

STUDIOS BOSQUE REAL

World Class Cinematic Production Facilities
Designed for the World's Best Filmmakers.



EXECUTIVE STRATEGIC OVERVIEW

Bosque Real will become home to the largest population of film and music professionals in all of Latin America as they will have a massive Studio and Entertainment Campus dedicated entirely to their industry at the heart of a luxury living community which already has billions of dollars of infrastructure and successful development.

- **Safety.** No more dangerous situations, no more insecurity for talent or crew. The studios are located inside one of the safest private resorts in the world which also means no permitting issues for filming either.
- **Turnkey Film Production Campus.** A complete production solution from concept creation to final delivery. Not just sound stages for filming but equipment rentals, all the construction, art and decoration facilities to bring movie magic to life as well as all the post facilities for sound, editorial, color, mixing, mastering and even recording for musicians and orchestras plus a massive amount of creative flex space for production companies to make this their permanent office plus living facilities to make it home.
- **Stages.** More than 35,000 m2 of sound stage space on state of the art stages with support spaces for all departments and talent suites as well as the world's largest single stage and dedicated LED stages and VFX/Miniature/CG stages. Future-proof lighting grids, catwalks and rigging systems for ultimate safety and up to 35% increased load-in efficiency for better budget savings.
- **Backlots.** 21,000m2 of dedicated backlots for staging large exterior shoots for cities, 30,000m2 of forests backlot, and city streets designed to look like New York, Paris, Mexico City and London.
- **Developing Future Production Executives + Department Heads.** Located next to the largest private university in Latin America with a collaborative partnership to train future film creatives in all departments as well as production executives who will have access to hands on learning in a live production facility.
- **Bringing Opportunity to a New Generation.** There is a huge artistic talent pool of underprivileged youth in Mexico who will now have access to a subsidized school in Art Department, Wardrobe + VFX/CG/Animation careers. We will bring Oscar winning talent from Hollywood who will teach them theory and also use them as workforce on actual productions. This will give deserving youth world-class careers and create the artisans that will empower a new era of Mexican Cinema and TV productions in Bosque Real where whatever can be imagined can be built.
- **Locations, Locations, Locations.** Production companies who rent with us will also have exclusive pre-permitted access to the Grupo Bosque Real Portfolio with more than 100 incredible filming locations and support properties in a multi-billion dollar real estate portfolio.

MEXICO CITY - WORLD CAPITAL OF HISPANIC CONTENT

Billions of Dollars in New Content Investments; Massive Deficits in Mexico's Creative Infrastructure.

Mexico City has long been a world cultural epicenter famous for its gastronomic, touristic, archeological and cultural experiences. In addition to being the 3rd largest Box Office Market in the world, Mexico has one of the most influential cinematic histories on Earth and is still the leading producer of Hispanic content internationally. Despite all this the Hispanic/Latino influence is massively under represented in our industry not just in talent, but in infrastructure.

Since 2020, more than \$2 Billion dollars of international investment has been made into Mexico based content for all major streaming platforms with more than 80 concurrent tv series and film productions being shot yearly. But with less than 20,000m2 of available soundstage space in Mexico City that meet international standards, there is a gross deficit of infrastructure to cater to these putting most productions on costly, inefficient, location based shoots and fighting over post-production facilities. On top of this there are also the security concerns and issues which keep international productions away.

Most Mexican productions have learned to shoot on location because they don't have any studios available. They have gotten away with doing it "cheap on location" for years but unfortunately now that the government sees the funds coming in and the issues filming on the streets is causing, there is an upcoming clamp-down. But the bottom line is: studio filming is more efficient and cost-effective filming once the resources exist. Initial investment in sets will have to be made, but once this is done you have a better production. No security issues, no sound issues, no transportation issues, no permitting issues, no lighting issues, more efficient cast and crew scheduling and way less stress for producers.

**OUR MISSION IS TO COMPLETELY CHANGE THE FACE OF CONTENT CREATION IN LATIN AMERICA
AND CREATE A NEW WORLD-CLASS CONTENT FACILITY FOR FILM, TELEVISION, STREAMING
AND MULTIMEDIA CREATION THAT PUTS MEXICO ON THE INTERNATIONAL PRODUCTION MAP.**

We have a massive opportunity to be the premiere production facility for all Hispanic content worldwide. And yes, the facility will largely cater to local productions, but we also want to be a top contender for big-budget international productions as well.

BOSQUE REAL, MEXICO CITY

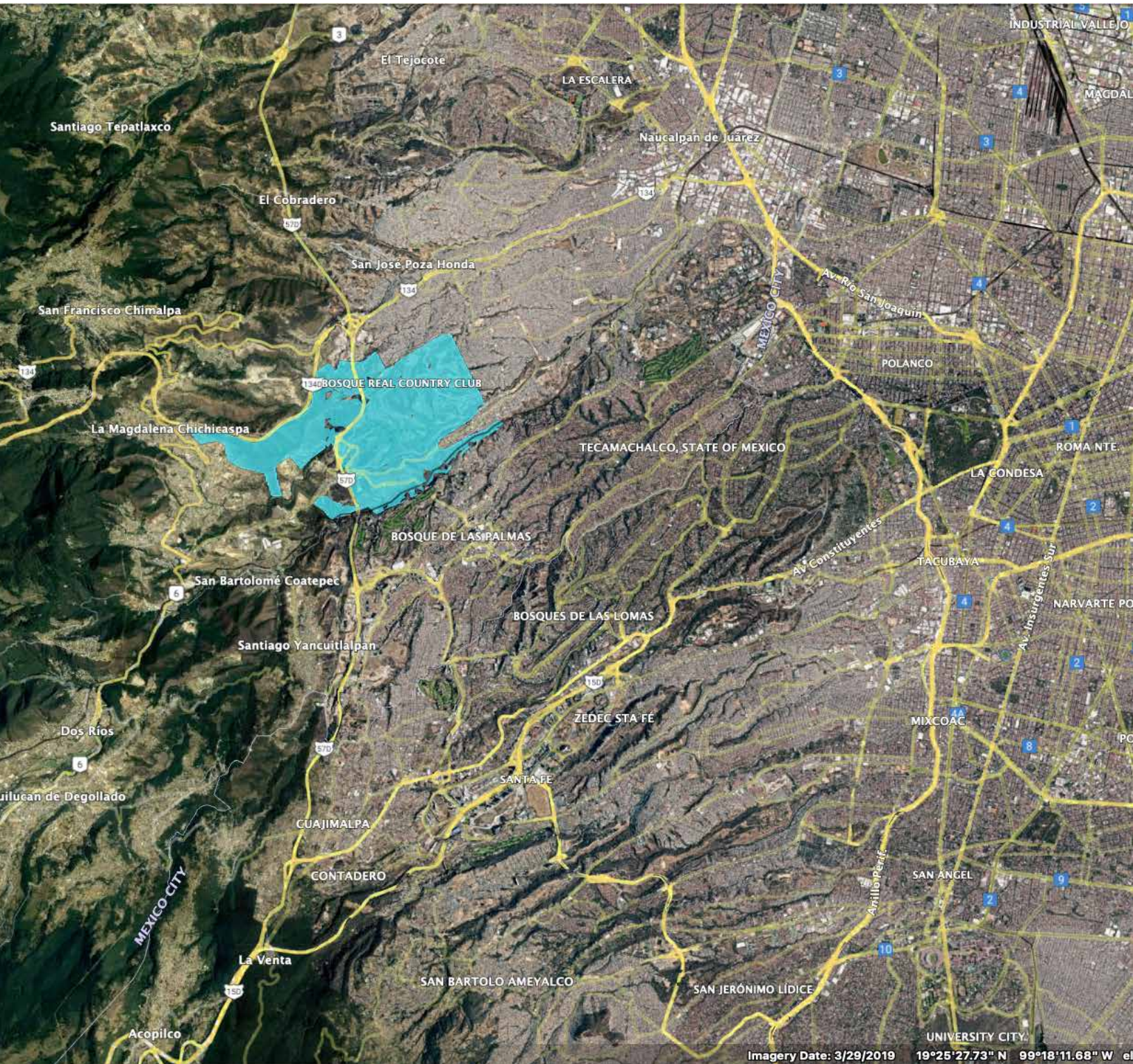
A Multi-Billion Dollar 2,500 Acre Smart City Development That Continues to Grow.



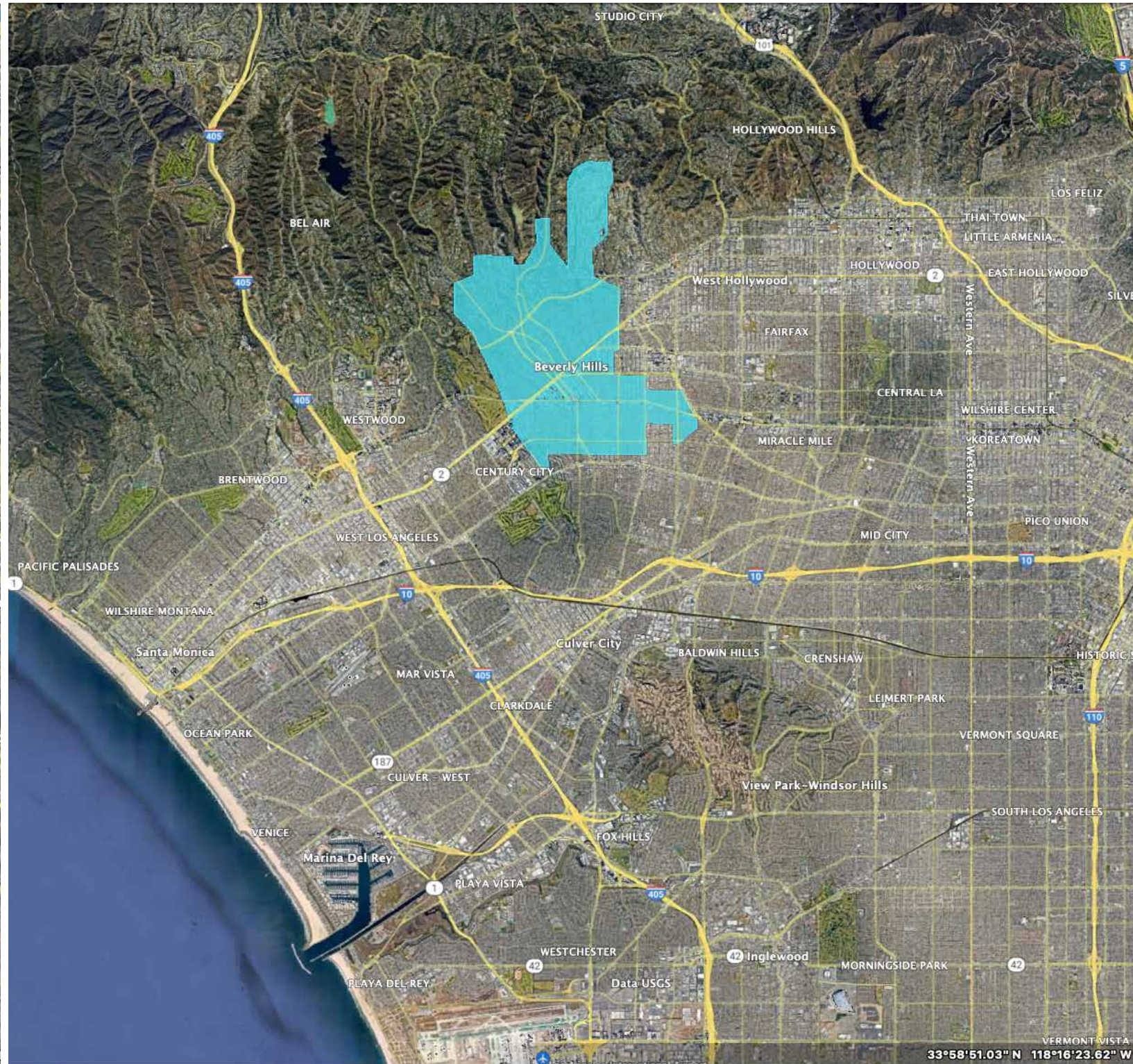
What is Bosque Real? We've included a full presentation video to give you a glimpse into it.

BOSQUE REAL, MEXICO CITY

A Privatized Luxury Resort-Style City Within the World's Largest City.



Imagery Date: 3/29/2019 19°25'27.73" N 99°18'11.68" W



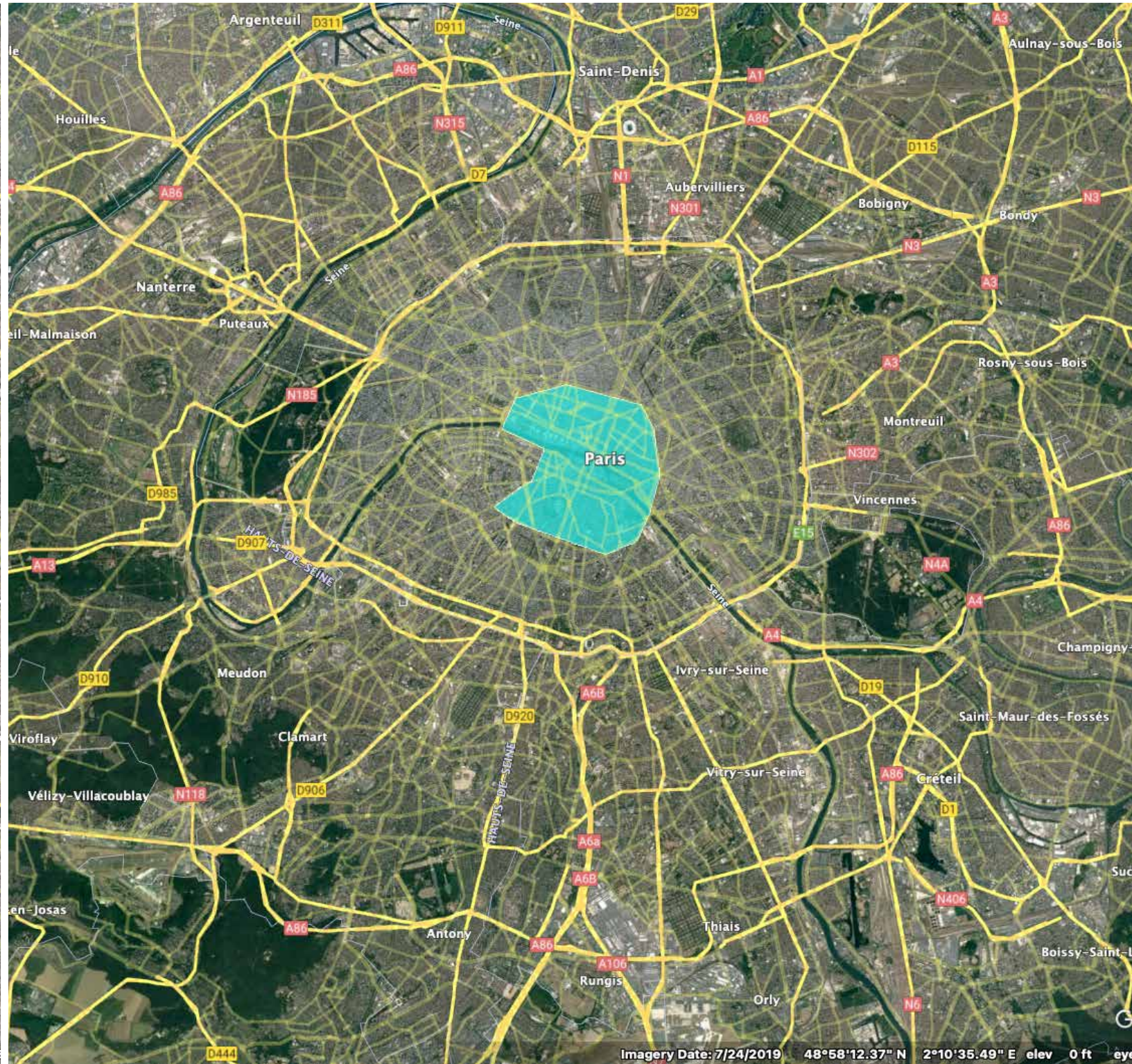
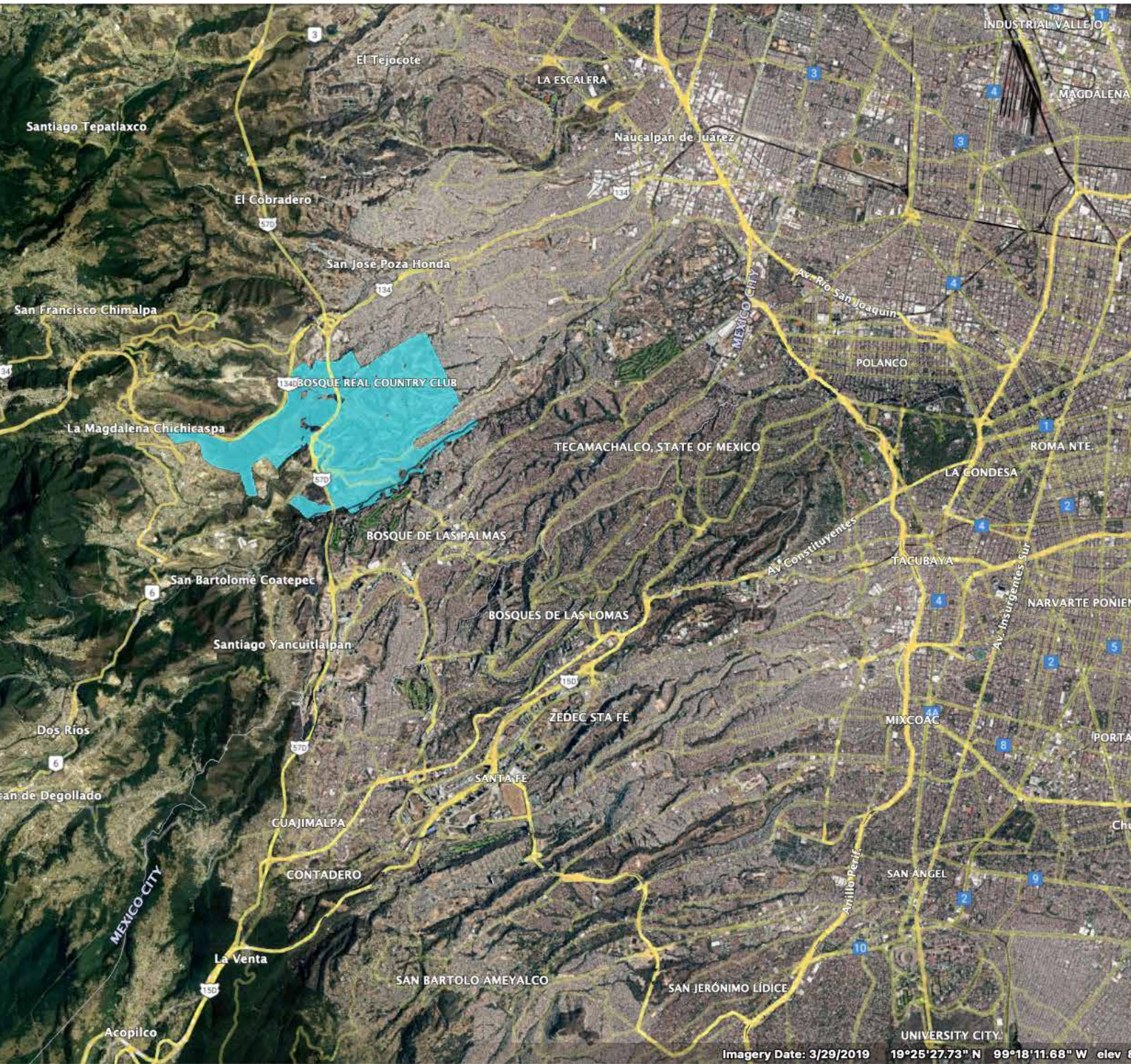
33°58'51.03" N 118°16'23.62" W

Bosque Real Land Mass (with Entertainment City)
Approx 950 Hectares/2,350 acres in current phase.

Beverly Hills Los Angeles Land Mass
Approx 3,650 acres

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Paris Districts 1, 2, 3, 4, 5 and 6 Land Mass
Approx 2,500 acres

Central Park
New York City



Bosque Real

Topia
(Downtown
Bosque Real)

Bosque Real Land Mass Comparison to Manhattan, New York.

STUDIOS BOSQUE REAL

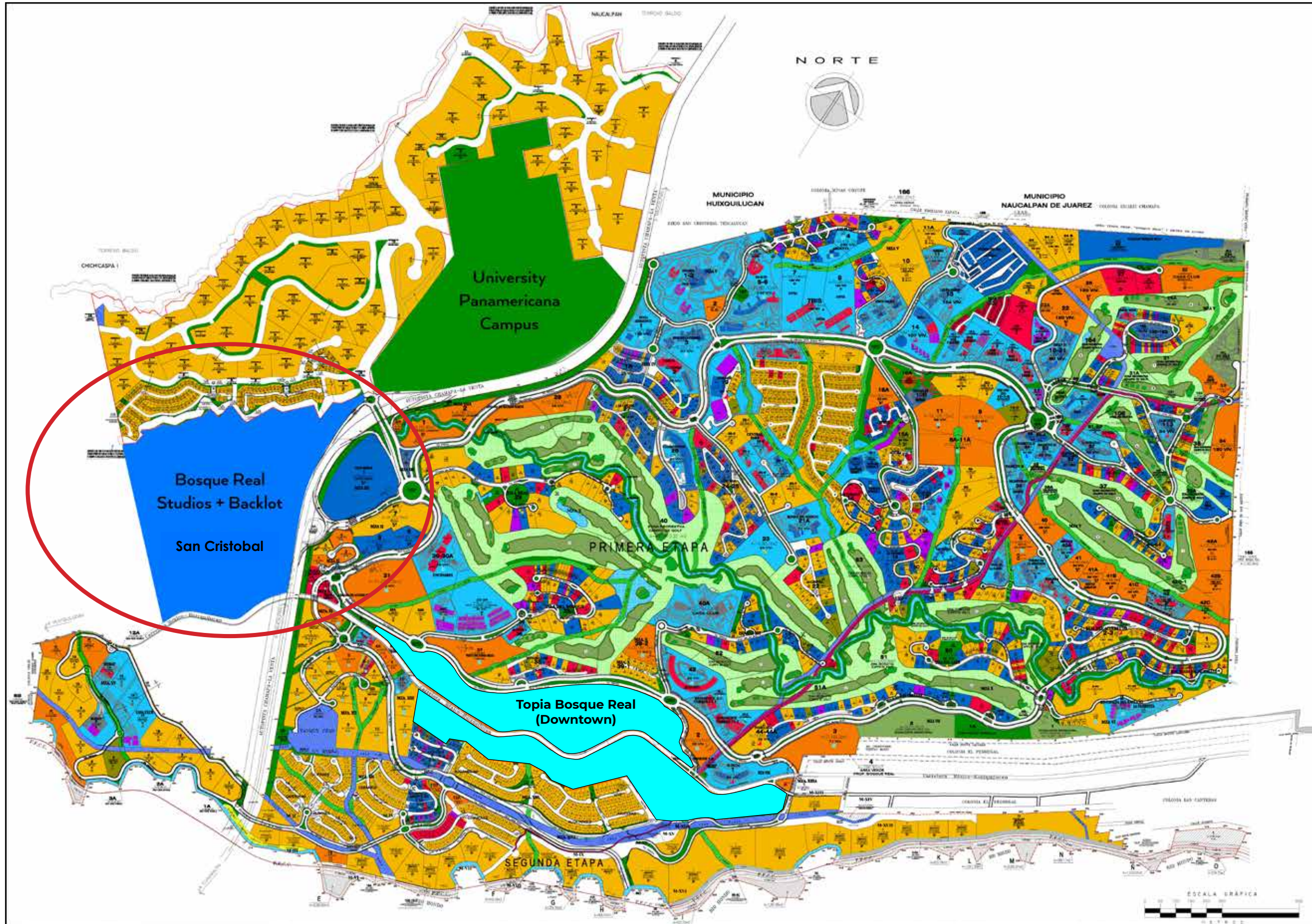
A New Vision for International Production in Mexico City.

OUR VISION IS TO CREATE A NEW ERA OF CINEMATIC PRODUCTION CAPABILITIES AND INFRASTRUCTURE FOR MEXICAN, LATIN AND INTERNATIONAL PRODUCTIONS IN ONE OF THE SAFEST, MOST LUXURIOUS RESORTS IN THE WORLD.



BOSQUE REAL STUDIOS, MASTER PLAN

The largest studio facility in Latin America located at the heart of CDMX's safest development.



Bosque Real Studios

The Premiere Sound Stages in Mexico City in the Safest Location

PHASE 1 - Initial Bosque Real Studios Facilities

First 2 Groups of Small Stages (12 x 1,200 m²)
Art Dept Facility (Sets, Scenics, Props, Costumes, etc...)
Parking Facility + Equipment Rental Facility
Exteriors Backlot Usage Approx 30,000m² of Land
Forest Backlot Approx 30,000 m² of Land

(All non-studio land available for backlot use until additional stages are built)

PHASE 2 - Additional Bosque Real Studios

First Group of Medium Stages (2 x 1,800 m²) (**Potentially Phase 1)
Dedicated LED Stage (1x 1,800 m²) (**Potentially Phase 1)
Mid Size VIP Stages Built (4 x 1,800 m²) (Potentially Phase 3)
(Exteriors Backlot Reduction to 22,000m²)

PHASE 3 - Master VIP Stages + Supporting Facilities

Massive Stage "Maverick" Built (1 x 8,100 m²)
CG/VFX/Post + Office Building (4 floors x 2,100 m²)
Additional Support Facilities Such as Hotels, Offices, etc...

OVERVIEW

Designed by Filmmakers for Filmmakers.

- 6 Hectare Studio Lot
- 21,000m2 Cities Backlot
- Filmable Streets
- 30,000m2+ of stages
- Construction Facilities
- Storage Facilities

- Access to adjacent 30,000m2 of Forest for additional Backlot

Adaptable Stages
 1,200m2 (30m x 40m x 21m) or
 1,800m2 (30m x 60m x 21m) or
 3,600m2 (30m x 120m x 21m)

World Class Dedicated LED Stage "The Illusionist"
 1,800m2 (30m x 60m x 21m)

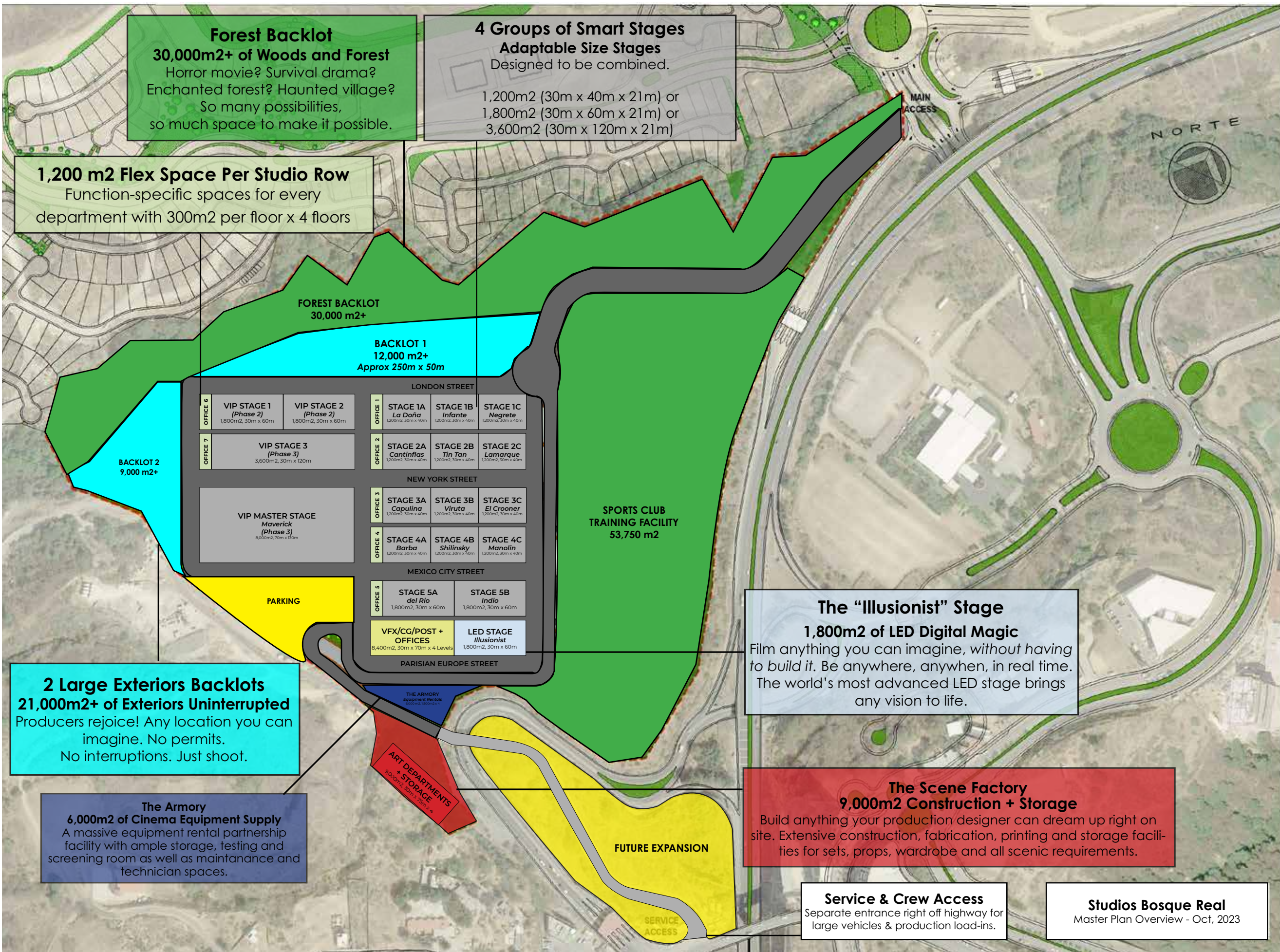
Support Spaces on all Stages
 1,200m2 of flexible multi-use space capping each studio so all departments have a place to work on site including:

Producers, Directorial, Talent, Art, Costumes, Make-up, Camera, Lighting, Grip, Sound, Catering and Rest areas for crew and talent.

Forest Backlot
 30,000m2+ of Woods and Forest
 Horror movie? Survival drama?
 Enchanted forest? Haunted village?
 So many possibilities,
 so much space to make it possible.

4 Groups of Smart Stages
Adaptable Size Stages
 Designed to be combined.
 1,200m2 (30m x 40m x 21m) or
 1,800m2 (30m x 60m x 21m) or
 3,600m2 (30m x 120m x 21m)

1,200 m2 Flex Space Per Studio Row
 Function-specific spaces for every department with 300m2 per floor x 4 floors



2 Large Exteriors Backlots
 21,000m2+ of Exteriors Uninterrupted
 Producers rejoice! Any location you can imagine. No permits. No interruptions. Just shoot.

The Armory
 6,000m2 of Cinema Equipment Supply
 A massive equipment rental partnership facility with ample storage, testing and screening room as well as maintenance and technician spaces.

The "Illusionist" Stage
 1,800m2 of LED Digital Magic
 Film anything you can imagine, without having to build it. Be anywhere, anywhen, in real time. The world's most advanced LED stage brings any vision to life.

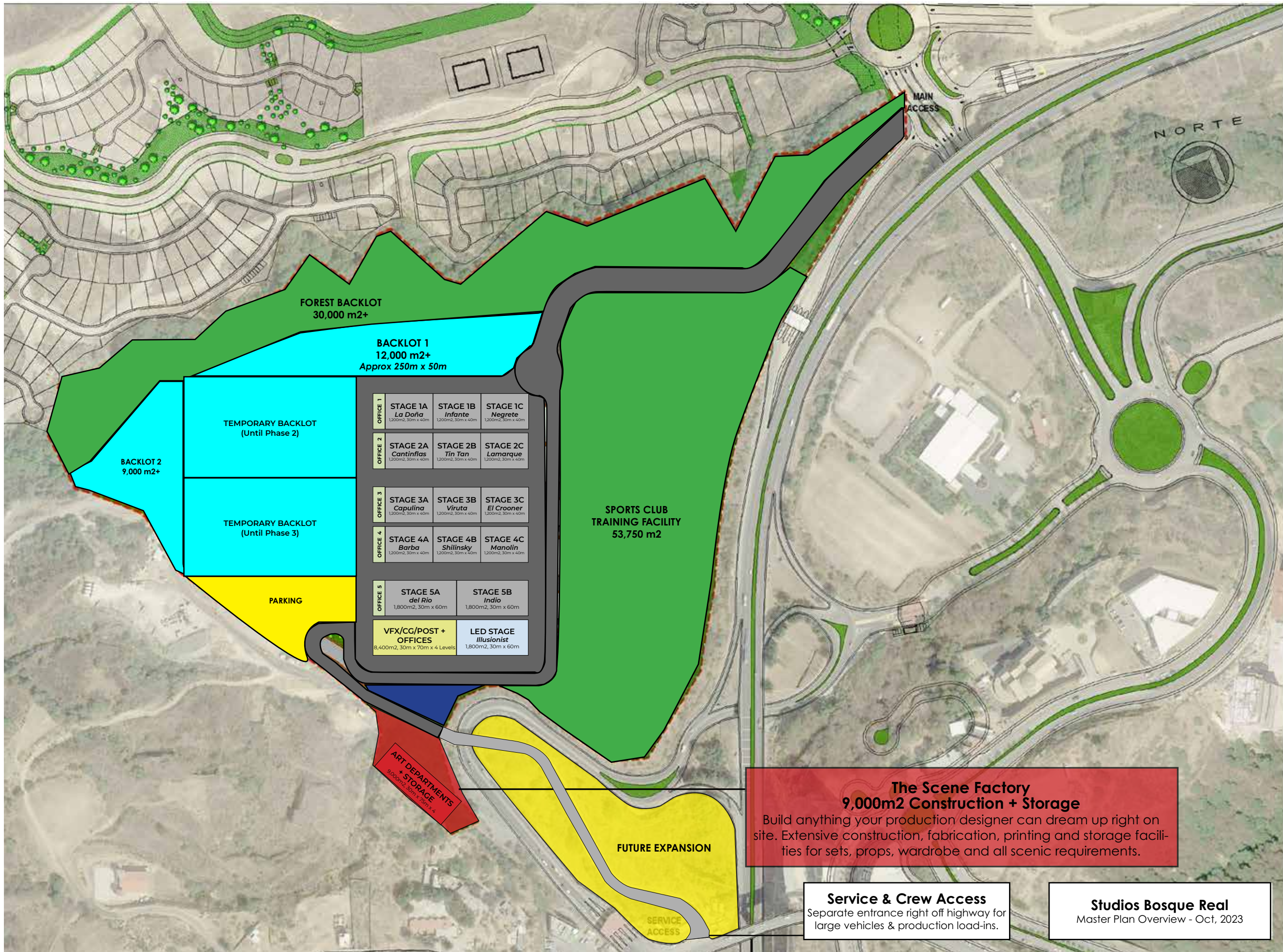
The Scene Factory
 9,000m2 Construction + Storage
 Build anything your production designer can dream up right on site. Extensive construction, fabrication, printing and storage facilities for sets, props, wardrobe and all scenic requirements.

Service & Crew Access
 Separate entrance right off highway for large vehicles & production load-ins.

Studios Bosque Real
 Master Plan Overview - Oct, 2023

OVERVIEW

PHASE 1 INSTALLATIONS



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 Build anything your production designer can dream up right on site. Extensive construction, fabrication, printing and storage facilities for sets, props, wardrobe and all scenic requirements.

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OUR STAGES

State of the Art and Future-Proof.



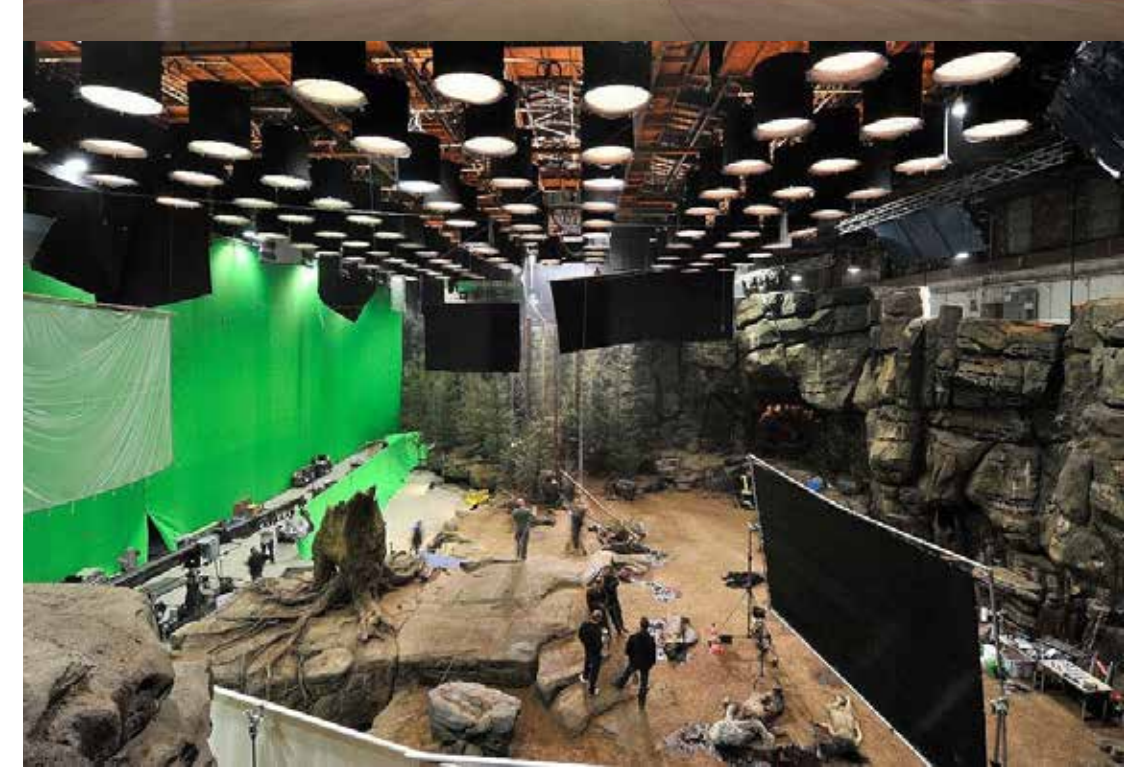
CONFIGURABLE STUDIO SPACES

Ideal stage planning for more efficient productions.

Most Efficient Stage Size. Surveying more than 700 stages worldwide we distilled the most workable common studio sizes and distributions and made our stages adaptable to small, medium and large. This will provide for the needs of the vast majority of productions ensuring you don't rent more space than you need, but when you need more you can easily add it.

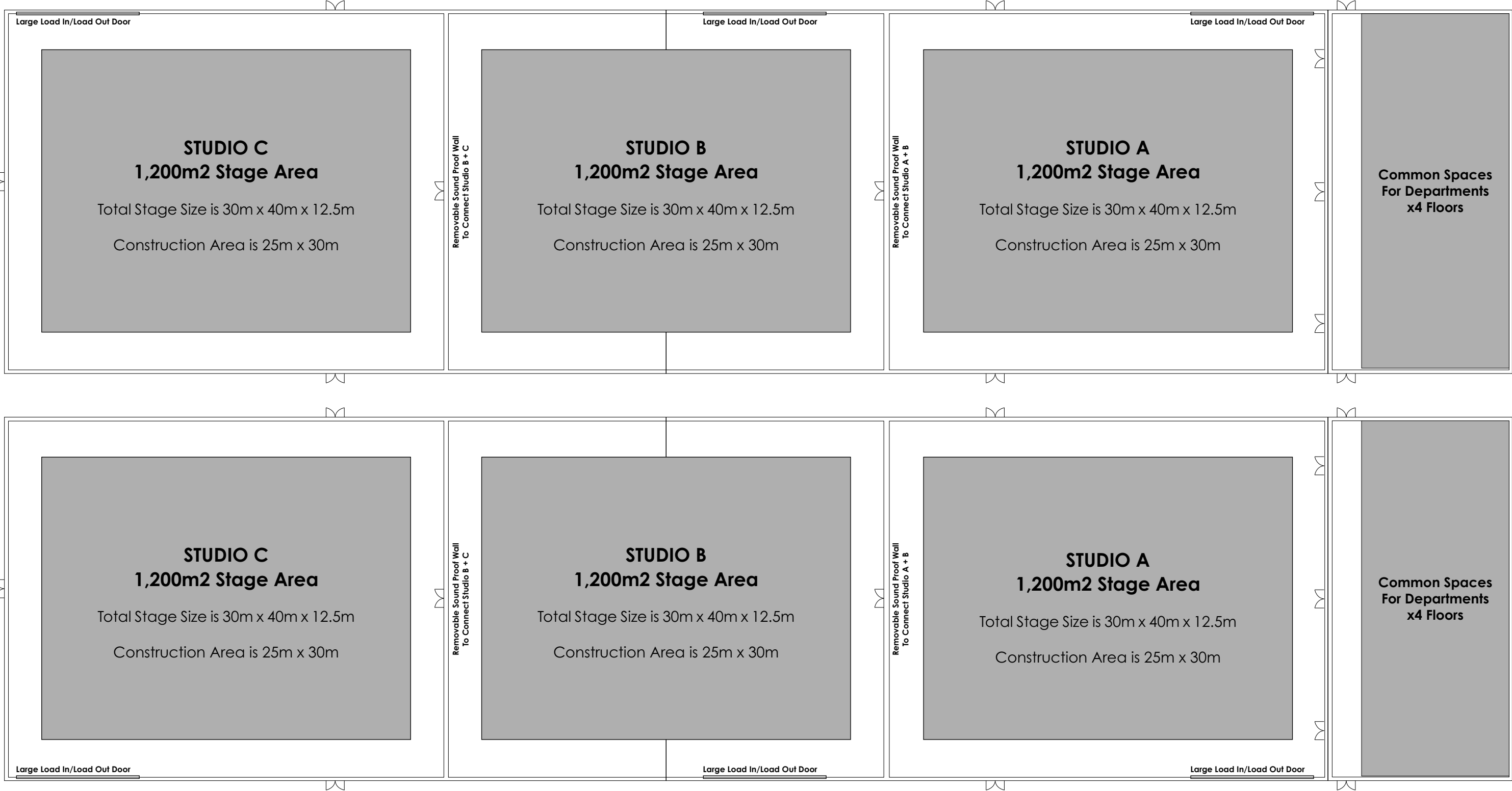
Ideal Stage Grouping. Most productions will also typically use between 2 and 4 stages and rotate between these. So we created Studio Groups with removable sound isolation walls permitting these to be 3 stages of 1,200 m² (30m x 40m x 21m) or combined into two larger stages of 1,800 m² or one of 3,600m² for when larger sets are required. Stages easily interconnect with one another if desired allowing the crew to move with speed between all stages in a group.

Identical Stage Layouts. Instead of random studios being built over time to varying requirements of an individual production, every single stage has been planned from the start to be exactly the same so that as you need to add more stages to your production, you will have a familiar arrangement allowing crews to have a faster set-up time.



ADJUSTABLE STUDIOS FOR SMALL OR LARGE PRODUCTIONS

Configuration A. Stages of 1,200 m² + 1,200m² of support spaces on each building.



ADJUSTABLE STUDIOS FOR SMALL OR LARGE PRODUCTIONS

Configuration B. Stages of 1,800 m² + 1,200m² of support spaces on each building.



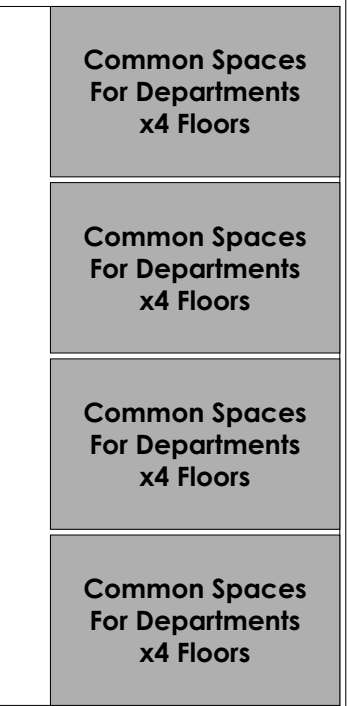
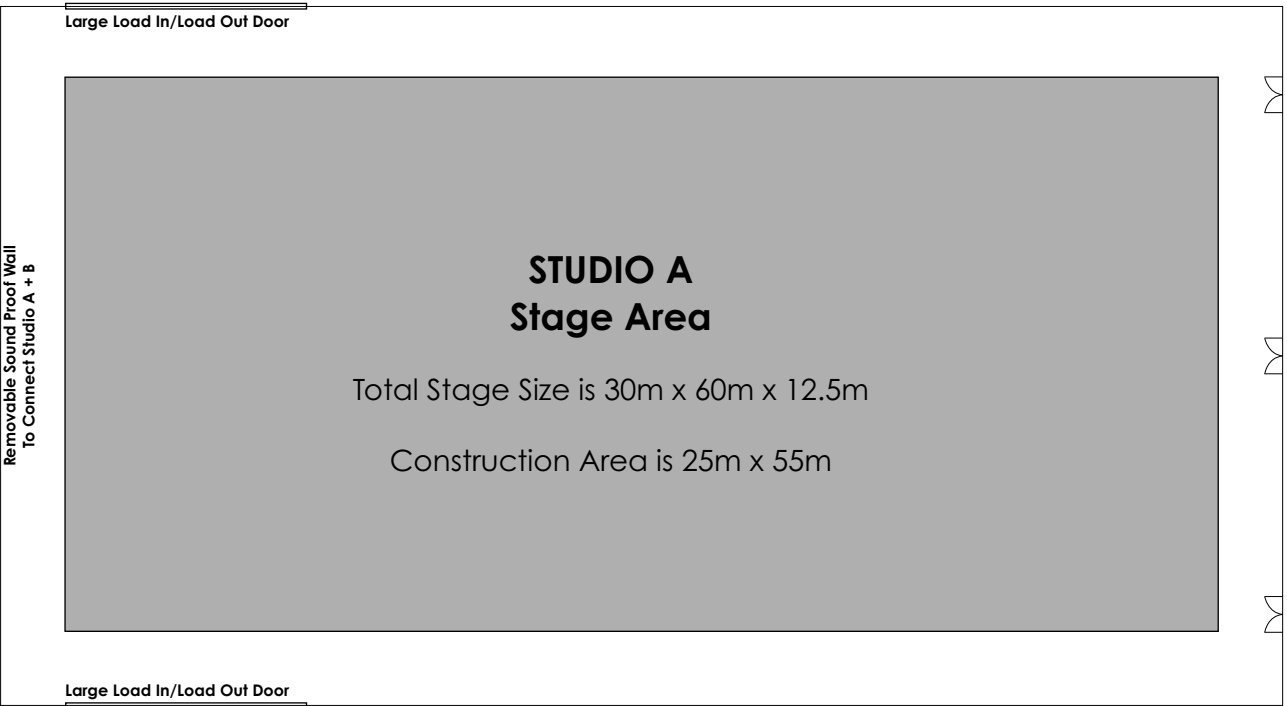
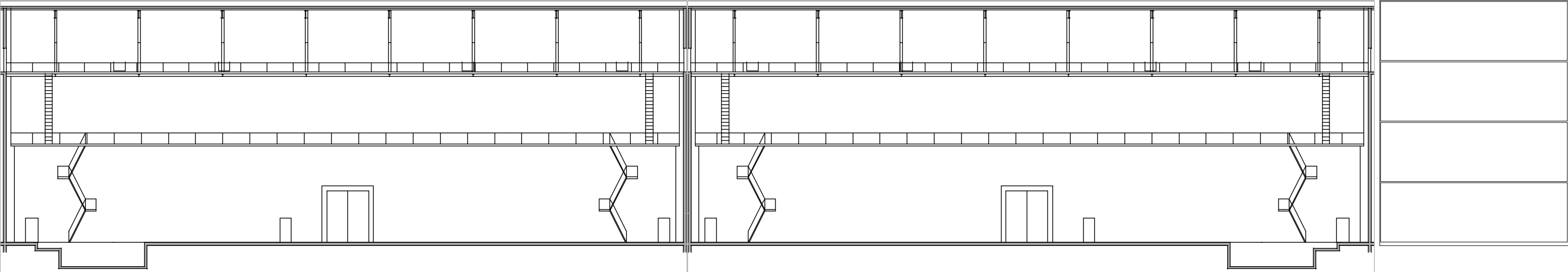
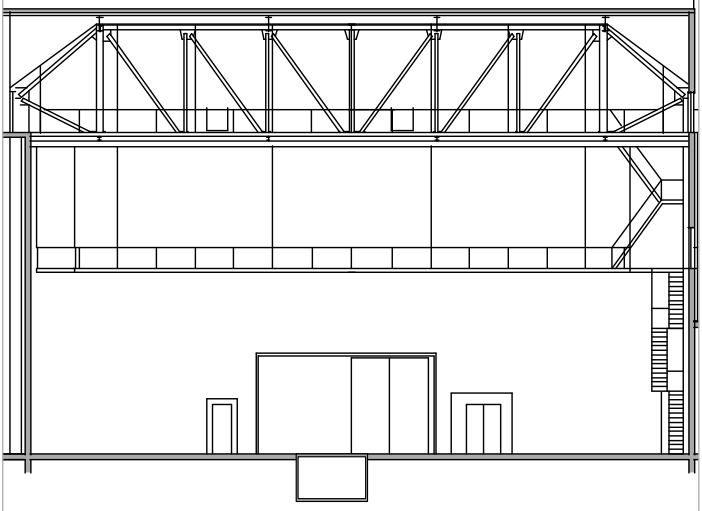
STUDIO GROUPINGS FOR SMALL OR LARGE PRODUCTIONS

Configuration C. Stages of 3,600 m²



A STUDIO HEIGHT THAT JUST WORKS

12.5 meters/41'6" of free vertical height so you can have double or triple height sets and full lighting set-ups. Movable catwalk systems ensure you can dial in lights and rigging fast without disturbing sets or crew below.



INDUSTRY LEADING SOUND ISOLATION TECHNOLOGY

Sound bleed and noise pollution is the curse of most productions filming in cheap or old studios. We are designing Bosque Real Studios with the world's leading acoustical design firm so that blown takes from outside sound or having to redub audio because of recording problems will never be an issue. Multi-layer acoustical walls and ceilings, with air gaps, material density changes, silicone sealing and shock isolated slabs will kill high, mid and low frequencies before they can interrupt your take.





Stage Number and Name	Width x Length (m)	Width x Length (ft)	Free Height (m/ft)	Total Area (m2)	Total Area (square ft)	Add'l Support Spaces (m2)
Stage Group 1	30 x 120	98.4 x 394	12.5/41.5	3,600	40,000	1,200
Stage Group 2	30 x 120	98.4 x 394	12.5/41.5	3,600	40,000	1,200
Stage Group 3	30 x 120	98.4 x 394	12.5/41.5	3,600	40,000	1,200
Stage Group 4	30 x 120	98.4 x 394	12.5/41.5	3,600	40,000	1,200
Stage Group 5	30 x 120	98.4 x 394	12.5/41.5	3,600	40,000	1,200
VIP Group 1	30 x 60	98.4 x 196.8	12.5/41.5	3,600	40,000	1,200
VIP Group 2	30 x 60	98.4 x 196.8	12.5/41.5	3,600	40,000	1,200
VIP Maverick	62 x 130	203.4 x 426.5	12.5/41.5	8,040	86,451	
Illusionist	30 x 60	98.4 x 394	12.5/41.5	1,800	20,000	
				35,040	386,451	8,400

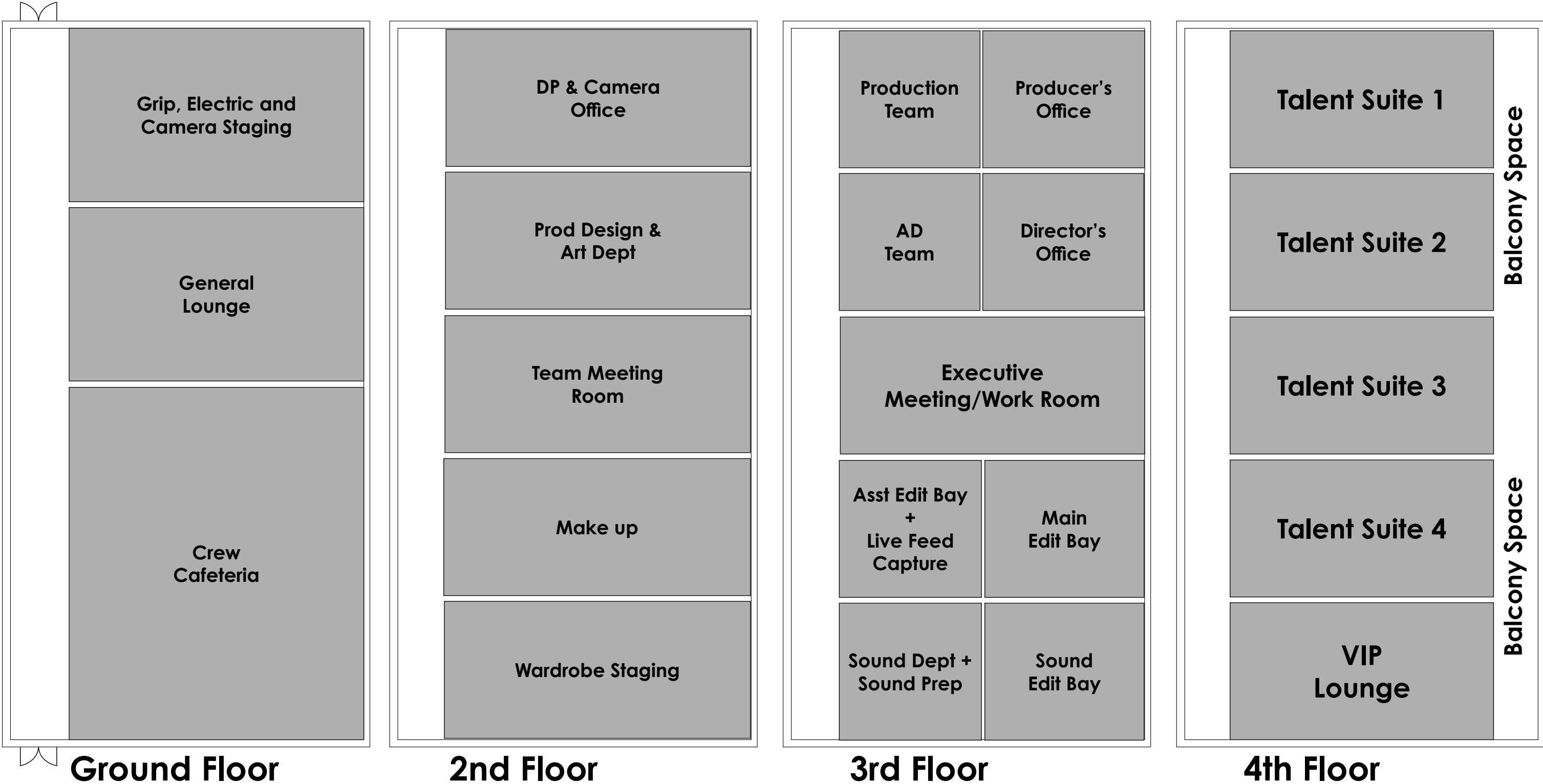
SPACES FOR ALL DEPARTMENTS, IN STUDIO.

Meet daily schedules, on schedule.



CREW SUPPORT SPACES, NO TRAILERS NEEDED.

Save time. Save money. Save your sanity. Have your entire team, on-site all the time.



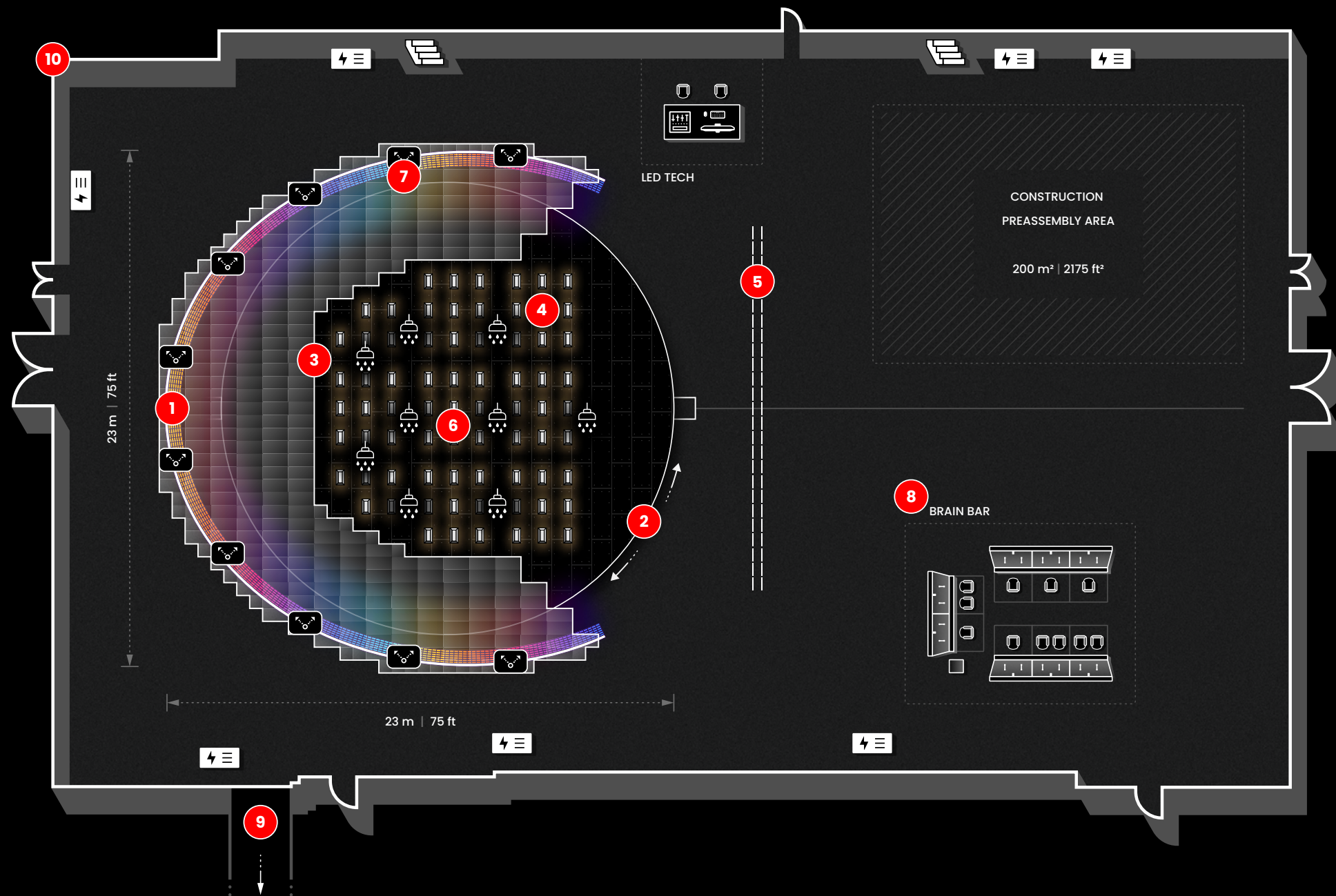
THE ILLUSIONIST

Defy Imagination on the World's Most Advanced LED Stage.



THE ILLUSIONIST

Realize your cinematic dreams. In real time.



ANNOTATIONS

- 1 LED Wall** Circumference: 55 m | 180 ft
 Height: 7 m | 23 ft
 Diameter: 23 m | 75 ft
 1470 ROE Ruby 2.3 LED Panels
 Processor: Megapixel VR HELIOS
- 2 REVOLVING STAGE** Diameter: 21 m | 68 ft
 an industry first with trapdoor to simulate entrances and exits
- 3** Height adjustable **LED CEILING** for interactive light (383 ROE CB3)
- 4** 73 **ARRI SkyPanel** for basic lighting
- 5** Adjustable **LED GATE** (140 ROE CB5) & optional SkyPanel Rig for basic lighting
- 6 RAIN RIG** for rain effects on
 300 m² | 3230 ft²
- 7 TRACKING** Vicon Motion Systems & TrackMen GmbH
- 8 BRAIN BAR** eight high-performance workstations
- 9 SERVER ROOM** 20 Render Nodes with dual RTX A6000 graphic cards each
- 10 STUDIO** 30 x 90 x 12.5 meters 2,700 m2
 98.4 x 295.2 x 41.5 ft 29,062 sq ft

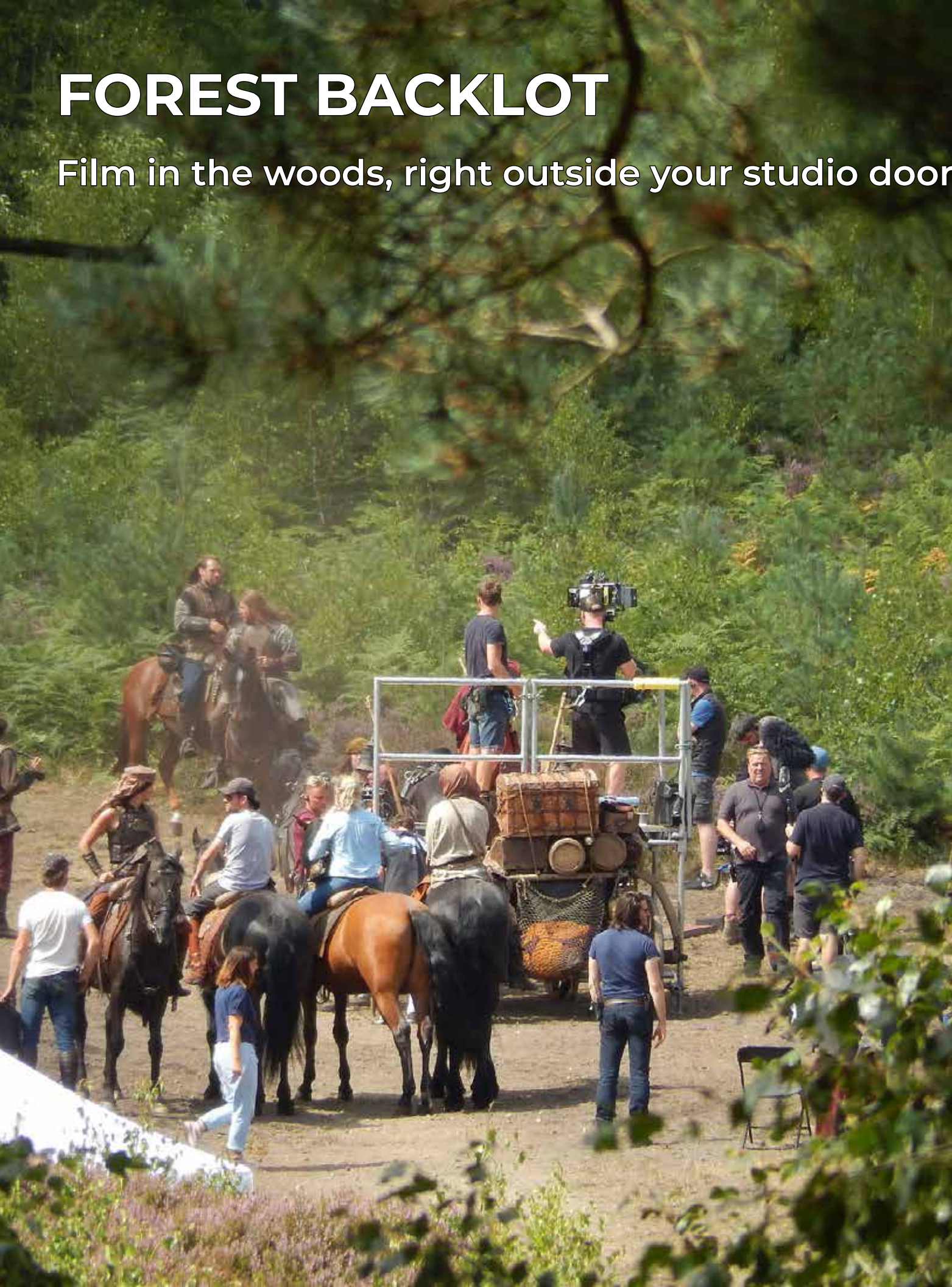
EXTERIOR BACKLOTS

22,000m2 of Space..That Can Be Anyplace



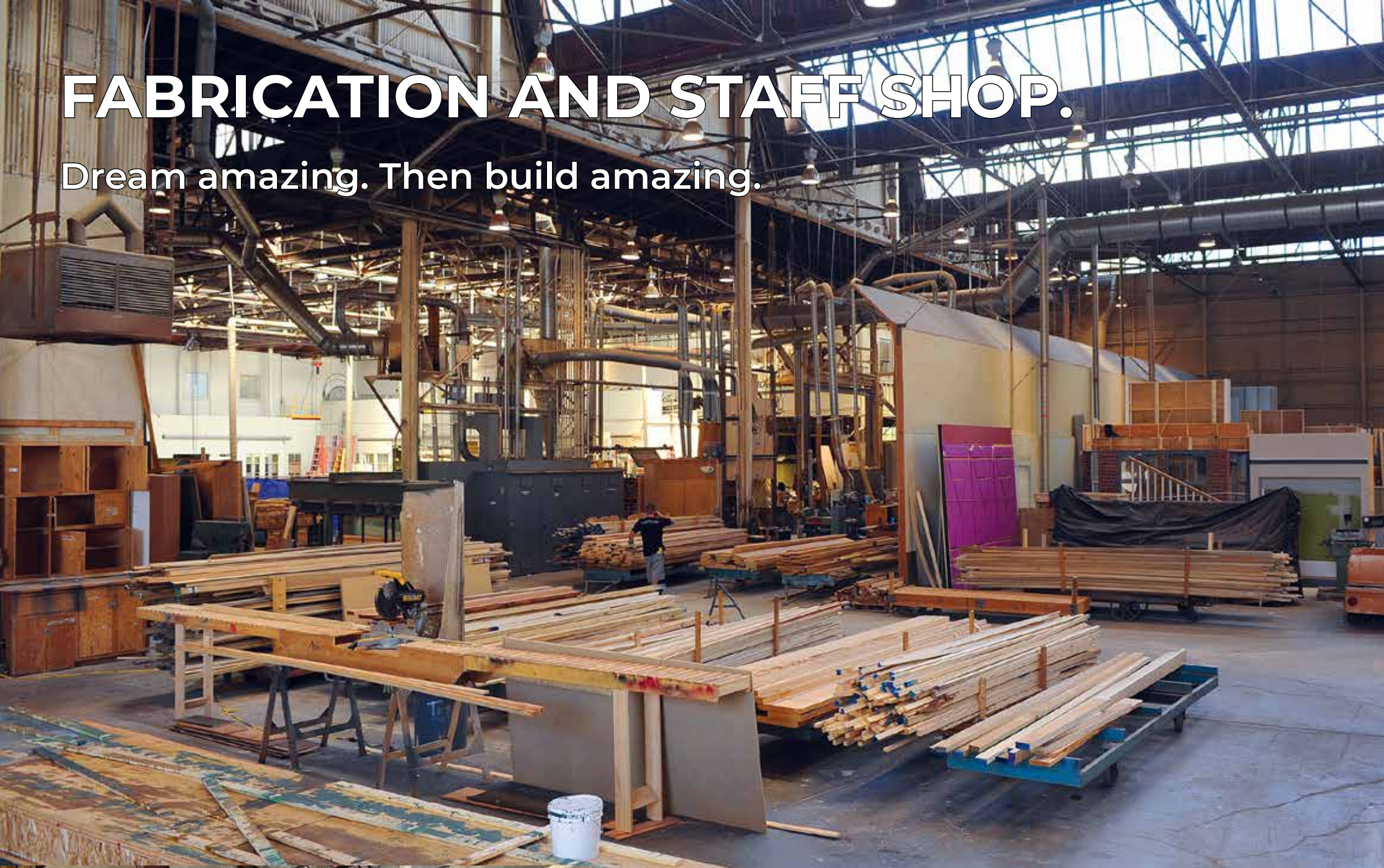
FOREST BACKLOT

Film in the woods, right outside your studio door.



FABRICATION AND STAFF SHOP.

Dream amazing. Then build amazing.



PROPERTIES CREATION AND STORAGE

Ready to Build Flawless Properties and Decorate any Scene.



COSTUMES FACILITY

Prep, Fabricate, Fit, Store.



THE HARRYHAUSEN STAGES

Stop Motion & Miniatures Studios, VFX and CG Facilities.



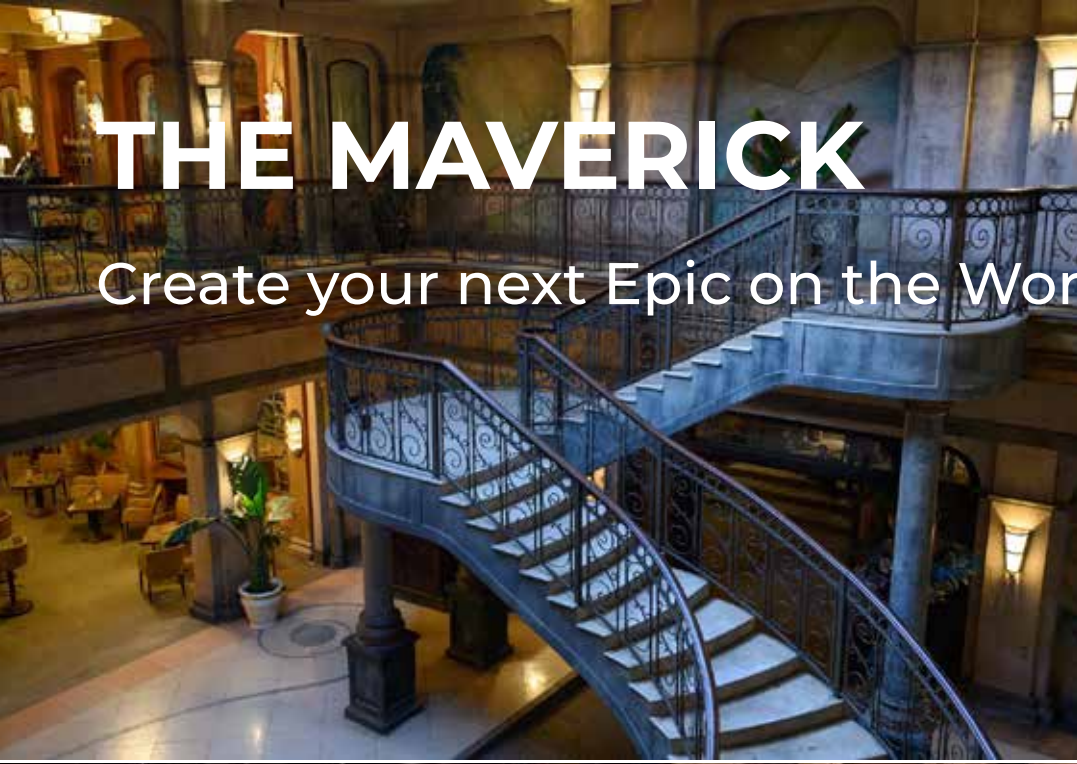
FUTURE PHASES

The Dream of a Global Film Campus



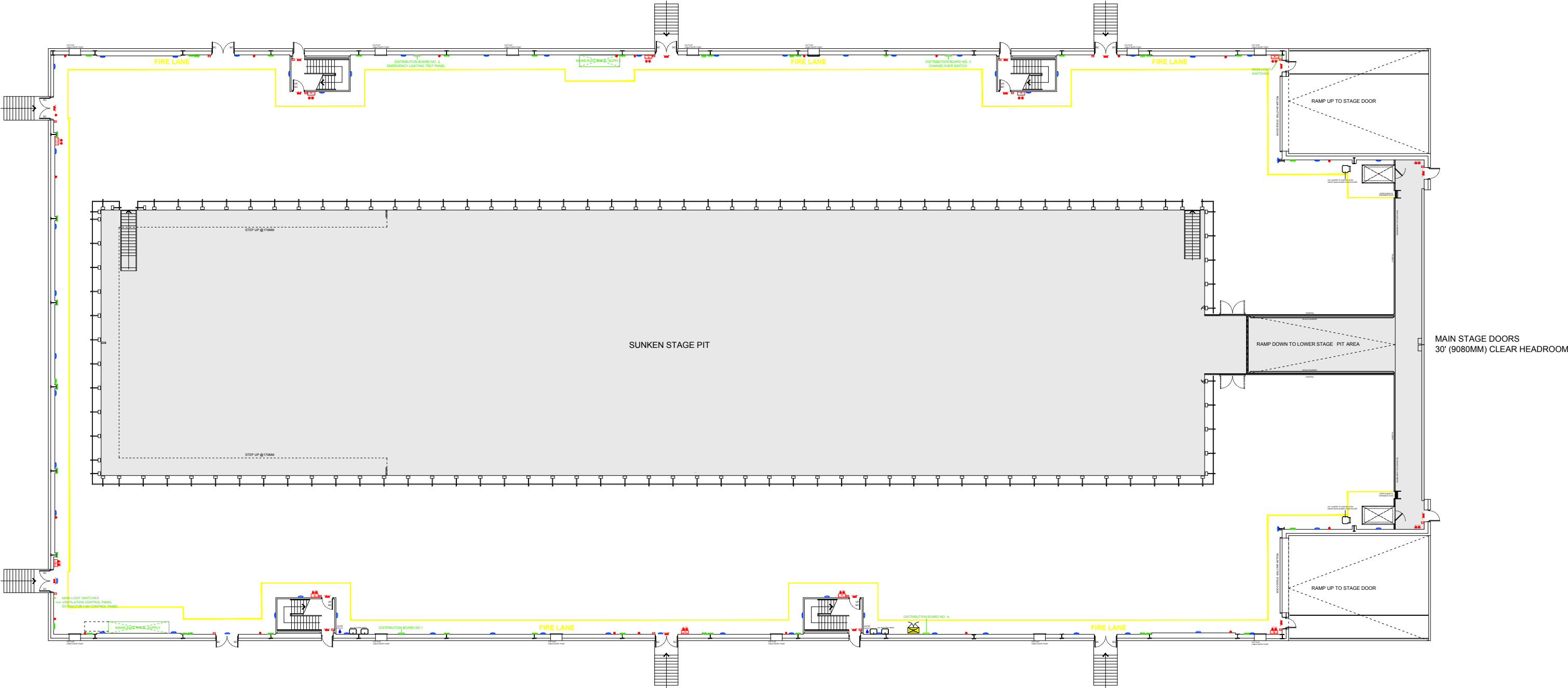
THE MAVERICK

Create your next Epic on the World's Largest Sound Stage



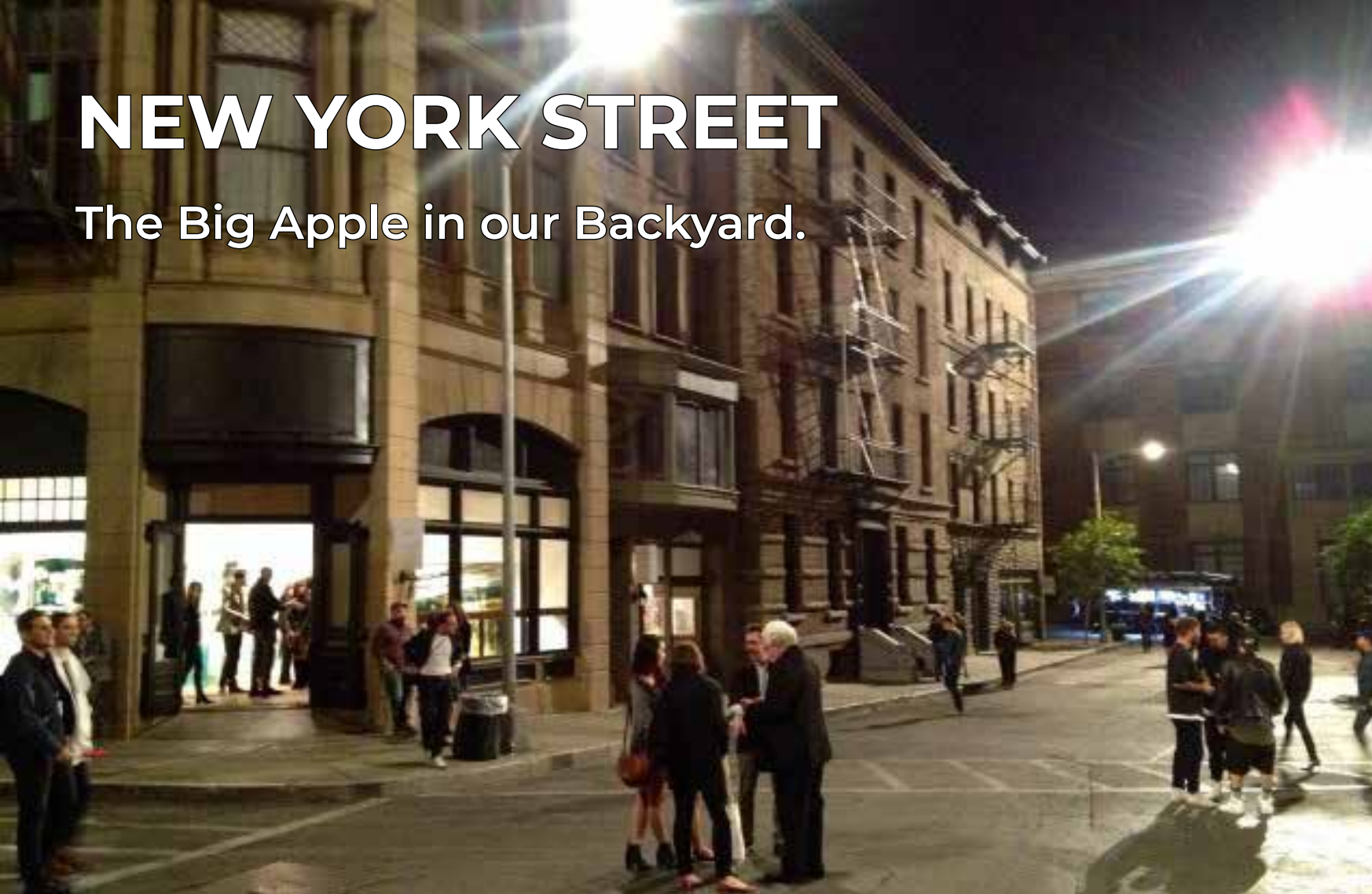
THE MAVERICK

Big. Bigger. Biggest. Biggester? No need to fly to Germany or London anymore, the stages you need for any blockbuster just a short flight from Los Angeles.



NEW YORK STREET

The Big Apple in our Backyard.



PARIS EUROPEAN STREET

Coffee! Croissants! Action!



MEXICO CITY STREET

Centro Historico without the permit issues or security problems.



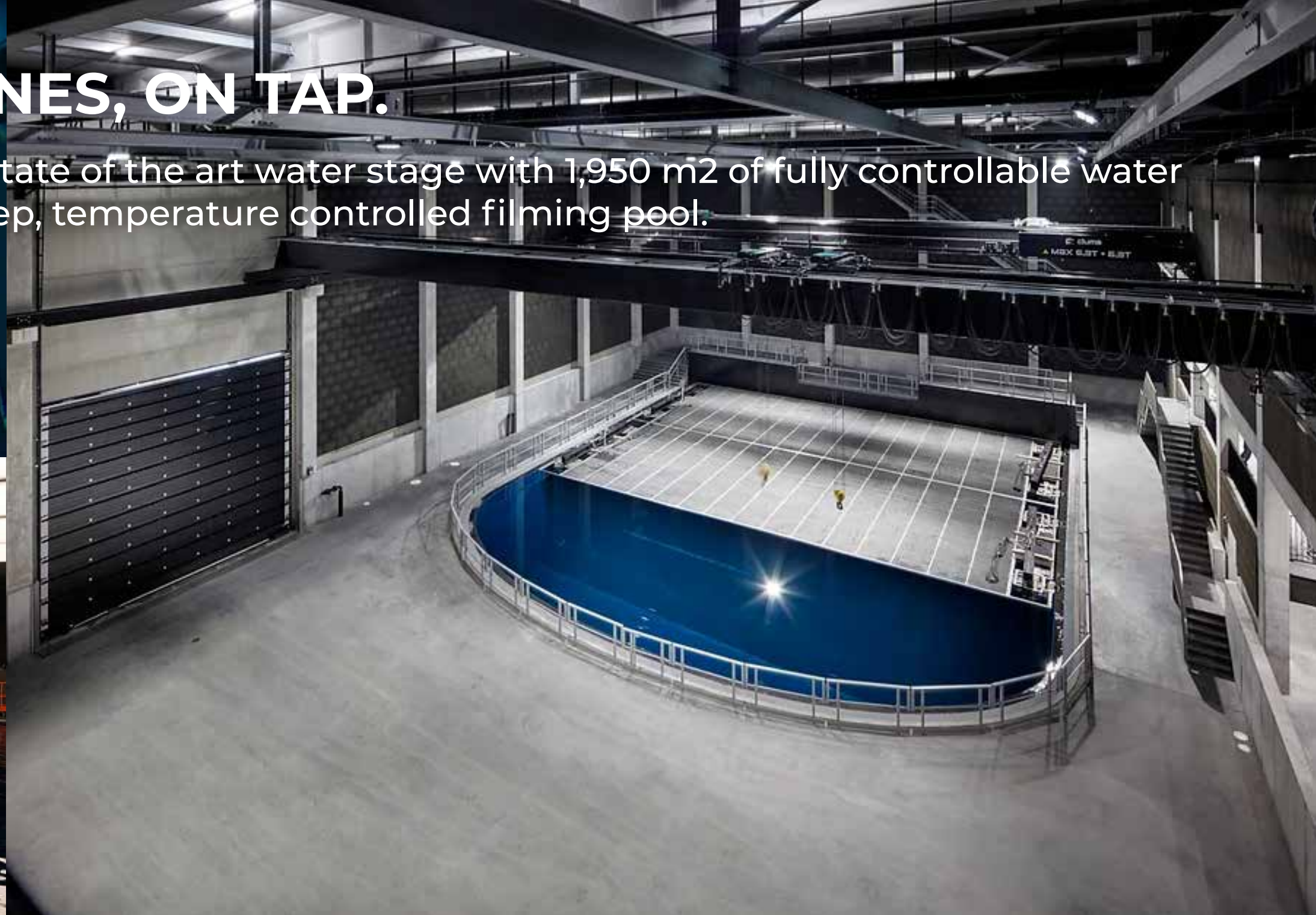
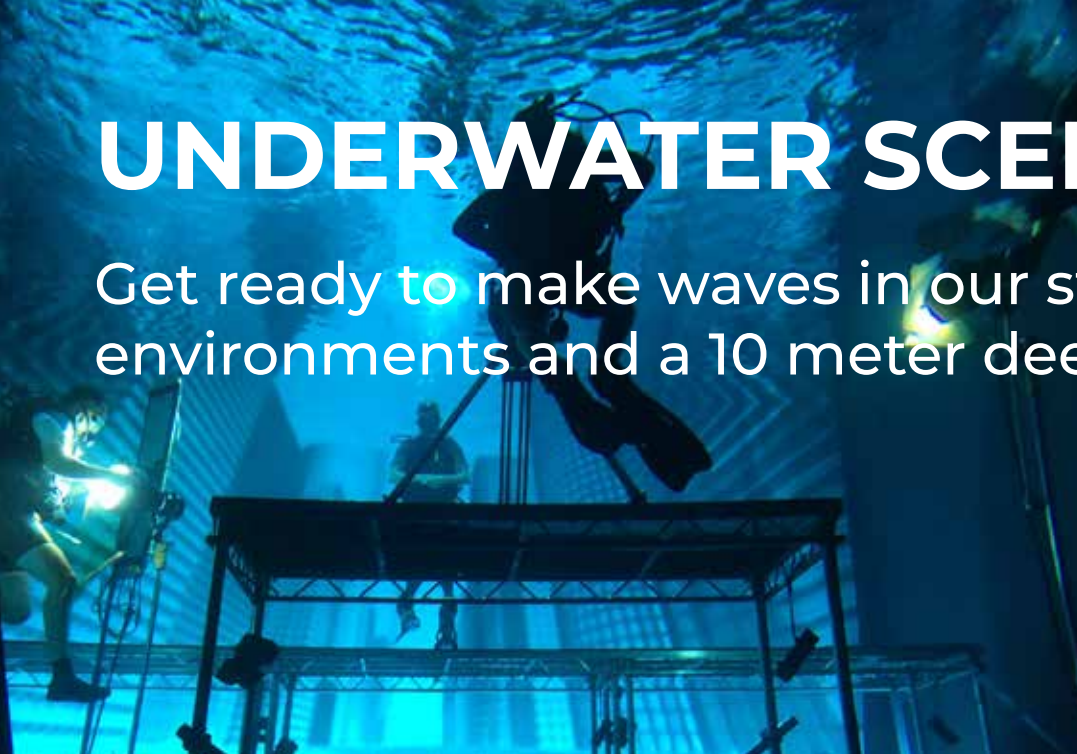
LONDON STREET

Hop on the Roastmaster, we're off to Picadilly.



UNDERWATER SCENES, ON TAP.

Get ready to make waves in our state of the art water stage with 1,950 m² of fully controllable water environments and a 10 meter deep, temperature controlled filming pool.



DISTRICT HOLLYWOOD

7 Hectares of Epic Fun in Mexico's Safest Community.



LUMIÈRE TOWERS CONCEPT 1

50,000 m2 of mixed use spaces for executives, crew, talent and their families.





BILLIONS OF DOLLARS OF LOCATIONS

Exclusive Access to our Entire Real Estate Portfolio.

We are not only a full-service film and television production company, but we also boast a tremendous \$12B+ USD portfolio of existing real estate plus some incredible future projects lined up to change the face of production in Mexico. This includes control of permitting and location management to:

- **Bosque Real.** the largest private development in Mexico with 1,000 hectares of land, streets, parks, buildings, 27 holes PGA Golf Courses, the largest luxury clubhouse in the world 50,000m², dozens of residential skyscrapers, thousands of homes, and more than 16km of roads.
- **8 Luxury Resort Filming Locations.** More than 68,000 m² of interior spaces, 1300+ luxury rooms, 24 restaurants, bars, salons as well as 140,000 m² of resort grounds with tennis courts, pools, etc.
- **10 Shopping Malls Filming Locations.** More than 459,000 m² of interior shopping malls spaces.
- **75 hotels across all of Mexico.** More than 12,000 rooms available for filming or basecamps when producing films or series across most states of Mexico.
- **La Vista.** The largest private resort in all of Puebla with more than 250 hectares/65 acres of Golf Courses, lakes, residential streets and a massive 20,000m² clubhouse.

LUXURY FILMING LOCATIONS

Exclusive Access to our Entire Real Estate Portfolio.

RESORTS AND DEVELOPMENTS

- Bosque Real
- Hacienda Galindo
- Live Aqua San Miguel Allende
- Live Aqua Urban Resort Monterrey
- The Yucatan Playa del Carmen
- W Punta Mita
- AC Guadalajara
- Fiesta Americana Satelite
- Fiesta Americana Viaducto

SHOPPING MALLS

- Via 515
- Gransur
- COSMOPOL
- Town Center El Rosario
- Town Center Nicolás Romero
- Town Center Zumpango
- San Marcos Power Center
- Espacio Esmeralda
- Espacio Interlomas

LIVE AQUA SAN MIGUEL ALLENDE



HACIENDA GALINDO



W PUNTO MITA





LIVE AQUA MONTERREY



FIESTA AMERICANA VIADUCTO



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Designed for the World's Best Filmmakers.