



#1 GOLF RESTOBAR

A NEW ENTERTAINMENT FORMAT

Restaurant, bar and professional Golf Simulator in one place



MAKING GOLF IRRESISTIBLE
INVESTOR'S PROFIT OPPORTUNITY

THE POPULARITY OF GOLF IN THE WORLD



THE NUMBER OF PEOPLE WHO PLAY AND ARE STARTING TO PLAY GOLF IS GROWING



RECREATIONAL FORMATS OF GOLF ARE ATTRACTING YOUNG PEOPLE TO PLAY (18-35 YEARS OLD)



INTEREST IN GOLF IS GROWING ALL OVER THE WORLD: IN ASIA, USA, AFRICA, EUROPE AND RUSSIA

2022



66 000 000

PEOPLE

NUMBER OF GOLFERS

FROM DATA: ZIPPPIA.COM



2022



84 000 000 000

\$

GOLF INDUSTRY



AN INCREASE OF 22% SINCE 2011

FROM DATA: ZIPPPIA.COM

2021



3 200 000

PEOPLE

PLAYED GOLF FOR THE FIRST TIME THIS YEAR

FROM DATA: ZIPPPIA.COM

2022



7 000 000

PEOPLE

WANT TO JOIN GOLF

FROM DATA: NIELSEN RESEARCH (THE SURVEY 2016)

CURRENT MARKET SITUATION

01

GLOBAL POPULARITY

THE US GOLF INDUSTRY IS ESTIMATED
AT \$84 BILLION USD WITH AN ANNUAL
GROWTH POTENTIAL OF 2.5%

(2021-2027)

WWW.FORBES.COM

02

GLOBAL RESTAURANT MARKET

IS ESTIMATED AT \$1.2 TRILLION USD
WITH THE POTENTIAL TO GROW TO
\$1.7 TRILLION USD BY 2027

WWW.PRNEWswire.COM

03

THE FOOD SERVICE INDUSTRY MARKET IN RUSSIA

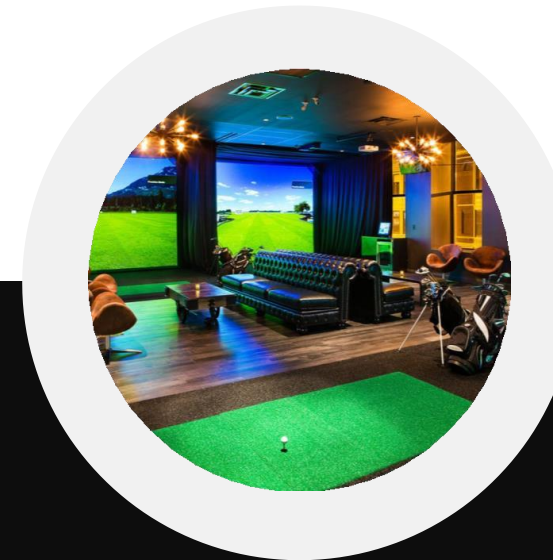
BY THE END OF 2023, THE FOOD
SERVICE INDUSTRY IN RUSSIA WAS
ESTIMATED AT \$45 BILLION USD WITH
AN ANNUAL GROWTH OF +15% VS 2022

[DATA: INFOLINE](#)

UNIQUENESS - ENCOURGAGES TO VISIT

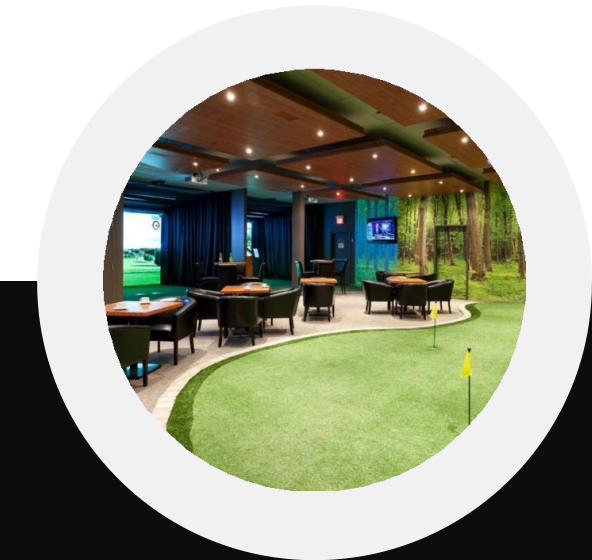
OPPORTUNITIES FOR OUR GUESTS

- TO ENJOY FOOD AND DRINKS
- TO LEARN HOW TO PLAY GOLF
- TO GET AN UNFORGETTABLE EXPERIENCE
- TO PARTICIPATE IN INTERESTING EVENTS
- TO TAKE PART IN IN GOLF COMPETITIONS
- TO BECOME A MEMBER OF THE WORLD'S #1 GOLF RESTOBAR



MORE THAN 100 MILLION PEOPLE IN THE USA (EVERY
THIRD AMERICAN 6+ YEARS OLD) PLAYED GOLF ON
THE COURSE, READ ABOUT GOLF, PLAYED GOLF ON A
SIMULATOR, WATCHED GOLF ON TV

ACCORDING TO THE ASSESSMENT *NGF.ORG



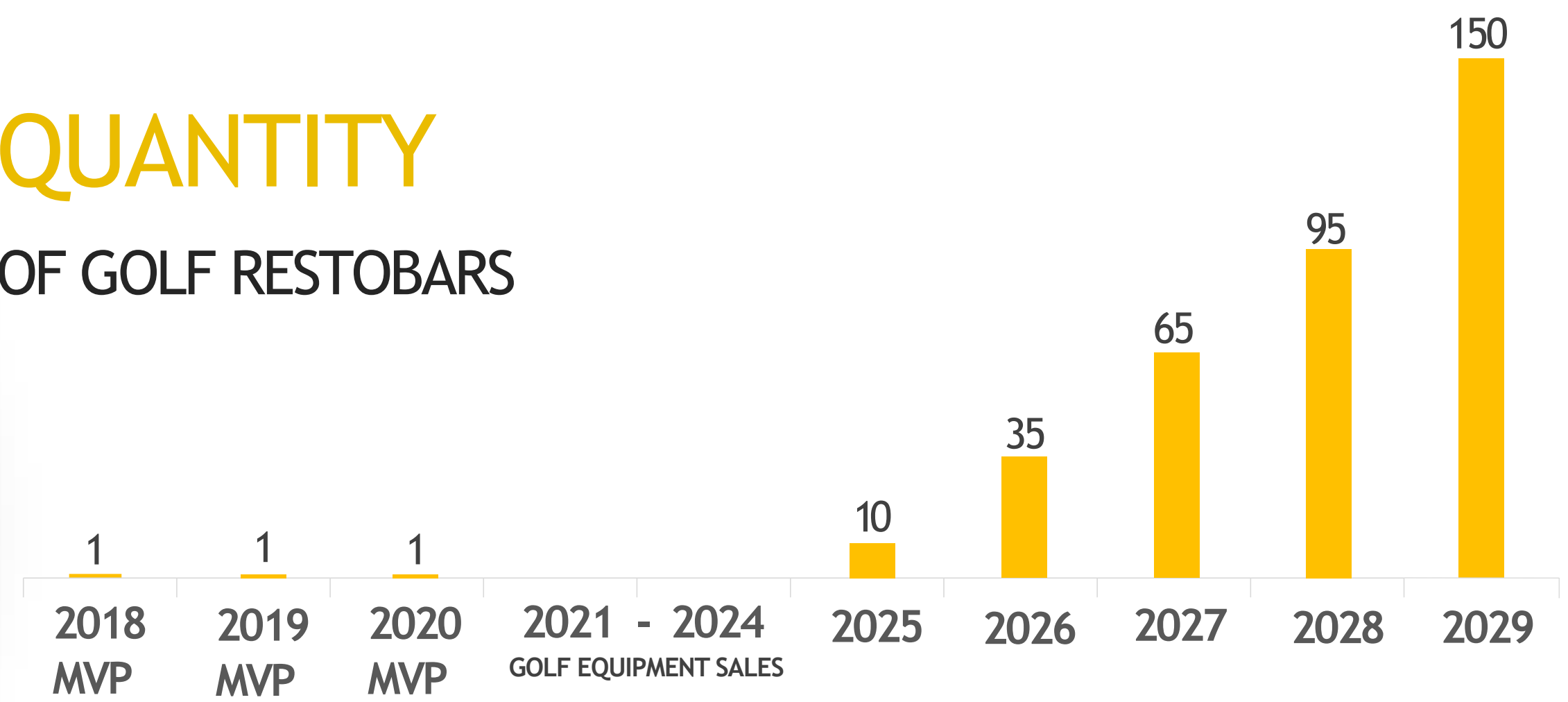
6.9 MILLION PEOPLE IN RUSSIA ARE
INTERESTED IN GOLF AND WOULD LIKE TO
TRY TO PLAY GOLF

ACCORDING TO THE ASSESSMENT *NGF.ORG

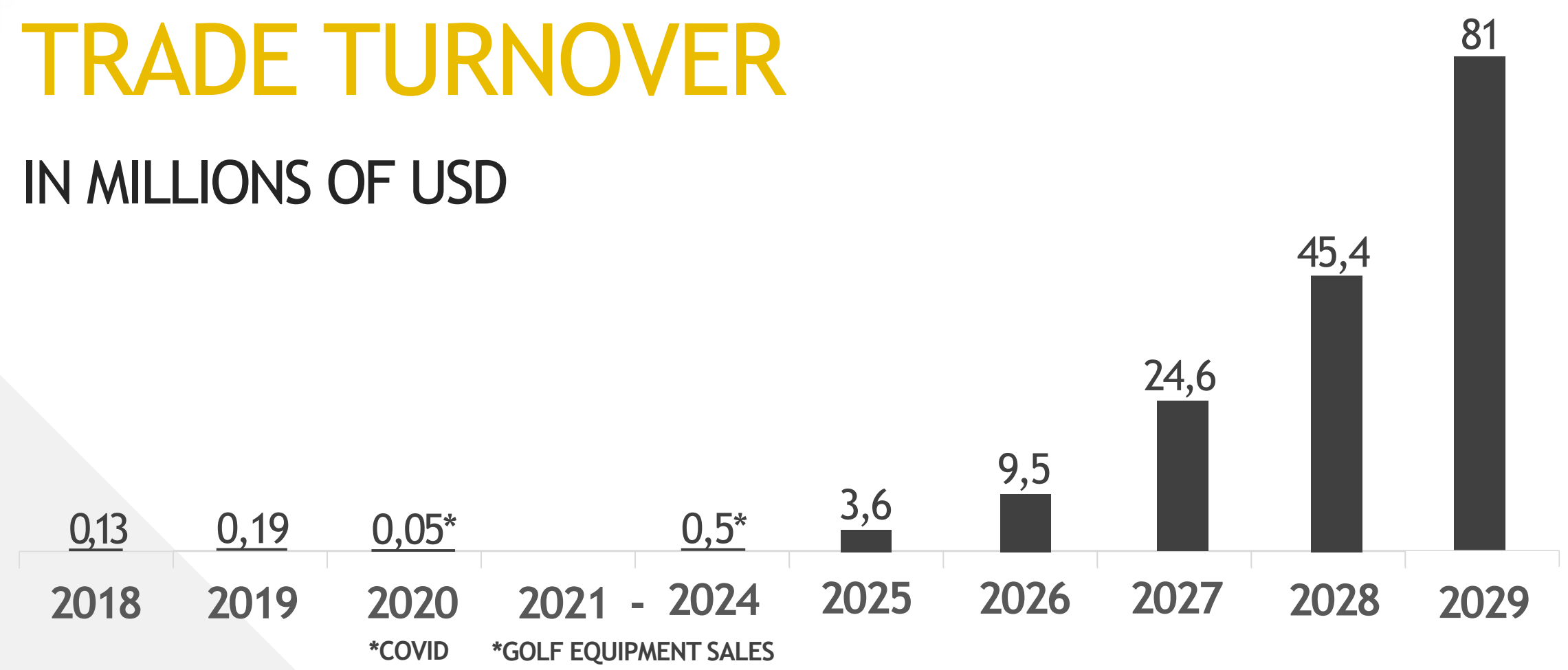


Development plan

QUANTITY OF GOLF RESTOBARS



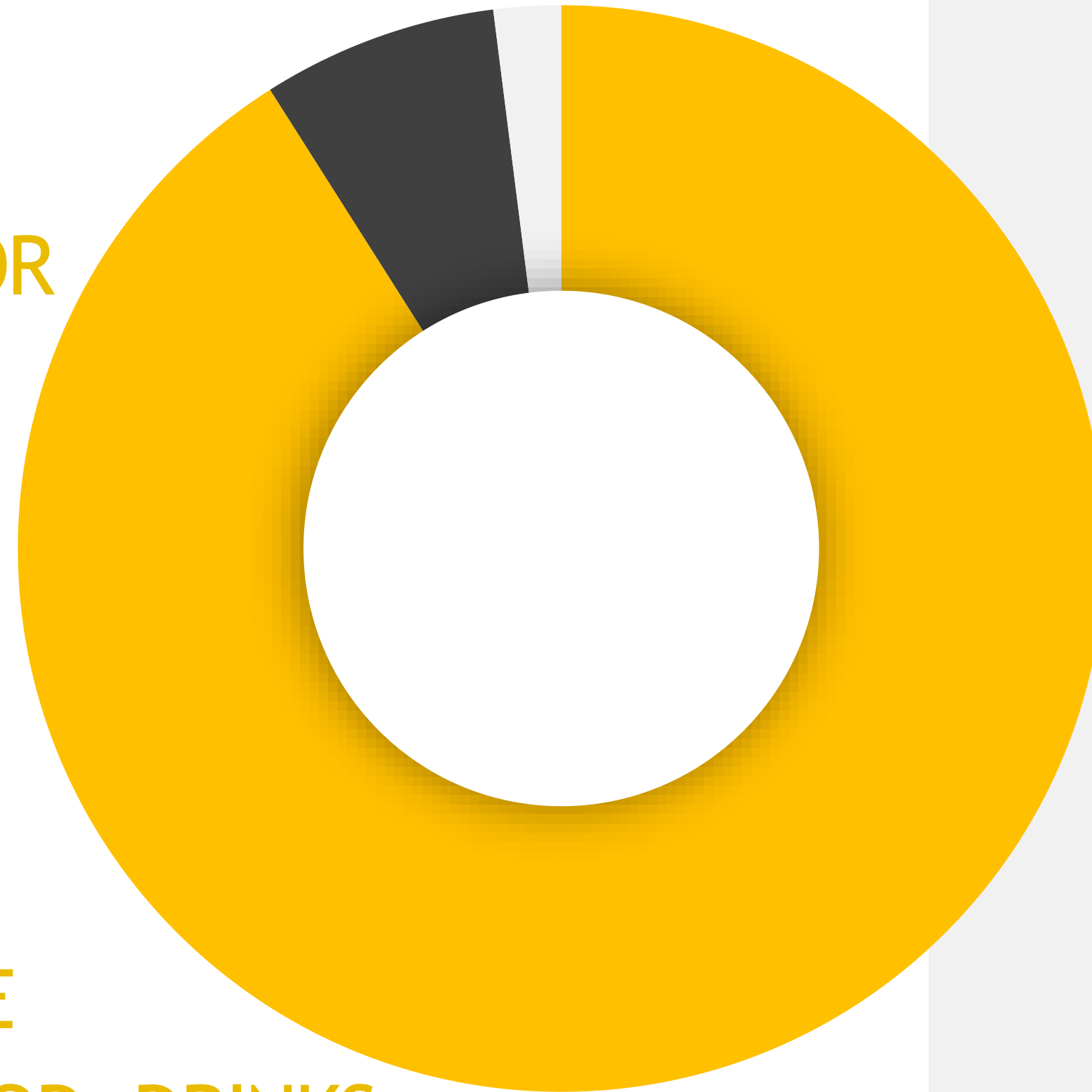
TRADE TURNOVER IN MILLIONS OF USD



2% TAKEAWAY
DELIVERY

8% GOLF
EQUIPMENT,
GOLF SIMULATOR
RENTAL

90% VENUE
GUESTS - FOOD, DRINKS



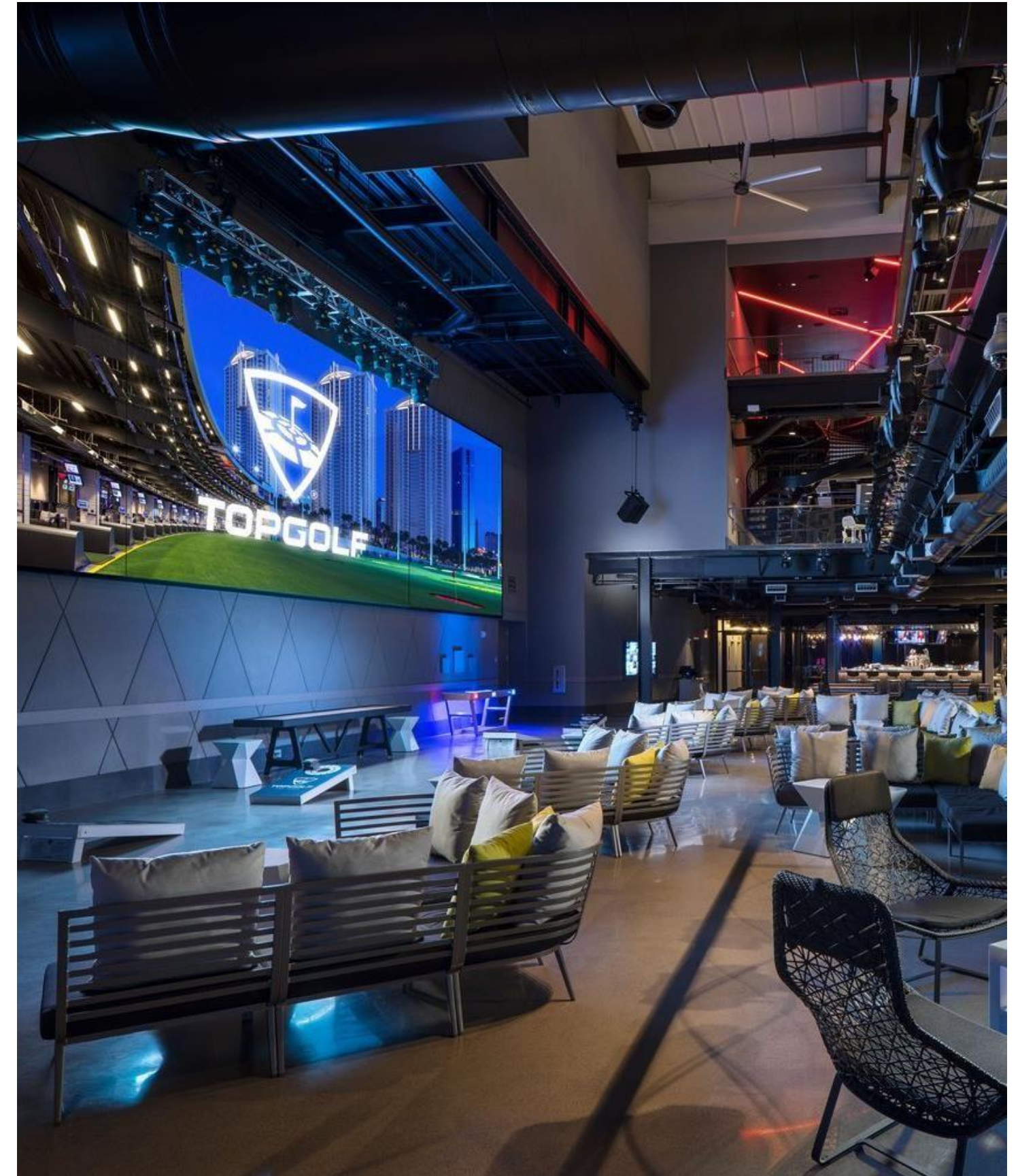
**SALES
STRUCTURE**

MAIN COMPETITOR

TOPGOLF

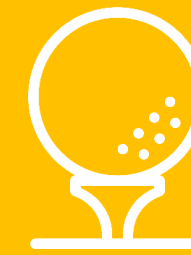
MORE THAN 60 LOCATIONS IN THE
USA, THE UK, AUSTRALIA AND CANADA

ALSO, COMPETITORS INCLUDE RESTAURANTS,
BARS AND CAFES IN THE SHOPPING AREA NEAR
THE OPENING OF #1 GOLF RESTOBAR



COMPETITIVE ADVANTAGES

COMPARING #1 GOLF RESTOBAR WITH TOPGOLF



02.

YEAR-ROUND

RECEIVE EMOTIONS FROM PLAYING
GOLF ALL-YEAR ROUND **WITHOUT**
ANY DEPENDANCE ON
WEATHER CONDITIONS

04.

GLOBALITY

PLAY IN ANY COUNTRY IN THE
WORLD **OR** COUNTRIES
WITH HIGH GOLF
POPULARITY

01.

SMALLER INITIAL INVESTMENT REQUIRED PER LOCATION

\$140,000
VS
\$18,000,000

03.

SPACE REQUIREMENT

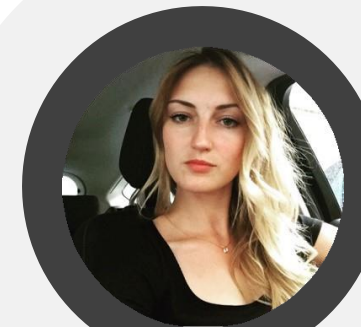
200 - 300 M2
VS
16 000 - 20 000 M2

Team



DMITRY BOTIN

FOUNDER OF #1 GOLF RESTOBAR
SINCE 2017, FOUNDER OF THE GOLF DEVELOPMENT FUND
24 YEARS OF EXPERIENCE AS BOARD MEMBER, EXECUTIVE
TEAM AT "BURGER KING", "KFC", "MCDONALD'S"



JULIA KONASHENKOVA

5 YEARS OF EXPERIENCE IN COMMERCIAL REAL ESTATE
MANAGEMENT AND 8 YEARS EXPERIENCES AS START-UP
PROJECT LEADER IN THE FIELD OF BROKERAGE, FOOD
DELIVERY, STREET FOOD, RESTAURANTS



PAVEL KONOVALOV

SALES AND MARKETING DIRECTOR FOR "THE WHITE
RABBIT" FAMILY GROUP
EX MARKETING DIRECTOR: «VKUSNO AND TOCHKA»
EX MARKETING DIRECTOR: "BURGER KING" FOR THE
NORTH-WEST, URAL AND SIBERIA REGIONS

HELPED TO MAXIMIZE INVESTOR EARNINGS

CASE STUDY (BY THE PROJECT FOUNDER)



\$25 MILLION

WAS INVESTED BY AN INVESTOR TO PURCHASE 47.2%
OF BURGER KING SHARES IN 2012



\$15 MILLION

WAS EARNED BY THE INVESTOR FROM SELLING
12.2% OF BURGER KING SHARES IN 2013

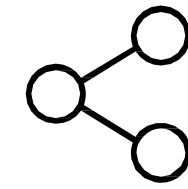


\$77 MILLION

WAS EARNED BY THE INVESTOR FROM SELLING
16.6% OF BURGER KING SHARES IN 2016



PROPOSAL FOR THE INVESTOR



\$1,5 M

REQUIRED INVESTMENT TO OPEN
10 NEW GOLF RESTOBARS



\$7,5 M

RETURN TO THE INVESTOR OVER 5
YEARS



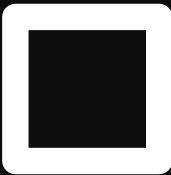
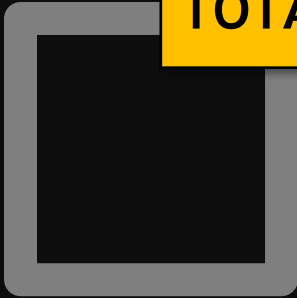
5x

INVESTOR'S
PROFITABILITY



INVESTMENT FOR 150 LOCATIONS

YEAR	INVESTMENT PLAN
2025	(INITIAL) \$1.5M (10 NEW RESTOBARS)
2026	\$3.5M (25 NEW RESTOBARS)
2027	\$4.2M (30 NEW RESTOBARS)
2028	\$4.2M (30 NEW RESTOBARS)
2029	\$7.7M (55 NEW RESTOBARS)
TOTAL INVESTMENT	\$21M (150 NEW RESTOBARS)



FINANCIAL GROWTH PROJECTIONS

SCALING TO \$119M REVENUE BY 2029

YEAR	REVENUE (RUB)	REVENUE (USD)	EBITDA (RUB)	EBITDA (USD)	NET PROFIT (RUB)	NET PROFIT (USD)
2025	400,000,000	4.26M	2,000,000	0.02M	-33,300,000	-0.35M
2026	1,200,000,000	12.77M	130,000,000	1.38M	27,000,000	0.29M
2027* TRANSITION TO A HIGH EBITDA AND NET PROFIT	3,000,000,000	31.91M	534,000,000	5.68M	300,000,000	3.19M
2028	5,400,000,000	57.45M	1,240,000,000	13.19M	836,000,000	8.89M
2029* ACHIEVING PEAK REVENUE AND PROFITABILITY	11,200,000,000	119.15M	3,090,000,000	32.87M	2,100,000,000	22.34M

* OUR PROJECTIONS ARE BASED ON OPENING 150 LOCATIONS BY 2029, WITH STRONG PROFITABILITY DRIVEN BY SCALABLE OPERATIONS AND HIGH CUSTOMER DEMAND

* THIS TRAJECTORY REPRESENTS A 5X RETURN FOR THE EARLY INVESTOR BASED ON A \$164M VALUATION IN 2029



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CONTACTS

DMITRY BOTIN

INVEST \$1,5M IN THE
#1 GOLF RESTOBAR CHAIN
AND RETURN

\$7,5M OVER 5 YEARS