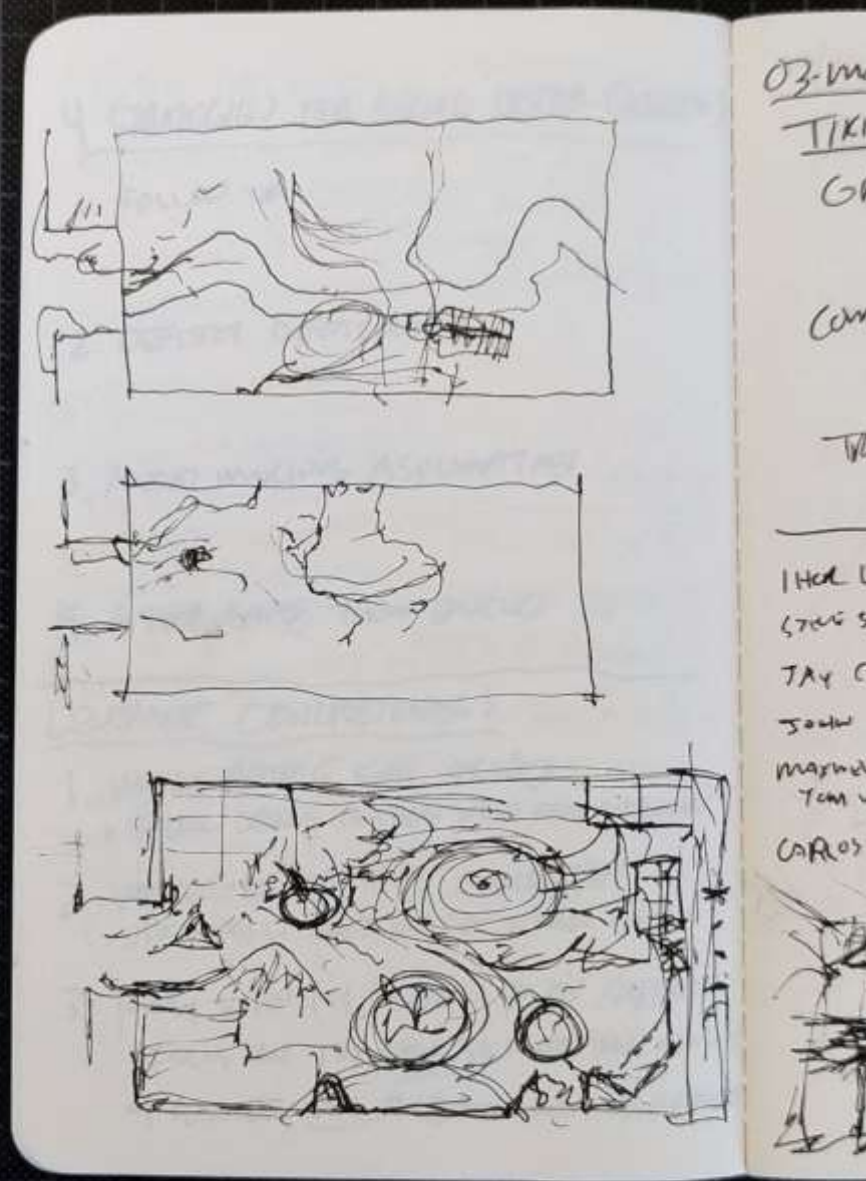


TIKIGODS

A vibrant tropical sunset scene. The sky is a mix of orange, red, and yellow, with a bright sun low on the horizon. In the foreground, a river flows from a waterfall on the left towards a thatched hut on the right. The landscape is filled with palm trees and lush vegetation. The overall mood is warm and adventurous.

your local tropical adventure

It all started with a sketch...



An architectural line drawing of a building's interior, viewed from an elevated perspective. The drawing shows a complex layout of rooms, corridors, and structural elements like columns and beams. The style is a light, sketchy line art. Overlaid on the center of the drawing is the text 'TIKITHANKS' in a bold, yellow, sans-serif font.

TIKITHANKS