

TAGE Studios





By creating Tage Film Studios, I had the willingness to upgrade and change positively the film industry by using simultaneously top notch technologies and sustainable practices. Tage Film Studios is made to become the world's first eco-friendly and self-supporting studio complex, setting up new habits and bringing new hope for the future of film and television productions. Thanks to our team and partners, our dream has become a reality...

— David Hallyday Founder/Director



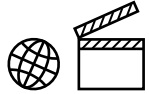
David Hallyday is a famous French singer and composer who has sold more than 10 millions of albums and who has been multi music awarded. David Hallyday is son of Johnny Hallyday and Sylvie Vartan and was raised in the United States by Sylvie and Anthony Joseph "Tony" Scotti (after Sylvie met Tony) who is an American famous actor, television and film producer, founder of Scotti Brothers Records. Mostly famous for its music career, David Hallyday nevertheless has been greatly influenced by the cinematic environment he grew up in. From 1987 to 2015, he played roles and

gave his voice to several movies including "Hunger Games" or Disney's movies. Indeed, David is well introduced into the movies industry and knows quite well the main players.

David is currently living in Portugal (since 4 years) where he would like to create new businesses in phase with his convictions and invest part of his wealth.

Through TAGE project, David chose to use his knowledge of the film and entertainment industry in order to build a worldwide project in the country he now lives in.

TAGE Studios



International film studios



45,000 sqm. of backlot



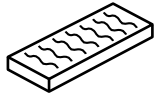
Located in Portugal, 20 minutes to Lisbon international airport



300 days of sunshine per year



55 ha of land



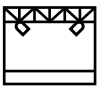
Indoor water tank of 2,400 sqm. and outdoor water pad of 10,000 sqm.



56,000 sqm. built



Thematic gardens



Production stages from 2,000 sqm. to 5,200 sqm.



15 km to the Atlantic Ocean and virgin beaches



Program Organisation

29 582 sqm.

Production stages

10 698 sqm.

Workshop

2 388 sqm.

Administration

2 384 sqm.

Media Center

4 089 sqm.

Restaurant

6 841 sqm.

Tenant-Vendor

914 sqm.

Other



TAGE Studios

will be one of the ten largest film studios in the world. Located near Lisbon, it will provide all the amenities required by major global film production companies in an exquisite Portuguese setting. A model of sustainable building design, it will provide a dynamic platform for visionary innovations for years to come.

The project is distinguished by its functionality responding to the needs of audiovisual professionals, its ecological responsibility in accordance with a thorough environmental study of the site, and its contextuality within the natural and built landscape of the Lisbon area.

In order to solve this multilayered equation, from the outset we delved deep into environmental considerations and the use of available natural resources: site topography, vegetation, natural lighting, locally-sourced materials and methods, etc. Once these

principles and solutions were laid out, we combined them with the council of an expert partner in studio construction. His knowledge of the needs and expectations of global production companies, and the design and technical specificities of the world's largest studios, have enabled us to create a facility that can host all manner of film and production teams in optimum conditions, for any length of time.

This hybridization of sophisticated technology and slow architecture solutions - organic, local, drawing upon the site's inherent resources - is what characterizes our design approach. Innovation is guided by economy of resources, and it is precisely this need for restraint that helps unleash new forms of creativity, generating original architectural ideas that are both global and local in scope.

The architecture born of this process recalls the iconic Portuguese motif - the Azulejo - but expressed in dimensions, shapes and materials never seen before.

Visible from high above, and thus to passengers flying in and out of the Lisbon airport, will be the circle of a camera lens, with blue solar panels conjuring visions of high-tech digital screens. Nestled among the fields, the distinctive pattern of the Azulejo will form an iconic Portuguese landmark. On Google Maps, the first point of interest (POI) to appear beside the word "Lisbon" is the Museo Nacional de Azulejo. Our project completes this picture, planting a real-life Azulejo just outside the capital.

The central island, spanning 118 200 meters, is almost entirely covered by a shade canopy, suspended over 80% of its surface area. The roofs, all of which are covered by solar panels, are interlinked via a network of cables bearing young vines and ivy, running 8 meters above the ground. In this deliberate interweaving of materials, the high-tech solar panels and garden plants work in concert to create a transcendent spatial experience.

This shade canopy serves multiple purposes, by turns practical, aesthetic, and iconic. As they grow over the years, the plants running along the cables will provide significant shade over the walkways and building exteriors during the summer and will thin out during the winter, when there is less light to go around. The plants generate an interplay of light and shadow

moving over the ground and walls, while network of cables provides a coherent pattern, a sense of visual organization and symmetry.

The Azulejo symbols are not only present in the canopy but also appear on the walls, in classic ceramic tiles and in contemporary graphic precast concrete. TAGE Studios will have all the necessary resources for quality audiovisual production on 7 different stages, including a major 5200 sqm. stage with a water tank, as well as a backlot, several workshop spaces dedicated to the creation of sets, and a space to house media specialist tenants. All will connect to create a synergy conducive to the creative enterprise. Building a film studio in Portugal today represents a strategic investment in an international attraction with major potential.

— Dubuisson Architecture



Sustainability - Key factors integrated in Tage Studios' project



The BiodiverCity® label assesses and rates the performance of construction projects that take biodiversity into account. Drawing on an innovative approach that combines organic features and construction, it aims to promote the design and construction of a new kind of building system that reserves an important place for nature in the city.

GENERAL COMMITMENT TO BIODIVERSITY CONSERVATION

- Integration of an ecologist into the project team from the beginning of the design stage to understand and take into account the issues related to biodiversity during project development

QUALITY OF OUTDOOR SPACES

- Conservation of the existing ecological elements of interest and preservation of protected species (especially the cork oak trees)
- Creation of a variety of vegetated areas with high ecological potential, as a source of food, refuge and breeding grounds for a diverse fauna
- Choice of quality vegetation: multi-layered, mostly indigenous, hardy, adapted to the soil and climate conditions of the site, nourishing for wildlife (melliferous, fruit-bearing), non-invasive and not very allergenic
- Creation of connections for biodiversity between intra and extra-site vegetated areas (permeable barriers)

LOW ENVIRONMENTAL IMPACT, LIMITATION OF THE IMPACT OF THE PROJECT ON THE SOIL, FAUNA AND FLORA:

- Reuse of the soil in place for landscaping
- Limitation of light pollution (downward lighting, reduction of lighting between 11pm and 7am, limited light intensity and color temperature)
- Limitation of the risk of bird collisions (no reflection from windows, work on the building's glass traps)
- Low environmental impact construction charter with a section about «biodiversity protection» (management of invasive species, protection of elements of



The BREEAM (Building Research Establishment – Environmental Assessment Method) is based on the compliance of environmental requirements regarding the following key areas: Management, Health and wellbeing, Energy, Transport, Water, Materials, Waste, Land use and ecology, Pollution and Innovation. This European certification is equivalent to LEED in USA or Green Star in Australia.

- ecological interest identified by the ecologist, limitation of worksite traps for fauna, banning of phytosanitary products, etc.)
- Installation of artificial facilities for wildlife (nesting boxes, bat shelters, piles of dead wood, scree slopes, hibernaculums)
- Ecological and differentiated management plan for the outside spaces (maintenance adapted to each plant stratum, acceptance of spontaneous flora...)
- Knowledge of the environmental impact of the studio over its life cycle by carrying out an LCA in design stage
- Implementation of a low environmental impact construction charter to limit nuisances during construction work (noise, discharge into water, soil and air, visual pollution, protection of fauna and flora), avoiding as much as possible the disturbance of residents and workers

DESIGN OF THE BUILDINGS

- Designing adaptable and modular buildings to meet future changes in use over their lifespan: provisions related to the divisibility of the buildings, high depth and ceiling height, provision to add extensions or alterations to increase buildings capacity, etc.
- Implementation of measures to ensure the resilience of the studio to climate change: high compactness of the buildings, use of the canopy to provide solar shading, install sustainable drainage systems (retention basins), installation of water leak detection, use of water-efficient equipment, reuse of rainwater for watering and sanitary use, etc.
- Designing buildings for durability and resilience: protection of vulnerable parts from the damage (resistant and easy-to-clean floor covering in

high-traffic areas, reinforce protection of exposed corners, resistant exterior cladding, pillars to separate traffic area from the elevation, etc) and protection of exposed parts from material degradation (materials chosen to limit the risk of mold, address dimensional changes of materials by providing expansion joints, etc)

RESOURCE SAVING: WATER AND ENERGY

- Sub-metering of energy and water by use and by building in order to control the consumption of the whole site
- Installation of water-efficient equipment: improvement of 35% over the BREEAM baseline building water consumption
- Reasonable watering and installation of a rainwater recovery system. Reuse of rainwater for sanitary use (toilet flushes)
- Reasonable lighting of outdoor spaces
- NZEB (Nearly Zero Energy Building) compliant. This implies a primary energy consumption lower than 75% of the reference building's primary energy consumption
- More than 50% of building's energy requirements will be covered by renewable energies produced on-site (photovoltaic panels on the canopy). The photovoltaic installation will allow an annual CO2 emission reduction of approximately 176 tCO2, that is equivalent to 32,3 cars & light trucks not used
- Monitoring and recording energy and water consumption during the construction work in order to estimate the total carbon dioxide emissions from the construction process

MATERIALS

- Recovery of at least 85% of the site construction waste (material and energy recovery)
- Use of legally harvested and traded timber (with FSC or PEFC certificate) during construction work

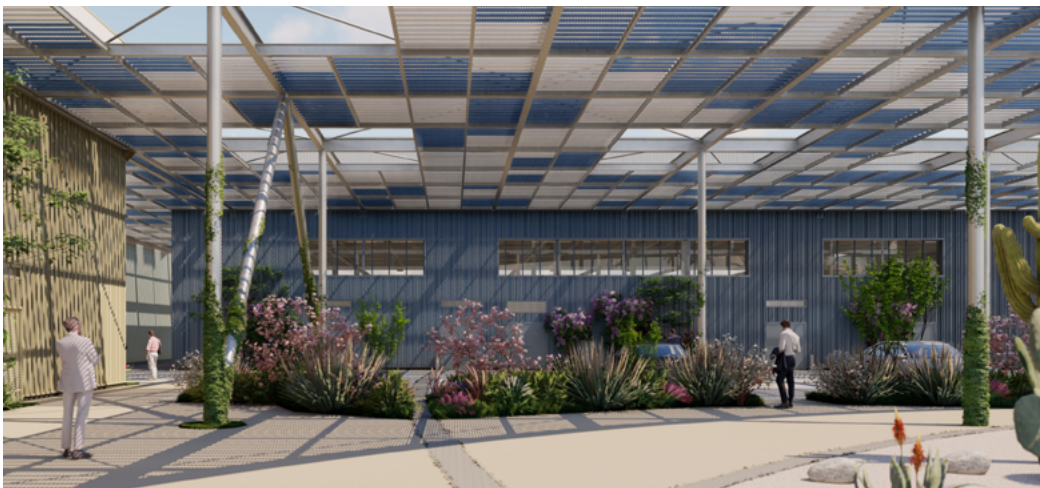
- 10% of the total cost of materials will be of local origin (extraction and factory within 500 km) allowing reduction of CO2 emissions
- Consideration of materials with low environmental impact and with verified manufacturer EPD (Environmental Product Declaration)
- For regularly occupied spaces: all materials in contact with indoor air (paints, coatings, wood-based products, flooring materials, ceiling, wall materials, interior adhesives and sealants) are with low emissions (formaldehyde, TVOC) to ensure a good indoor air quality

COMFORT OF USERS AND AMENITIES

- Reflection on the well-being and comfort of users within the outdoor spaces through the concept of biophilia: daily contact with nature, accessibility to all, presence of furniture, edible and fragrant species...
- Implementation of soft mobility measures within the site (bike facilities, charging stations for electric vehicles and dedicated car sharers spaces) allowing CO2 emissions reduction: CO2 emission for electricity in Portugal is 0,255 kgCO2eq/kWh while CO2 emissions for petrol used in the vehicles are 0,311 kgCO2eq/kWh
- Facilities dedicated to the management of activity waste, as well as waste generated by the construction of movie sets, costumes, etc, allowing the waste to be diverted from landfill or incineration
- Visual comfort for users in office spaces: between 20 and 30% glazed surfaces and glare control systems
- Giant canopy to improve users' comfort (solar shading)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Commitment to Biodiversity conservation | <input checked="" type="checkbox"/> Reduction in energy consumption |
| <input checked="" type="checkbox"/> Protection of fauna and flora | <input checked="" type="checkbox"/> Reduction of CO2 emissions |
| <input checked="" type="checkbox"/> Low environmental impact | <input checked="" type="checkbox"/> Traitement of construction and operation waste |
| <input checked="" type="checkbox"/> Environmental certifications from design & construction to operations | <input checked="" type="checkbox"/> Monitoring of resources |
| <input checked="" type="checkbox"/> Renewable energy on site production | <input checked="" type="checkbox"/> Occupants comfort and wellbeing |
| <input checked="" type="checkbox"/> Water efficiency | <input checked="" type="checkbox"/> Soft mobility |





TAGE Project Team

CLAIRE HAVET

Claire Havet is the project manager of TAGE Studios. She has been in charge of leading, setting up and organising the project from its earliest stage in 2017. Since 2014, she has been acting as the Chief Executive Officer of a single-family office, dealing with financial and real estate investments strategy, tax and succession matters, litigations, corporate law and negotiations with business partners and authorities, both locally and internationally. Previously she practiced international law, m&a and capital markets in reputable and well-known law firms in France, Luxembourg and Monaco. Claire has a multidisciplinary profile with expertise in Political Sciences, Law and Finance. She is a lawyer at the Paris bar.

DUBUISSON ARCHITECTURE

Dubuisson is an architecture office based in Paris, Nice and Nantes. It is an international, multidisciplinary team of around 50 architects, interior designers, and engineers. Dubuisson designs and builds projects of any scale, incorporating the full range of creative and construction operations necessary to create a form of architecture that is rich, aesthetic and functional added value.

Their technical, operational and environmental expertise enable them to take on any type of large-scale project, in any location and on every continent. Track record: Louvre's exhibition center carousel, Europe's highest winter sports resort, Annecy's watersports center and spa, and Deloitte University, among others.

QUADRANTE

Quadrante is a local engineering design and consulting multidisciplinary company, with expertise in buildings, industry, transports, hydraulics, and environment. Their value proposition is based on the provisions of Engineering and Architecture Consulting Services for highly complex, multidisciplinary infrastructure. Track record: Paz stadium in Bouake (Ivory Coast), Pan-American highway in Panama, hydroelectric power plant in Condor (Brazil), Airport of Montijo (Portugal), among others.

DAVID GODFREY

David Godfrey is the former Director of International Operations of Pinewood and is currently one of the world experts for the designing, building, and managing of screen-based media facilities. His portfolio includes 4 Pinewood studios (Atlanta, Wales, Malaysia, and Dominican Republic), and two other studios in Turkey and China.

DELOITTE

Deloitte Real Estate Advisory is a multidisciplinary, experienced and independent team dedicated to real estate projects. AMO team manages and monitors the project providing assistance in technical matters. Debt & Capital Advisory team (DCA) advises in the financial structuring and is in charge of the fund-raising process.

VdA

VdA Legal Partners stands for all lawyers and independent law firms associated with Vieira de Almeida for the provision of integrated legal services. VdA has a wide experience in advising assisting all players on national and international projects, in the infrastructure, energy and natural resources sectors, including sponsors, awarding entities, construction companies, operators and financiers.

DIVING SERVICES UK - DAVE SHAW

Diving Services UK was founded in 1993 by David Shaw, who has lead the company to become the UK's premier media diving company. Dave Shaw has designed and consulted on a large number of diving marine facilities. Him and David Godfrey are accustomed to working together on complex and international projects.

ANDY WELTMAN

Andy Weltman is a self-consultant who used to be Managing Director of APA International (Agency for the Performing Arts). In the past five years, Andy's clients have included US networks and content streamers such as Netflix Studios, Apple, HBO, and ABC/Disney; Studio facilities including Pinewood and Shepperton Studios, Abbey Road Studios, The Studio Park Thailand, Prague Studios, Cinecitta Studios in Italy, and Ardmore and Troy Studios in Ireland. Previously he was Executive Vice President of Pinewood International. Weltman served as the Executive VP of the British Film Commission in the US.

