



CONFIDENTIAL QUALIFIED INVESTOR INFORMATION

Please Contact Project Manager: Dr. Mark Woods
+1-786-208-0318 New York / Los Angeles / Miami
+39-351-324-2270 Rome / Milano / London

STUDIO MOLISE EAST

GUGLIONESI (CB) ITALIA

PANORAMIC ADRIATIC SEA COAST
HISTORIC HILLTOP COMMUNITY
EST. 500 B.C.E.

FILM



BENVENUTO IN MOLISE! WELCOME TO MOLISE!

Located a short distance of 2.5 hours due east of Rome, Italy, Studio Molise East is a 5-year plan to develop state-of-the-art film studios and exclusive homes and communities in Central Italy.

Come see for yourself, the magnificent and romantique Micro-Region of Molise -- the progressive, Eco-Green, Mountainous Mediterranean Seaside Enclave of Molise. Please read our Private Placement Memorandum for more information (upon request).

Qualified Investors Only.





Central Italy's Marvelous Molise Region has some of the best beaches in Europe, alongside breathtaking snowcapped mountains with ski slopes and resorts. Modern highways, high-velocity trains, bridges, well-maintained infrastructure, tidy towns and villages with universities - a creative, educated workforce, fiber-optic internet and cellular services, a leader in "green" energy and conscientious "green" tourism - Italy's incomparable artistic innovation and quality of life -- What's not to like?

MARVELOUS MAGICAL MOLISE

Located 2.5 hours due east of Rome, Italy, Studio Molise East, is accessible to Italy's Ultra-modern Cruise Ship Ports and Airports, High Speed Trains, Commuter Lines and Autostrada Highways system, that further connect Molise to nearby airports in Rome, Naples, Pescara and Bari.

World-famous Molise Cinema Film Festival is the exclusive annual boutique film industry event in the fairy-tale hilltop town of Casacalenda, Molise.

Pictured above: Lake Matese is located in the province of Caserta, at the foot of the Matese mountain massif, the latter divided into two regions, Campania and Molise, and four provinces: Caserta, Benevento, Isernia and Campobasso.



FILM



Central Italy's Marvelous Molise Region's varied geography and climate compares to San Diego, Los Angeles and Malibu, California: From pristine Adriatic Sea Coastal beaches with classic varieties of grape vineyards, figs, dates and olives, palm trees and citrus groves to nearby Matese Mountain Ski Slopes, gently rolling hills, apple orchards, desert plains, lush wetlands, snow-capped peaks and virgin oak forests ..

OUR VISION & MISSION



€5 million State-of-Art LED Film Studio Soundstages: Special Effects / Digital Soundstages / Pre-Production Offices / Equipment, Scenery, Hair & Make-Up, Costume Storage, Private Dressing Rooms, Studio Fitness Centers, Special Effects Post-Production. Italian Gourmet Cuisine Catering & Craft Services, Espresso Cafe Bar, Bistro & Bakery. Solar Light Walking, Hiking & Jogging Paths, Outdoor Gyms. Cast & Crew Meeting Halls and Digital Projection Screening Theaters.

Real Estate Sales / New Construction: Production Office Suites, Guest Studios, Panoramic Ocean View Condominiums, Luxury Apartments, Elegant & Gated Single-Family Villas, Retirement Villages, Industrial & Production Office Park, Historic Cultural Preservation, Retail Shopping, Hospitality, Special Events Center.

JOBS! JOBS! JOBS! JOBS! JOBS! JOBS!

FILM

OUR VISION & MISSION

**GUGLIONESI:
“LA STELLA DI MOLISE”
(GUGLIONESI: THE STAR OF MOLISE)**

MOLISE REGIONAL ECONOMIC DEVELOPMENT:

INTERNATIONAL INWARD INVESTMENT
HIGH-PAYING JOBS / NEW BUSINESS START-UPS
ECOLOGICAL GREEN INDUSTRY / ECO-TOURISM
PRESTIGIOUS DESTINATION FILM TOURISM
CONSTRUCTION & REAL ESTATE EXPANSION
YOUTH & TALENT “BRAIN-DRAIN” REVERSAL
PROTECTION OF HISTORIC PATRIMONY

OUR STUDIO

The facility is a collaboration with media advisors Venture Guide LLC (Miami), US-based specialists in the management of virtual production construction, led by Project Manager Dr. Mark Woods. Studio Molise East, a (proposed) government and industry-backed collaboration of organisations that aims to promote the growth of Central Italy's media industries:

- Proposed Collaborators: GMTW LLC (Miami), Monarch Global Productions (Port St. Lucie), Peacock Film Finance - London, Dreamfilms - Germany, and the Region of Molise, the Comune of Guglionesi, Italy for Movies, Italian Film Commissions, MiC / Cinema e Audivisivo.
- Guglionesi-based Studio Molise East will take over the lease of the proposed studios that will host the virtual production hub in 2025 from Venture Guide LLC and the coalition partners. Additional soundstages and production centers will be built in Isernia and Cascalenda in 2025 and 2026.



FILM

OUR STUDIO (CONT'D)

In addition to hosting feature film and high-end television projects from across the Italy, Europe, the United Kingdom, the USA and internationally, the facility will comprise a virtual production research and training academy in collaboration with the Università degli studi del Molise, to help the ongoing development of the region into a global hub for media innovation, with a key focus on emergent and green technologies.

Molise Studio East aims to support all aspects of virtual and physical production, including a range of LED volumes, a type of set design based on the use of LED panels.

Finally, Molise Studio East, in cooperation with film and television academies and universities across Italy, will sponsor a recurring apprenticeship program to train Italian graduates, seeking to begin their career in Film & Television.



FILM

“Guglionesi, Casacalenda, Campobasso, Isernia -- all geographically close to Rome, but smaller and user-friendly -- these amazingly beautiful, historic, hilltop towns boast High-Speed Internet and low expenses / low overhead, nearby research universities, low crime, superior public schools, pristine ecology and environment, lowest cost-of-living in Italy, but bursting with culture, history and creativity ...”

Coupled with new construction of mountaintop chalets, Mediterranean seaside villas and luxury homes -- to affordable housing and offices - it's the perfect place to build competitive, globally-connected, cost-effective, boutique film and television micro-studios with state-of-the-art LED post-production powerhouses.”



GUGLIONESI 2025

STUDIO CITY APARTMENTS

EXCLUSIVE LUXURY HOMES

PRODUCTION OFFICE SUITES

Studio Molise East will collaborate with established, local construction companies and real estate agencies in Guglionesi, Casacalenda-Campobasso and Isernia to:

- Renovate and Restore Historic Center Homes
- Build Affordable Housing for Studio Employees
- Develop New Apartments & Guest Accomodations
- Build Luxury Villas & Single-Family Homes
- Develop and Build Industrial & Production Offices + Labs
- Repurpose Existing Buildings and Infrastructure
- Improve Landscaping, Lighted Walkways, etc.



FILM

Dr. Mark L. Woods,
Chairperson, Board of Directors
Executive Director / Project Manager



MEET OUR TEAM

Our Senior Team

Dr. Mark L. Woods,

B.A., Ph.D., LL.M., PgDL, PGCHE, TESOL, FHEA

Mark Leslie Woods is a Television & Film Studio Historian, lawyer and legal scholar, film tax credits / incentives and financial consultant. He and his family enjoy homes in Miami, Florida and Molise, Italy. Faculty of New York Film Academy, Board of Directors of the Miami IFP / Independent Feature Project (Gotham), the Miami MIFF Outshine Film Festival, Welsh Retrospective Film Festival, Miami International Film Festival, Miami MEC Film Studio Contributor, Cardiff School of Creative Industries (USW), United Kingdom.

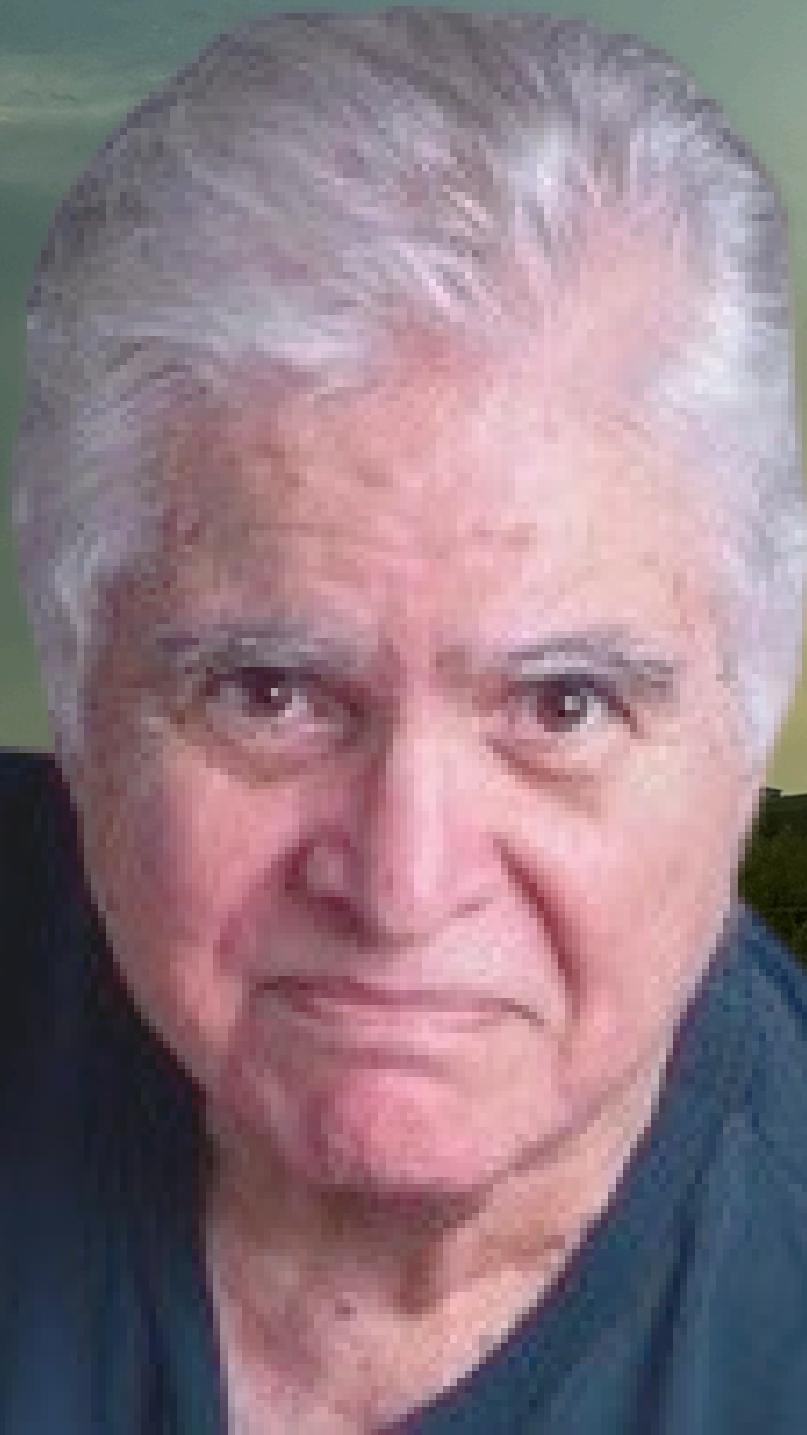
Dr. Woods is an accomplished International Film Finance Consultant, and was previously contracted as an International Sales Agent for BBC-Wales and S4C-TV International at Cannes, Berlin, London, Karlovy Vary, Rome MIA. He is a former member of British Academy of Film and Television Arts, BAFTA-Cymru and the British Media, Communication and Cultural Studies Association, MeCCSA.



MEET OUR TEAM

George Edward Fernandez

Executive Officer for Finance, Production and Creative Direction



Our Senior Team

George Edward Fernandez

Producer's Guild of America (PGA)

Master of International Business Administration

George wrote, directed and produced his award-winning play / feature film titled, CEASE FIRE with Don Johnson, (MIAMI VICE) and Oscar winner, Lisa Blount. The Director of CEASE FIRE, Mr. David Nutter, Emmy Award-Winning Director (BAND OF BROTHERS, GAME OF THRONES).

George feature film credits include SHALLOW GRAVE, with Barry Waldman, Producer (BAD BOY'S II, ARMAGEDDON, PEARL HARBOR DOMINO, NATIONAL TREASURE). George then wrote, SPANISH ROSE starring Michael Pare, Barbara Carrera, and Michael Ironside.

Television credits: NIGHT SCREAMS, DINNER AT EIGHT, BEST LINE, LA CENA. Currently in production: Sunnyland, Horror / Suspense; Inquisition, TV Series. Film School Faculty: FSU and the School of Communication George taught Documentary Production, Tallahassee Community College, Film Production: New York Film Academy (Miami, Florida).



OUR NEXT AGENDA

■ **May 1, 2025**

Guglionesi: 3 Digital Soundstages, Post-Production LED Control Rooms and Laboratory

■ **May 1, 2026**

Casacalenda-Campobasso: 3 Digital Soundstages, Post-Production LED Control Rooms and Laboratory

■ **May 1, 2027**

Isernia: 3 Digital Soundstages, Post-Production LED Control Rooms and Laboratory

FILM

CONNECTING MOLISE GRADUATES TO INDUSTRY GIANTS



FILM

NO ONE LEFT BEHIND: PROTECTING THE CULTURAL PATRIMONY OF HISTORIC ITALIAN HILLTOP TOWNS, WHILE REINVESTING IN EACH COMMUNITY . . .

Geriatric
Home



Sports
Clubs



Animal
Shelters



Street
Lights



Beautification
Flowers



Employment
Incentives



Church
Restoration



School
Buildings



Historic
Restorations



Affordable
Housing



Police
Protection



Cultural
Events



FILM



CONFIDENTIAL QUALIFIED INVESTOR INFORMATION

Please Contact Project Manager:

Dr. Mark Woods

+1-786-208-0318 New York / Los Angeles / Miami
+39-351-324-2270 Rome / Milano / London





STUDIO
MOLISE EAST

THANK YOU FOR WATCHING

