

AN UNPRECEDENTED GLOBAL PARTNERSHIP WITH THE WORLD'S PREMIER RACING BRAND

## PROVEN TRACK RECORD

Co-founder of some of the most successful experiential hospitality brands to hit the UK and US markets



## MANAGEMENTTEAM

Highly experienced management team with a proven track-record of creating, managing and successfully scaling global hospitality brands.



**ADAM BREEDEN** FOUNDER & CEO









**DIANE JERVIS GLOBAL PRESIDENT & COO** 











**JON GARDNER** 

**US PRESIDENT** 

Puttshack

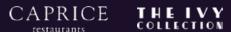


STATE OF PLAY



**JONATHAN PETERS** 

GLOBAL PRESIDENT & CFO





















**STEVE LANE** FRANCHISE DIRECTOR

**▼TOPGOLF \*Kimberly-Clark CATALINA** 



# An immersive, state of the art F1 racing simulation experience, gamified for a mass audience in a premium venue with 'best in class' hospitality and design







# BESPOKE CUTTING-EDGE SIMULATORS

Designed by Vesaro, the world's leading simulator company.

Full customizable 'pitch, roll and heave' motion intensity with cutting edge motion platform

Ultrawide 'floating' gaming and display screens for visual immersion, creating optimal visual perspective for the racer

Signature racing seat with Direct Drive steering system and full metal construction pedals

Built-in voice enabled microphone system linked to other sims

Fully integrated audio system with headrest mounted speakers and digital power amplifier

#### GOURMET FOOD & BEVERAGE

Gourmet food menus will be designed specifically for an activity based venue with dining limitations.

High quality dishes are delivered in the most operationally efficient way to ensure speed of service at high volumes, to service groups of all sizes.

Impactful and dramatic champagne cocktail bar, inspired by the glamorous history of F1. Impressive list of champagne cocktails creatively crafted using smoke and liquid nitrogen to emulate the drama of the track.

The bar stocks the finest premium spirit range and an impressive array of craft beers.

#### WATCH PARTIES

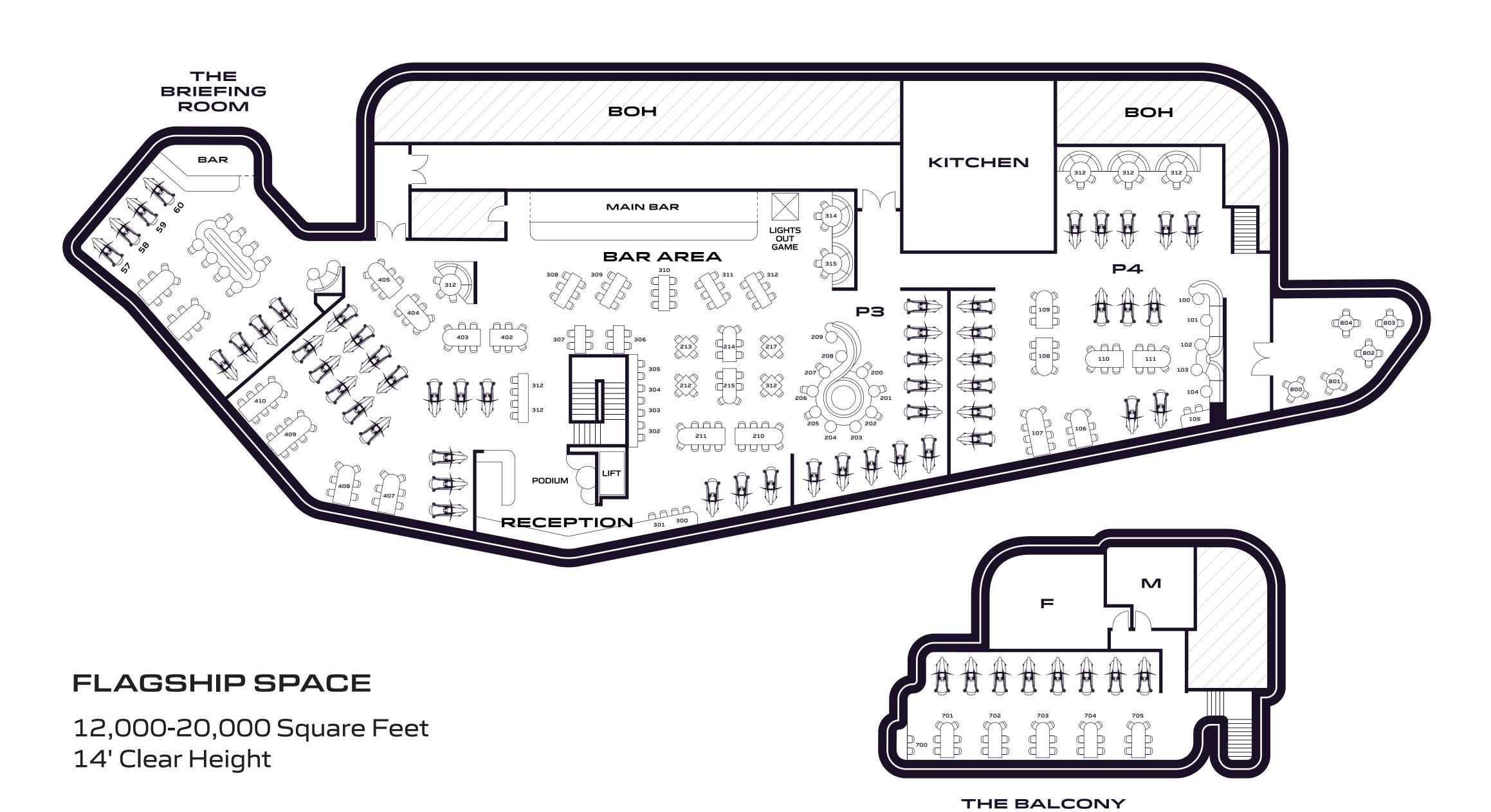
Ticketed watch parties are held on each F1 Grand Prix™ race day!

These consistently sold out events offer an immersive race watching environment with open sim racing paired with gourmet food and beverage.

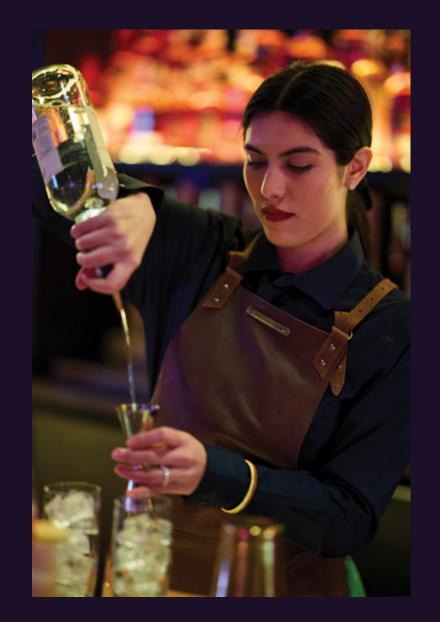
With races falling on Sunday mornings in the US, these events create immense traffic and buzz during typically off-peak hours!

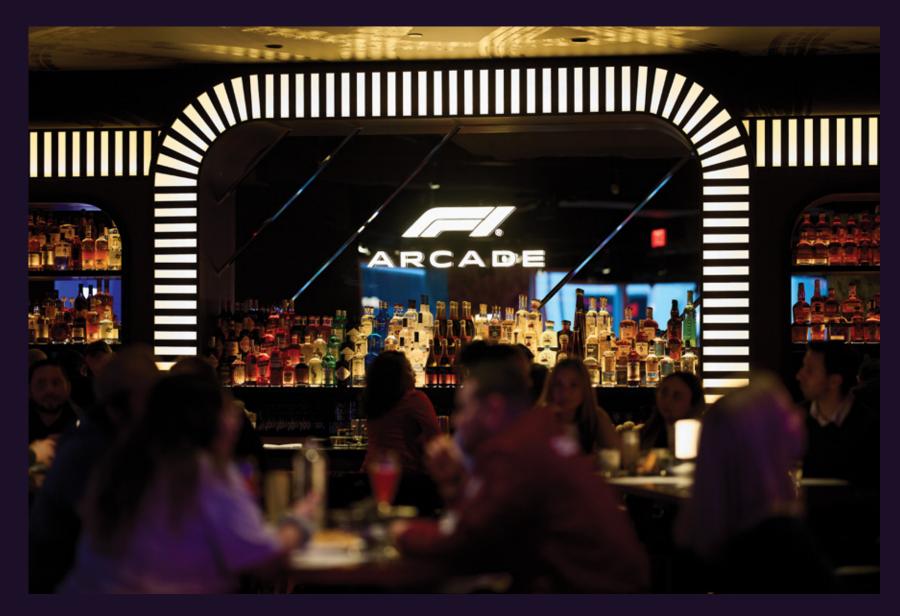


# LAYOUT



#### 4















# PIPELINE

#### U.S. EXPANSION

**BOSTON SEAPORT** 

**OPENED APRIL 2024** 

**DC UNION MARKET** 

**OPENED OCTOBER 2024** 

**PHILADELPHIA** 

**OPENED JUNE 2025** 

**DENVER** 

**OPENED SEPTEMBER 2025** 

LAS VEGAS STRIP

**OPENING FALL 2025** 

**ATLANTA** 

**OPENING 2026** 

**CHICAGO** 

**OPENING 2026** 

**NASHVILLE** 

**OPENING 2027** 

# THANK YOU

#### **AVIBEHAR\***

Chairman & CEO
abehar@thebehargroup.com
416.636.8898 ext. 227

#### LARISSA JACOBSON-ROOKE\*\*

Executive Vice President, Western Canada ljacobson@thebehargroup.com
604.616.0013 ext. 353

THE BEHAR GROUP REALTY INC., BROKERAGE

\* BROKER \*\* SALES REPRESENTATIVE

