



BALAM RESERVE

BELIZE



INVESTMENT OPPORTUNITY



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BALAM RESERVE BELIZE INVESTMENT OPPORTUNITY



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ABOUT US



One-of-a-kind location situated on over 9,500 Acres with 4 miles of oceanfront off the coast of Belize overlooking San Pedro.



Will be operated by Banyan Tree Hotels & Resorts, one of the world's leading sustainable hotel companies with over 40 resorts, hotels and spas in their portfolio.



Will be designed by Gensler, Swaback Partners and EDSA with a strong track record of successful high-end luxury hospitality projects.



Will be built by DCK Worldwide Group, the leading hospitality builder in the region, that is delivering a Gross Maximum Price (GMP) guarantee contract on the project.



The team behind The Balam Reserve has vast experience living and working in Belize and have crucial relations and connections within Belize's governmental landscape.





INVESTING IN BELIZE AND BEYOND

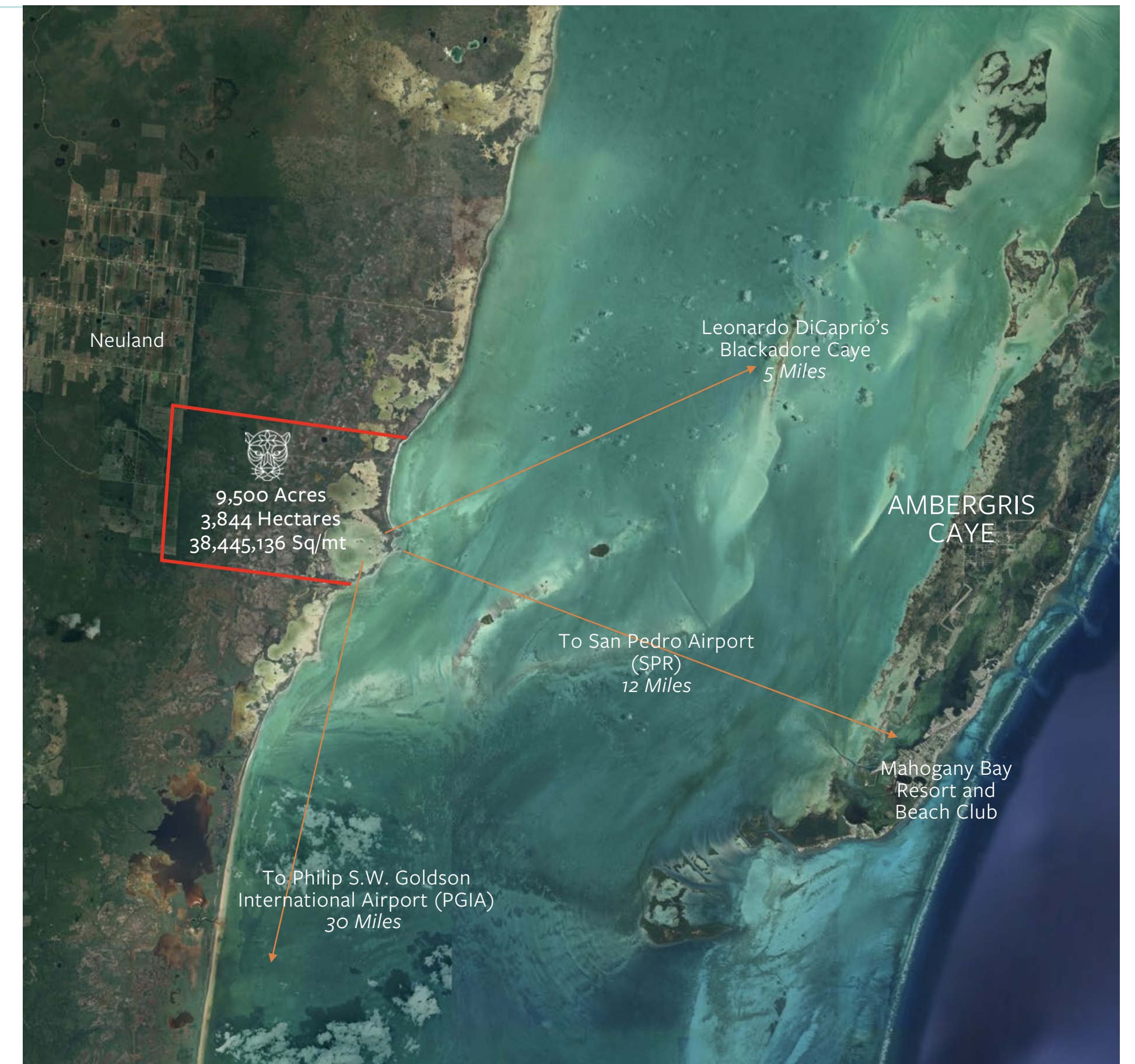


Balam Reserve presents an investment opportunity in the Belize hotel market. The proposed project is a sustainable, carbon-neutral luxury beach resort and for-sale villas located on the coast of Belize, overlooking San Pedro and Leonardo DiCaprio's Blackadore Caye. The total project covers an area of 9,500 acres or 3,800 hectares, featuring more than four miles of oceanfront.

The project comprises a 140-key resort to be managed by Banyan Tree Hotels and Resorts, featuring 120 villas, and 20 condominiums. Additionally, the project includes a residential zone comprising 20 three- and four-bedroom villas and 20 condominiums available for sale.

This investment opportunity is a unique chance to capitalize on the growing demand for eco-friendly and luxurious accommodations in Belize. With its prime location and exceptional amenities, Balam is poised to become a premier destination for discerning travelers and investors alike.

Overall, the developer's mission is to create a sustainable and carbon-neutral community in Belize. The community will be designed to harmoniously blend with the natural landscape while utilizing natural resources wisely. This will provide a place where people can live, work, research, and study in balance with nature.





LOCATION





BELIZE



Belize, situated in Central America, shares borders with Mexico to the north, the Caribbean Sea to the east, and Guatemala to the south and west. The country covers an area of 8,867 square miles with a population of over 440 thousand, and its official spoken language is English.

The site is located in the Corozal district of Belize, the country's northernmost region, sharing its border with the Yucatan Peninsula of Mexico to the north.

With an area of 9,500 acres or 413 million square feet, the area adjoins the southern end of the Corozal District and borders the central Belize District.

Bennett's Lagoon and Spanish Point Lagoon are the local landmarks situated within the site.





GETTING HERE



Renowned as a tourist destination, Belize attracts visitors from around the world with numerous airlines providing air travel services to Belize including, among others:

- ~ American Airlines
- ~ Delta Airlines
- ~ Avianca
- ~ South West Airlines
- ~ Copa Airlines

In addition, Belize's indigenous carrier, Maya Island Airways, offers flights to several cities, including Flores, Guatemala City, San Pedro Sula, and Cancun, Mexico.





RESORT ACCESS



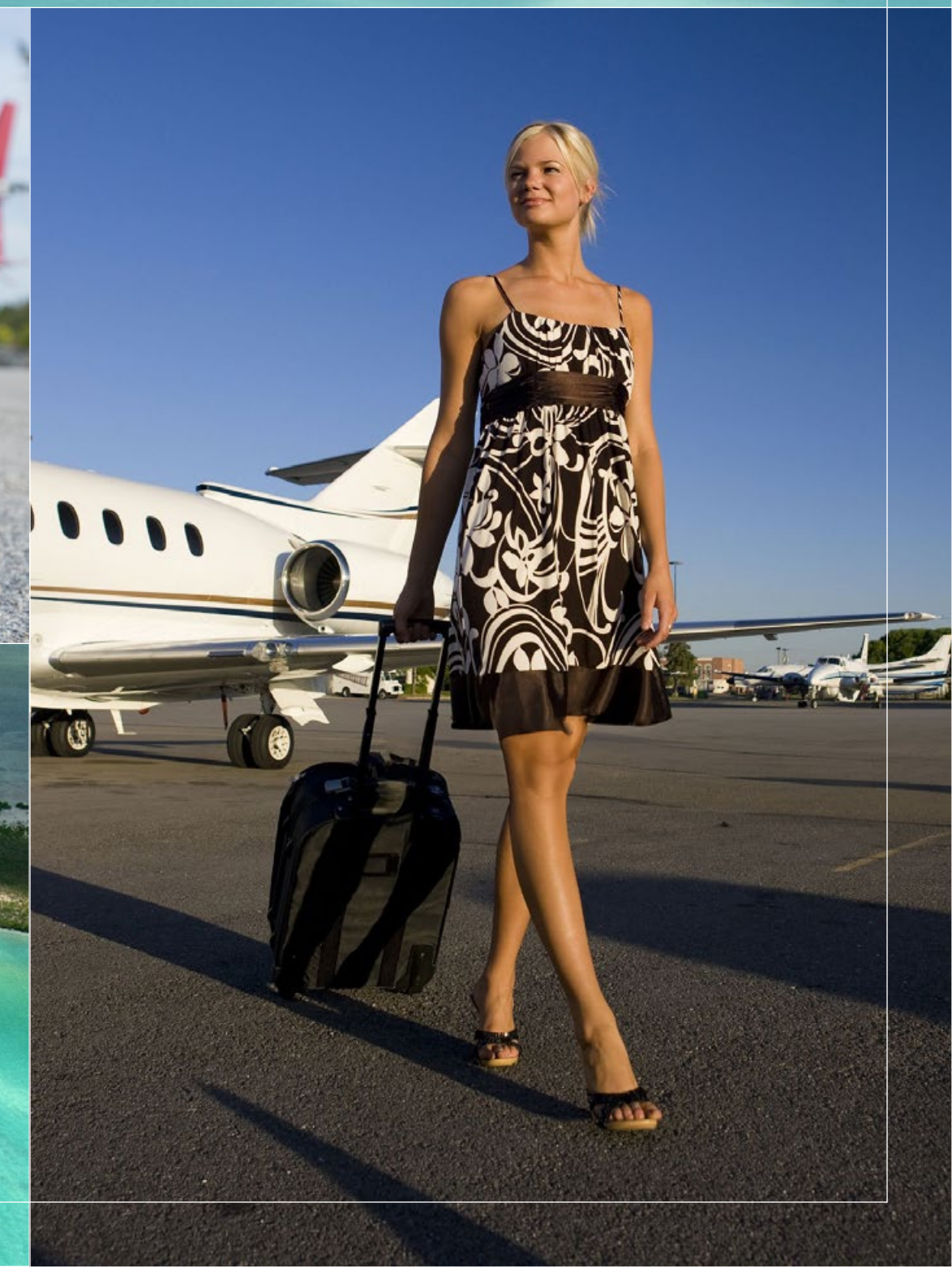
The proposed resort will have multiple access options, including road, air, and boat.

The western perimeter of the resort will be connected to a local road that links Belize City to Corozal Bay. From this road, a dirt road provides access to the ocean. The road has been utilized previously by a logging company that owned the land, and it will be upgraded for better access.

Belize International Airport, located 30 miles south of the resort, provides several daily flights to major cities in the US, Mexico, Panama, and Guatemala. Guests can transfer to the resort from the airport. The project's first phase includes an airstrip that will cater to small commercial and private aircraft, which will be built to complement the airport. The new Balam airstrip will be connected by a new road to the resort. The permit for the airstrip is up to 7,000 feet for maximum convenience. A new helipad has already been built.

Access from the sea is possible, and a resort marina will be built during Phase I. During the resort's construction, construction barges can moor directly to the construction site. This provision will ensure that the construction process is not disrupted and the resort is completed on time.

In summary, the resort is easily accessible through different means of transport, with each mode catering to different guests.





Among Belize's many touristic destinations are:



Ambergris Caye is the largest island in Belize and a popular tourist destination as it offers beautiful beaches, and a vibrant marine life.

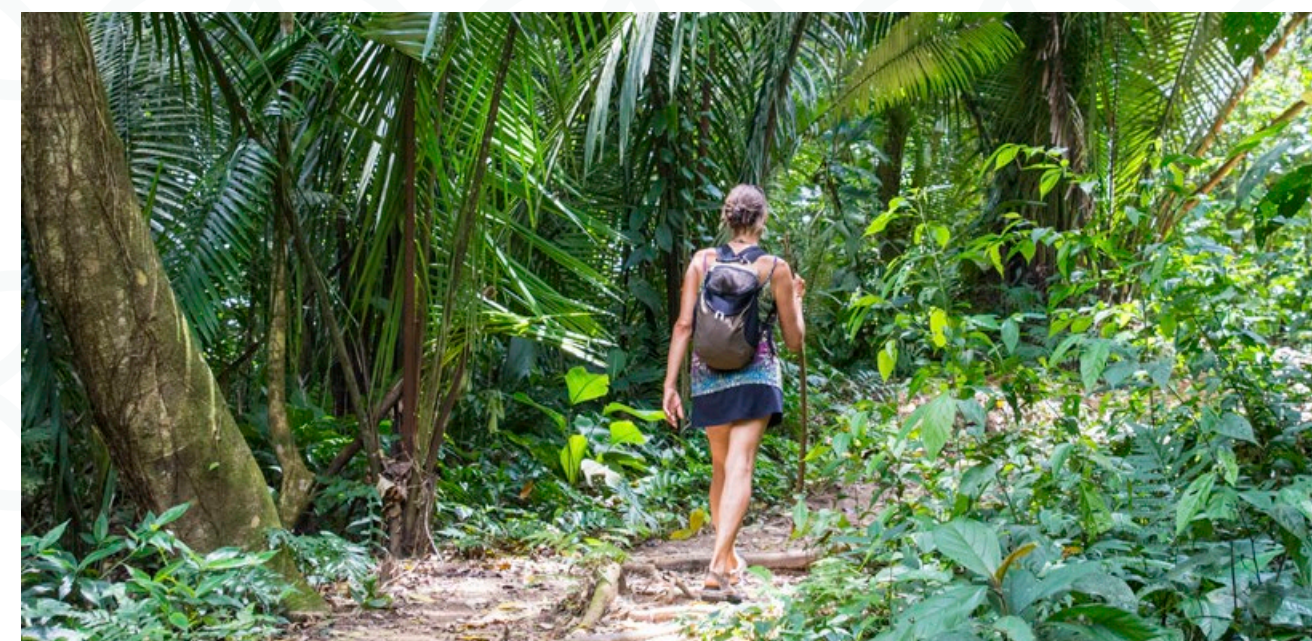
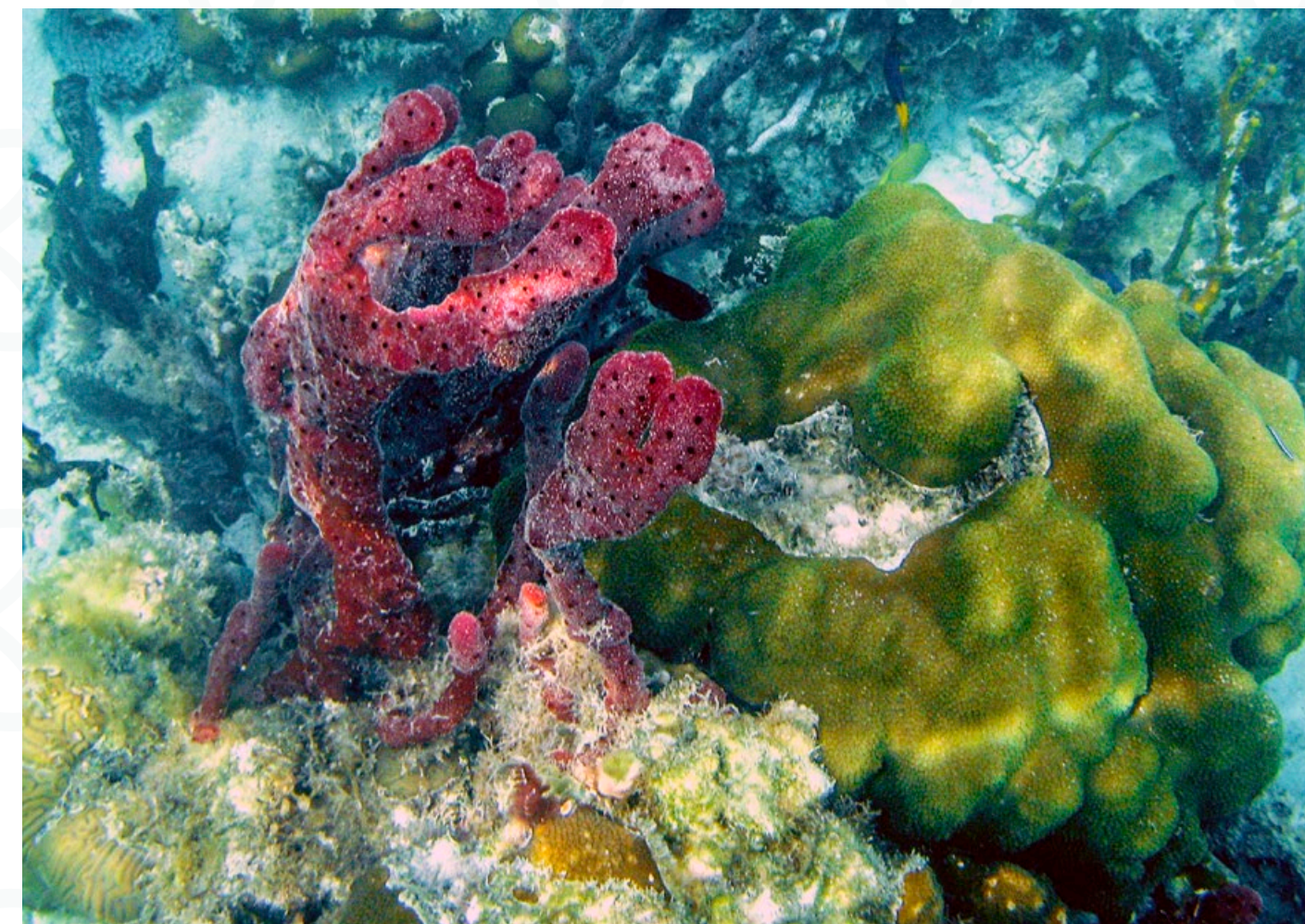
Belize's Barrier Reef is the second largest barrier reef in the world, stretching from Mexico to the Sapodilla Cayes and offering divers a continuous wall of coral.

Marine activities like diving, snorkeling, fishing, boating, sailing and sea kayaking are popular at Belize's barrier reef coral reef.

Belize, part of the Mundo Maya, is home to **Mayan archaeological sites** including temples, palaces, cave systems, pyramids, and national parks, all surrounded by dense jungle.

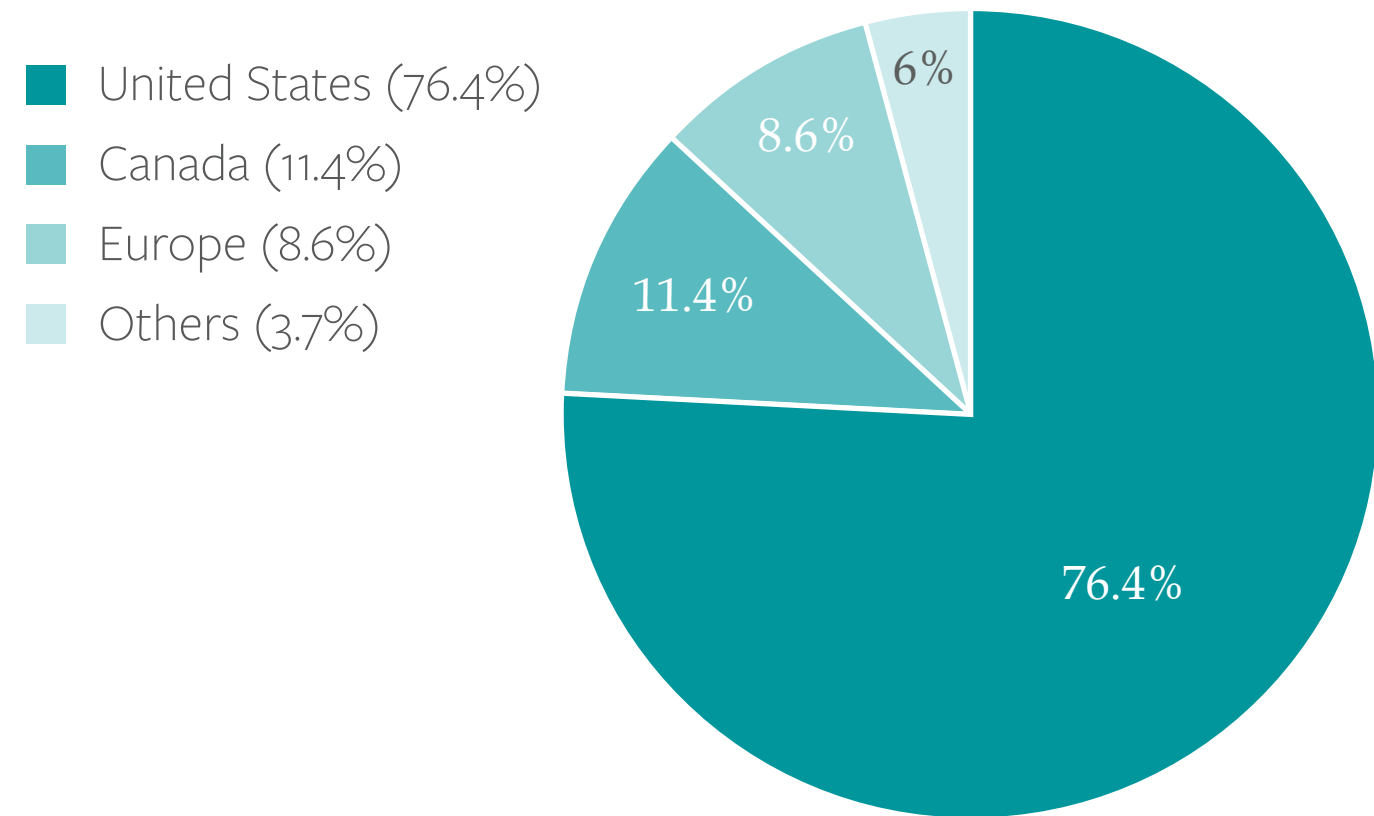
Belize, along with Costa Rica, is a leader in **ecotourism**. The country boasts stunning forests, waterfalls and rivers, inviting visitors to explore caves, watch birds, trek, hike and kayak in an untouched, pristine environment.

Located off the coast of Belize, the **Great Blue Hole** is a renowned diving destination, famous for its deep and clear blue waters and stunning underwater formations.



BELIZE TOURISM STATISTICS

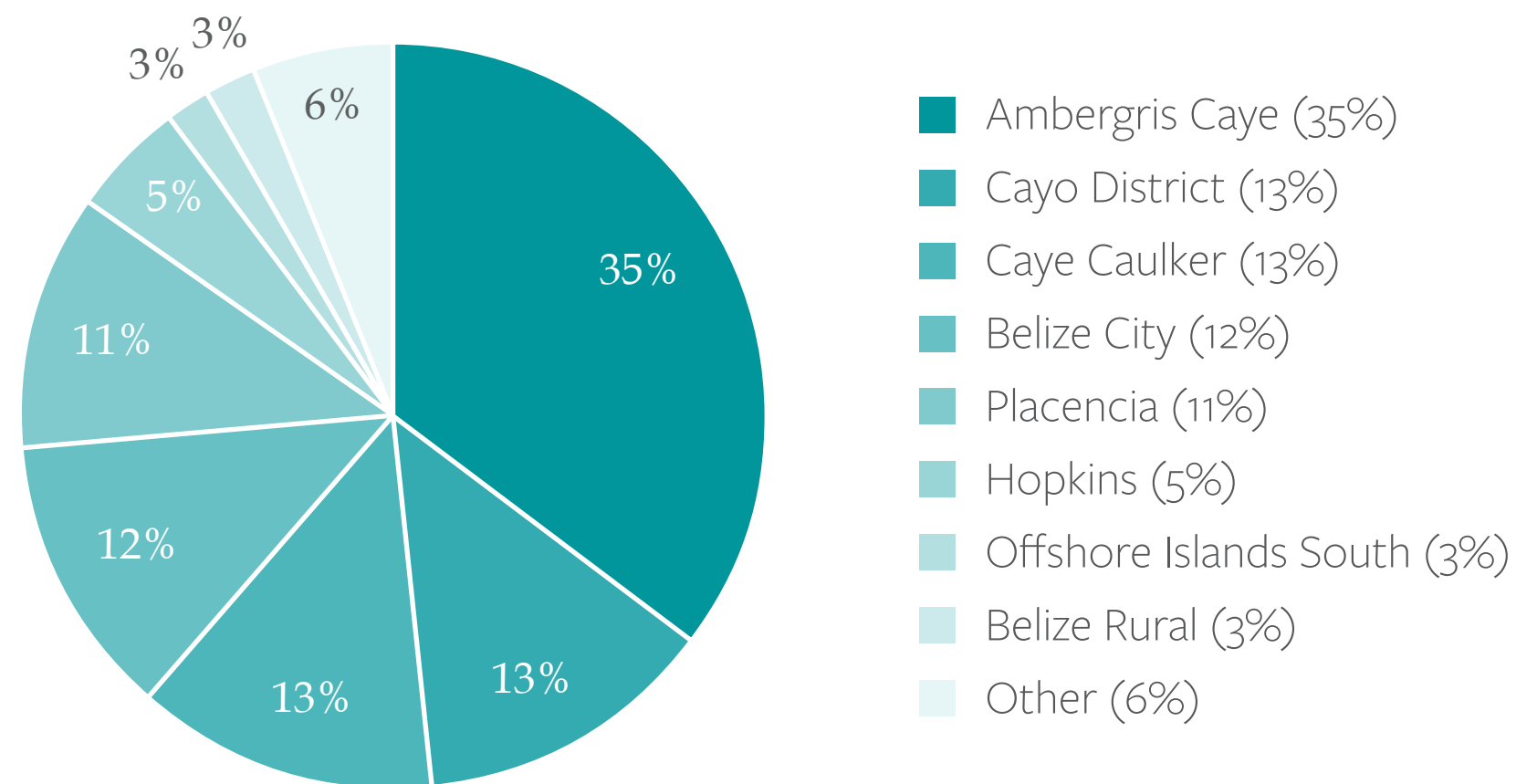
Tourist Arrivals Into Belize by Main Market



Lack of Hospitality Infrastructure

- * In 2018 alone over 2,000 new airline passenger seats were added, while from 2015 to 2018 less than 300 new hotel keys were opened; with none of these units representing the luxury segment.^[1]
- * Four Seasons is building 100 residences and 60 hotel rooms in Caye Chapel together with a golf course.^[3]
- * Leonardo DiCaprio plans to build an eco-resort north of the Project at Blackadore Caye.^[4]
- * In 2021, Marriott opened a 155-unit residential resort.^[5]

Estimated Visits by Region Jan 2022 - Sept 2022^[1]



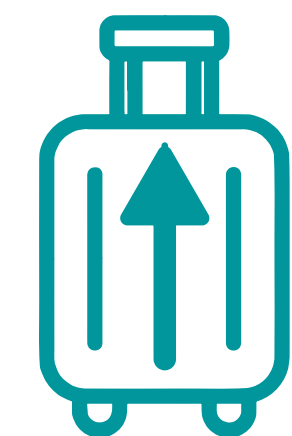
39.8%

Percentage increase in overnight visitor arrivals in November 2022 vs. November 2023.



73.5%

Percentage of overnight visitor arrivals through the international airport in November 2023.



91%

Travel recovering at a rapid pace — currently at 91% of pre COVID levels.



THE PROJECT





THE BALAM RESERVE VISION FOR PHASE 1



In the project's initial phase, a luxury resort comprising 140 hotel villas/condos and 40 residential villas/condos for sale will be developed. This development will be situated on 300 acres, only representing a small portion of the overall 9,500 acres.

Phase 1:

- ~ 300-acre ocean front/lagoon parcel
- ~ Luxurious 80 villas hotel (branded)
- ~ 40 villas in rental pool
- ~ 40 additional villas for sale
- ~ 20 condominiums for sale
- ~ Healing and medical center
- ~ Conrad Net Zero institute
- ~ 30-berth marina
- ~ Organic farm and aqua culture center
- ~ Host village
- ~ Mangrove nursery
- ~ Airstrip on site
- ~ Floating solar park (financed separately)

It is worth noting that the facilities will be developed to ensure the highest quality standards, with a keen focus on luxury, comfort, and sustainability. The project will create a unique and exceptional environment that will cater to the needs of residents and leisure visitors alike.





THE BALAM RESERVE VISION FOR MASTER PLAN

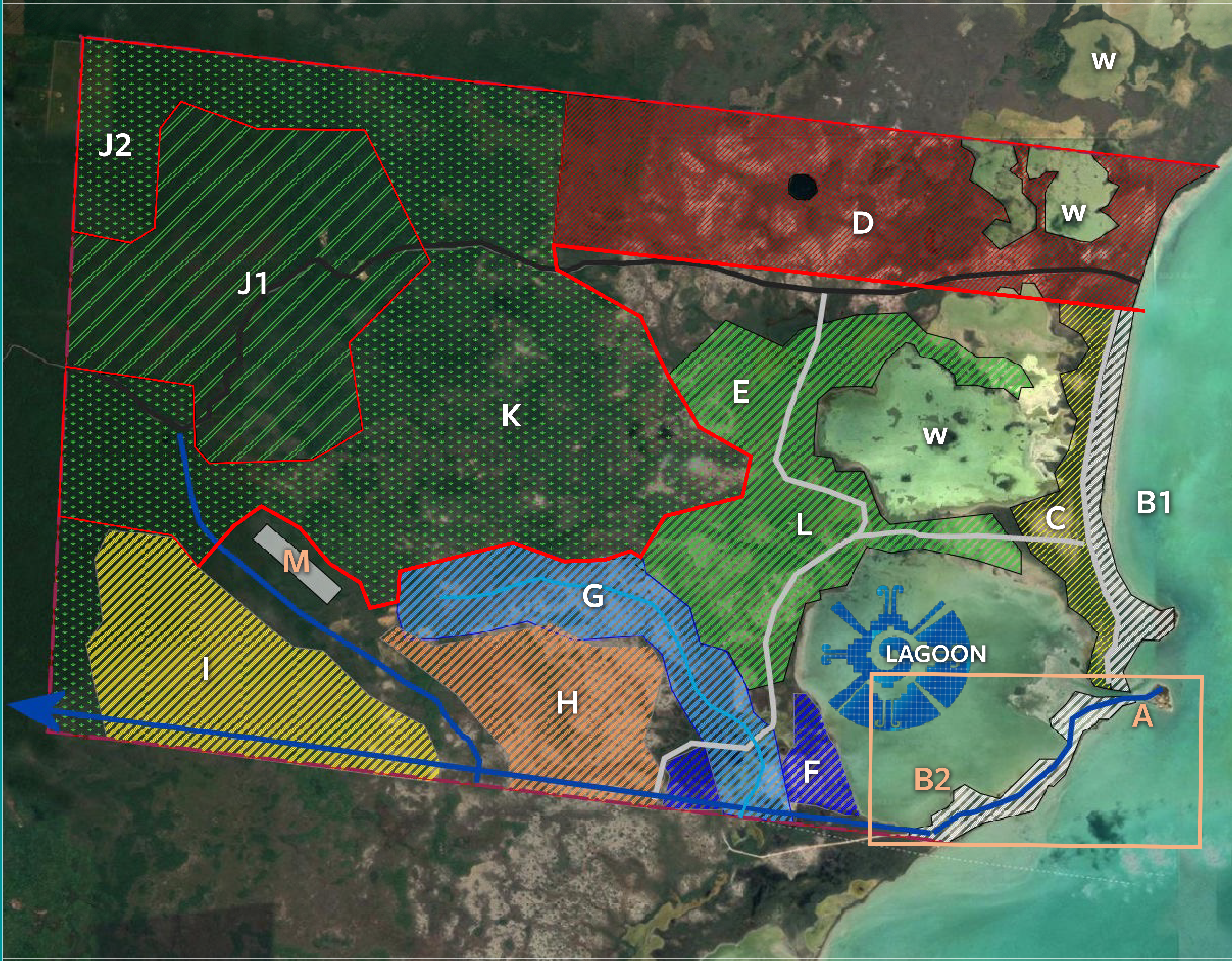


The comprehensive master plan includes the planned construction of:

- ~ 3,500 Residences
- ~ Three Luxury Hotels
- ~ Casino
- ~ Marina
- ~ Golf Course
- ~ Spa
- ~ School
- ~ Hospital
- ~ Airport
- ~ Art Park
- ~ Organic Farming and Agricultural Center
- ~ Net Zero Research Institute by the Conrad Foundation

The project will be developed on 6,000 acres; in addition 3,000 acres will be designated for afforestation and 500 acres of the property represents an untouched mangrove area. Both keeping a net-zero environment.





- A** Fractional Ownership – 25 Acres
- B2** South Oceanfront Zone – Phase 1
300 Acres
- M** Airport
- D** Northern Community – 1,000 Acres
- K** Afforestation – 3,000 Acres Preserve
- B1** Fractional Ownership - 255 Acres
- C** Beachfront Hotel, Condo Village
350 Acres
- F** Art Eco Tech Village - 250 Acres
- G** Savannah River Village - 400 Acres
- H** Green TREC – 320 Acres
- I** Organic Agriculture – 500 Acres
- J1** Jungle-Eco Agriculture Village
600 Acres
- J2** Farming - 200 Acres
- E** Savannah - Golf Village - 900 Acres
- L** 18 Holes Golf Course
- W** Waterbodies - Lagoons - 1,400 Acres
with Solar Ku Park

ORANGE - PHASE 1
Hotel, Resort, Villas – Section A-B2
Airstrip – Section M

RED - PHASE 2 FOR SALE
429 Residential Lots - Hotel – Section D/W

CONCEPT RESORT PLAN

Sunset Water Villas
501-502

Superior Water Villas
401-419

Deluxe Water Villas
327-339

Deluxe Water Villas
314-326

Deluxe Water Villas
301-313

Deluxe Lagoon
Beach Villas
137-149

Deluxe Ocean
Beach Villas
101-136

SPANISH POINT
Branded Villas & Condos

Channel Beach Villas
150-156

BALAM PENINSULA
Heart of Resort

ISLAND ESCAPE
Island Beach Villas

B1 – Wellness Center
& Yoga Retreat

Island Villas
201-224

LAGOON RETREAT

Water Villas

- C1 – Lagoon Lounge
- C2 – Wine Cellar | Stillwater Restaurant
- C3 – Manatee Boardwalk
- C4 – Spa Reception
- C5 – Hair Salon & Spa Shop
- C6 – Spa Treatment Rooms
- C7 – Spa Restaurant
- C8 – Spa Pool & Relaxation Cabanas
- C9 – Mangrove Boardwalk to Stork Island

TOTAL RESORT – 140

Deluxe Ocean Beach Villas	36
Deluxe Lagoon Beach Villas	13
Channel Beach Villas	7
Island Beach Villas	24
Deluxe Water Villas	39
Superior Water Villas	19
Sunset Water Villas	2

A1 – Reception Dock & Host Deck

A2 – Marina

A3 – Marina Restaurant
& Lighthouse Lounge

A4 – Water Sports & Dive Shop

A5 – Floating Tennis Courts

A6 – Clinic

A7 – Relaxation lounge
& Boutique Shopping

A8 – Shipstern Grille

A9 – Main Pool

A10 – Kids Pool & Kids Club

A11 – Balam Market

A12 – Pool Bar & Restaurant

A13 – Organic Gardens

A14 – Games Room & Fitness

A15 – Wedding Chapel

A16 – BOH & Support

A17 – 20 Villas & 20 Condos
For Sale



THE BALAM RESERVE LIFESTYLE



BALAM RESERVE

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RESORT OPERATOR





BANYAN TREE RESORTS



BANYAN TREE



Banyan Tree Resorts is a globally recognized luxury hospitality brand known for its commitment to providing unique and memorable experiences rooted in sustainability, wellness, and cultural immersion. Established in 1994, Banyan Tree has expanded its footprint across Asia, Europe, the Middle East, and the Americas, with over 40 resorts, hotels, and spas.

The brand is celebrated for its eco-conscious approach, often incorporating natural landscapes and local traditions into its designs, offering guests a blend of luxury and authenticity. Each property reflects the brand's philosophy of "Sanctuary for the Senses," ensuring a tranquil and rejuvenating environment for travelers.





BANYAN TREE RESORTS

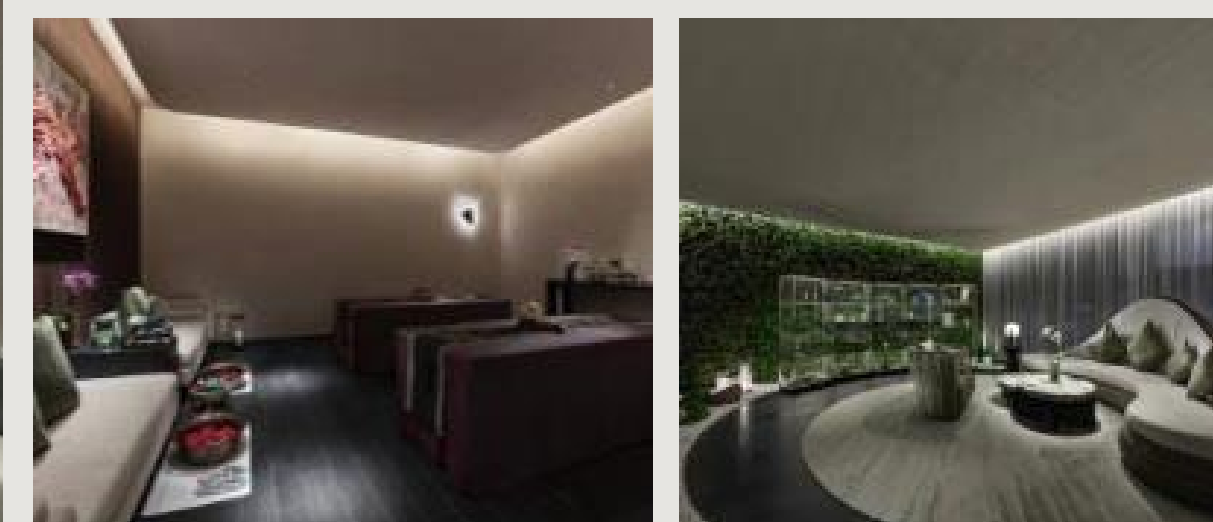


BANYAN TREE



In addition to its core hospitality offerings, Banyan Tree has diversified its portfolio with complementary businesses, including spas, galleries, and golf courses, reinforcing its position as a holistic lifestyle brand. The company has successfully leveraged its reputation for excellence to create partnerships and expand its presence in key markets, particularly in China and Southeast Asia. Banyan Tree's focus on wellness tourism, with a range of personalized services such as yoga, meditation, and holistic treatments, has positioned it well within the growing wellness sector, which is expected to see continued demand in the coming years.

For investors, Banyan Tree represents a compelling opportunity in the luxury hospitality sector, combining a strong brand identity with a diversified portfolio and a commitment to sustainable growth. The brand's focus on eco-friendly practices and its ability to adapt to changing consumer preferences, such as the increased demand for wellness and experiential travel, provide a solid foundation for future expansion. As the global travel industry continues to recover and evolve, Banyan Tree's established market presence, particularly in emerging markets, offers significant potential for long-term growth and value creation.





CORPORATE PROFILE



Brands

The Group's expanded multi-branded ecosystem contains 10 distinct brands that enable it to encompass the lifestyle spectrum in Asia, which is its stronghold. This allows the capturing of conversion opportunities in resort destinations, micro-hotels in developed cities, and emerging second-tier tourism destinations, while strengthening its position as a global leader in wellbeing and sustainability.

22
Countries

82
Resorts & Hotels

62
Spas

3,000+
Awards & Accolades



BANYAN TREE

Founded in
1994

Luxury Hotel
and Residences



ANGSANA

Launched in
2000

Upper Upscale Hotel
and Residences



LaGuna

Launched in
1994

Destination
Resorts and
Residences



CASSIA

Launched in
2014

Limited Service Hotel
and Residences



DHAWA

Launched in
2015

Upper Midscale Hotel



Launched in
2021

Luxury Hotel



CORPORATE PROFILE



Brands



Launched in 2021
Luxury Hotel



Launched in 2021
Midscale Hotel



Launched in 2021
Upscale Hotel



Launched in 2021
Midscale to Upscale Hotel

Expanding Our Mission

Even as the Group expands its multi-branded ecosystem, its core ethos of “Embracing the Environment, Empowering People” is still woven into each and every brand, through environmentally and socially conscious efforts such as the “Stay for Good” program launched in 2014.

Banyan Group’s ‘For Good’ framework embeds core sustainability values in operations and guest experience, promoting community engagement and partnership to drive stewardship and impact.



Global Portfolio

82

Total No. of Resorts & Hotel

10,711

Total No. of Keys

Resorts/Hotels by Brand:

🏡 Resorts/Hotels 🏠 Room keys



- Banyan Tree Mayakoba, Mexico
- Banyan Tree Cabo Marques, Mexico
- Banyan Tree Puebla, Mexico
- Hacienda Xcanatun, Angsana Heritage Collection, Mexico

- Angsana Cayo Santa Maria, Cuba
- Dhawa Cayo Santa Maria, Cuba

Le Jadis Beach Resort & Wellness, Mauritius

Banyan Tree AlUla, Kingdom of Saudi Arabia

- Banyan Tree Vabbinfaru, Maldives
- Angsana Velavaru, Maldives
- Dhawa Ihuru, Maldives
- Angsana Oasis Spa & Resort, India

- Banyan Tree Tamouda Bay, Vietnam
- Angsana Riads Collection Marrakech, Morocco

- Banyan Tree Kuala Lumpur, Malaysia
- Pavilion Hotel Kuala Lumpur, Malaysia
- Angsana Teluk Bahang Penang, Malaysia

- Banyan Tree Dubai, United Arab Emirates
- Banyan Tree Doha, Qatar

Angsana Corfu Resort & Spa, Greece



- Banyan Tree Anji, China
- Banyan Tree Chongqing Beibei, China
- Banyan Tree Dongguan, China
- Banyan Tree Hangzhou, China
- Banyan Tree Huangshan, China
- Banyan Tree Jiuzhaigou, China
- Banyan Tree Lijiang, China
- Banyan Tree Macau, China
- Banyan Tree Nanjing, China
- Banyan Tree Ringha, China
- Banyan Tree Sanya, China
- Banyan Tree Shanghai, China
- Banyan Tree Suzhou, China
- Banyan Tree Tengchong, China
- Banyan Tree Tianjin, China
- Banyan Tree Yangshuo, China
- Angsana Chengdu Wenjiang, China
- Angsana Hangzhou, China
- Angsana Suzhou Shishan, China
- Angsana Xi'an Lintong, China
- Angsana Xishuangbanna, China
- Angsana Zhuhai Phoenix Bay, China
- Angsana Zhuhai Hengqin, China
- Dhawa Quzhou, China
- Garrya Huzhou Luncun, China
- Garrya Xi'an Lintong, China
- Dhawa Xian Chanba, China
- Dhawa Jinan Daming Lake, China
- HOMM Huzhou Xisai Shan, China

- Banyan Tree Club & Spa Seoul, South Korea
- Dhawa Yura Kyoto, Japan
- Folio Sakura Shinsaibashi Osaka, Japan
- Garrya Nijo Castle Kyoto, Japan
- HOMM Stay Yumiha Okinawa, Japan
- HOMM Stay Nagi Arashiyama, Kyoto Japan
- HOMM Stay Nagi Shi-jo, Kyoto Japan
- HOMM Stay Nagi San-jo, Kyoto Japan

- Angsana Maison Souvannaphoum, Laos
- Banyan Tree Lang Co, Vietnam
- Angsana Lang Co, Vietnam
- Angsana Ho Tram, Vietnam
- Dhawa Ho Tram, Vietnam
- Banyan Tree Lang Co, Vietnam
- Banyan Tree Bintan, Indonesia
- Buanhan, a Banyan Tree Escape, Indonesia
- Angsana Bintan, Indonesia
- HOMM Saranam Baturiti, Bali, Indonesia
- Cassia Bintan, Indonesia
- Garrya Bianti Yogyakarta, Indonesia
- Banyan Tree Phuket, Thailand
- Cassia Phuket, Thailand
- Banyan Tree Bangkok, Thailand
- Garrya Tong sai Bay Samui, Thailand
- Banyan Tree Samui, Thailand
- HOMM Suites Laguna, Thailand
- Banyan Tree Krabi, Thailand
- HOMM Bliss Southbeach Patong Phuket, Thailand
- Banyan Tree Veya Phuket, Thailand
- HOMM Sukhumvit34 Bangkok, Thailand
- Angsana Laguna Phuket, Thailand
- HOMM Chura Samui, Thailand

banyan group

Banyan Group - Brand Presentation 2024



Pipeline

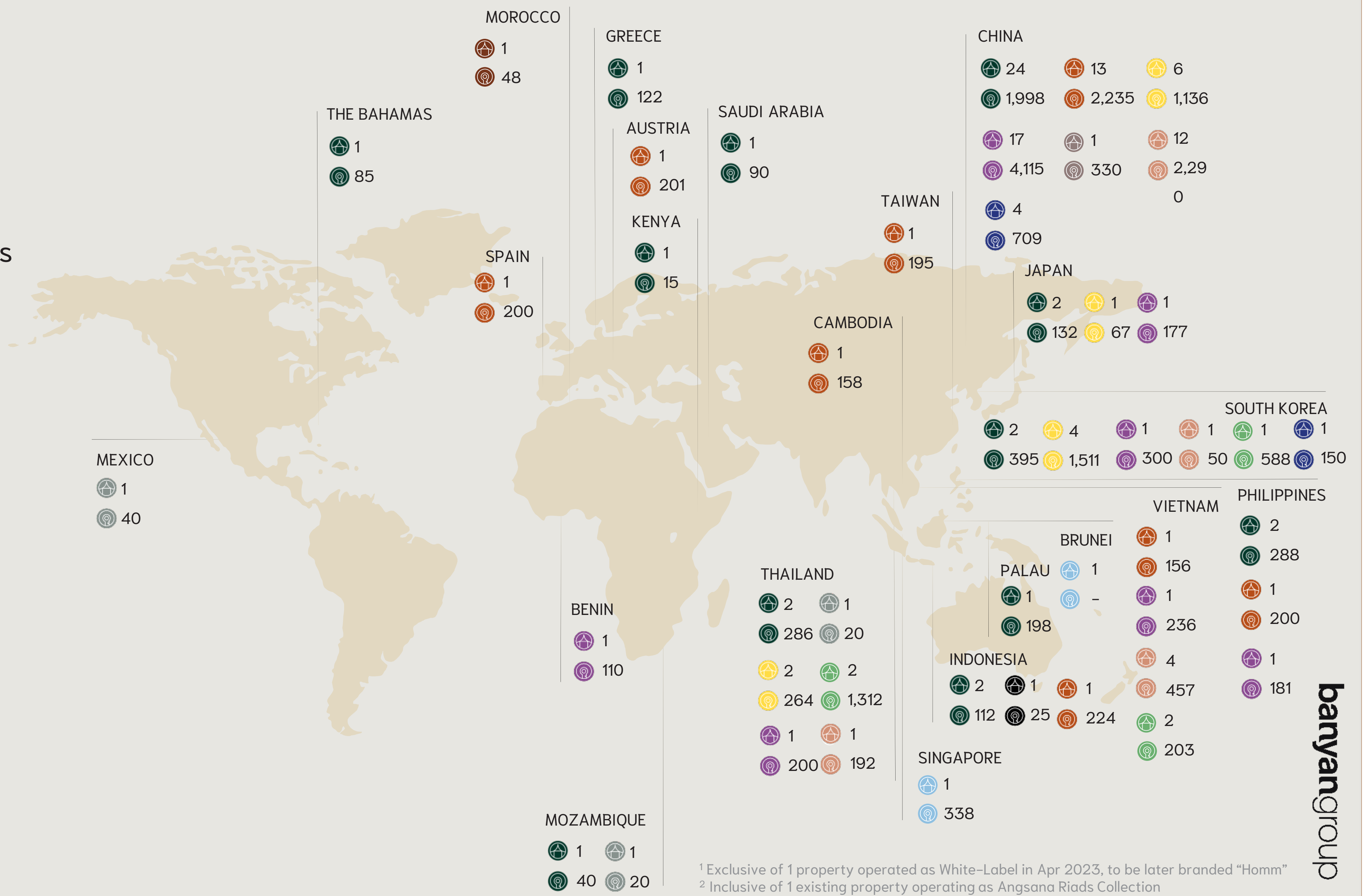
133

Total No. Of Resorts/Hotels

22,238

Total No. of Keys

🏠 Resorts/Hotels 🗝️ Room keys



¹ Exclusive of 1 property operated as White-Label in Apr 2023, to be later branded "Hommm"
² Inclusive of 1 existing property operating as Angsana Riads Collection



BRAND FOR GOOD Banyan Group's Mission

Sustainability and social responsibility sit at the heart of the Banyan Group. We are committed stewards of the natural environment, of people, and of culture. We strive to create a positive impact wherever we are. Our buildings flow from vernacular architectural styles and locally-sourced materials. We employ efficient energy and waste management systems. We maintain a supply chain of partners who share our values. We provide meaningful employment, training and educational opportunities within our ranks and in our communities. We protect the unique heritage of our destinations by celebrating local flavours, advocating indigenous wellness traditions and championing artisan crafts.

In combination with our Green Imperative Fund, a donation-matching scheme for guest contributions, these efforts support a Stay for Good experience that allows us to contribute to the sustained livelihood and wellbeing of the wider community.

The ongoing global health crisis has adversely impacted lives around the world and compounded the effects of social injustice and the climate emergency.

Our annual Greater Good Grants fund innovative and impactful local programmes that seek to drive meaningful change in the areas of biodiversity and conservation, resource use and waste management, climate change and resilience, education and empowerment, health and protection, and culture and livelihood. It is one of the many ways we are helping to meet the United Nations' Sustainable Development Goals for people and the planet.





Banyan Tree Brand Network & Pipeline



BANYAN TREE

Opened

32 Hotels & Resorts

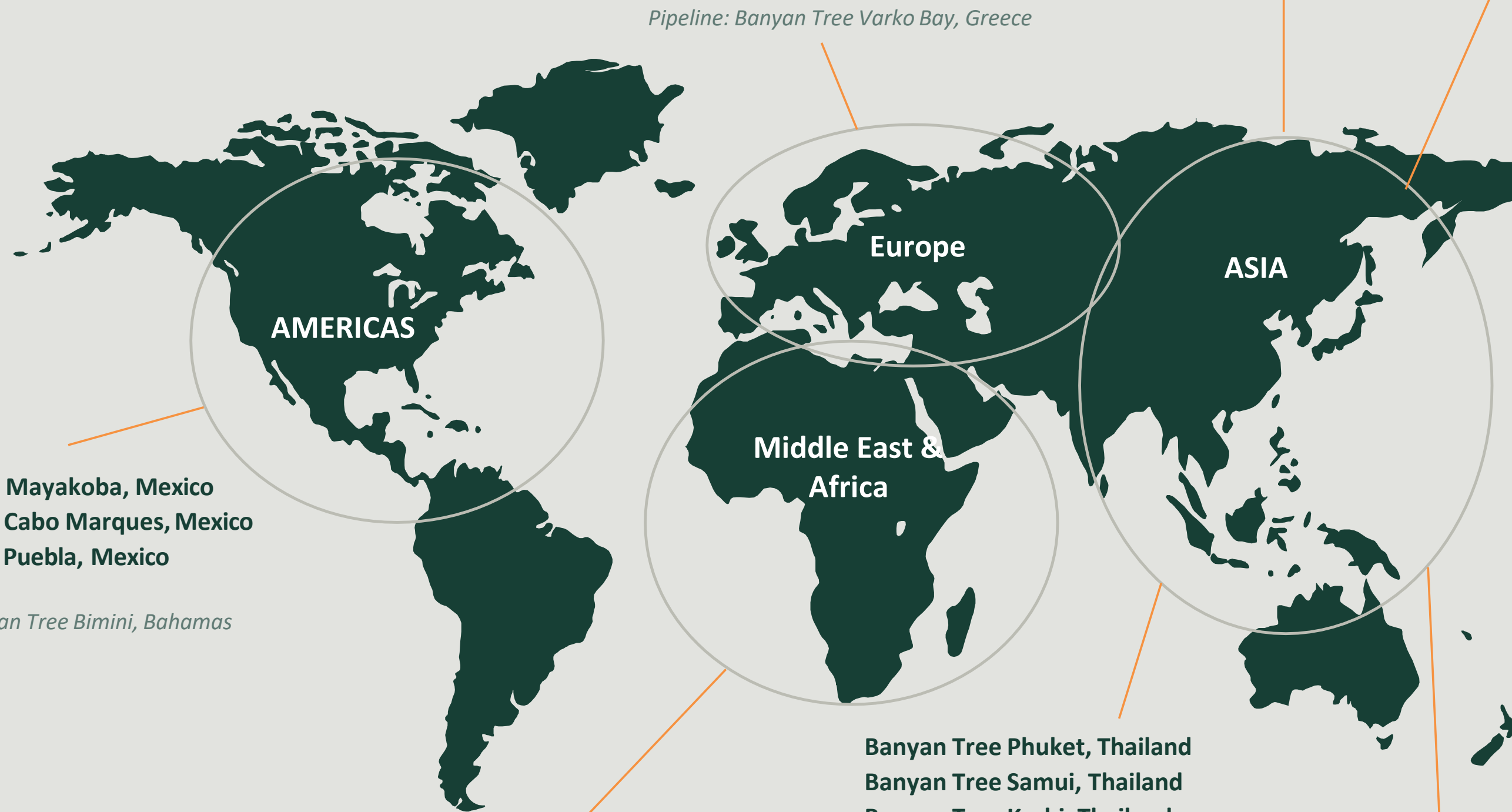
3,657 Total Keys

13 Countries

Pipeline

41 Hotels & Resorts

12 Countries



Banyan Tree Mayakoba, Mexico
Banyan Tree Cabo Marques, Mexico
Banyan Tree Puebla, Mexico

Pipeline: Banyan Tree Bimini, Bahamas

Banyan Tree Tamouda Bay, Morocco
Banyan Tree Doha, Qatar
Banyan Tree Al Ula, Saudi Arabia
Banyan Tree Dubai, UAE

Pipeline: Banyan Tree Massai, Mara, Kenya
Pipeline: Banyan Tree Ilha Caldeira, Mozambique
Pipeline: Banyan Tree Tuwaiq Palace, Riyadh, Saudi Arabia

Banyan Tree Phuket, Thailand
Banyan Tree Samui, Thailand
Banyan Tree Krabi, Thailand
Banyan Tree Bangkok, Thailand

Pipeline: Banyan Tree Jomtien Pattaya, Thailand
Pipeline: Banyan Tree Khao Yai, Thailand

Banyan Tree Lang Co, Vietnam
Banyan Tree Bintan, Indonesia
Banyan Tree Kuala Lumpur, Malaysia
Banyan Tree Vabbinfaru, Maldives
Banyan Tree Escape Buahan, Bali, Indonesia

Pipeline: Banyan Tree Clark, Philippines
Pipeline: Banyan Tree Manila Bay, Philippines
Pipeline: Banyan Tree Ngerur Island & Koror, Palau
Pipeline: Mandai Rainforest by Banyan Tree, Singapore
Pipeline: Banyan Tree Lombok, Indonesia
Pipeline: Banyan Tree Bogor, Indonesia

Banyan Tree Club & Spa Seoul, Korea
Pipeline: Banyan Tree Mangsang, Korea
Pipeline: Banyan Tree Busan, Korea
Pipeline: Banyan Tree Kyoto, Japan
Pipeline: Banyan Tree Hakuba, Japan

Pipeline: Banyan Tree Varko Bay, Greece

Banyan Tree Anji, China
Banyan Tree Shanghai on the Bund, China
Banyan Tree Sanya, China
Banyan Tree Chongqing Beibei, China
Banyan Tree Lijiang, China
Banyan Tree Ringha, China
Banyan Tree Hangzhou, China
Banyan Tree Jiuzhaigou, China
Banyan Tree Macau, China
Banyan Tree Tianjin Riverside, China
Banyan Tree Huangshan, China
Banyan Tree Yangshuo, China
Banyan Tree Tengchong, China
Banyan Tree Nanjing Garden Expo, China
Banyan Tree Dongguan Songshan Lake, China
Banyan Tree Suzhou Shishan, China

Pipeline: Banyan Tree Beilong Hu, China
Pipeline: Banyan Tree Chengdu Tian Wan Expo, China
Pipeline: Banyan Tree Chongli, China
Pipeline: Banyan Tree Chongqing Tiandi, China
Pipeline: Banyan Tree Dali, China
Pipeline: Banyan Tree Emeishan, China
Pipeline: Banyan Tree Hainan Tufu Bay, China
Pipeline: Banyan Tree Hengyang, China
Pipeline: Banyan Tree Jilin Riverside, China
Pipeline: Banyan Tree Leishan, China
Pipeline: Banyan Tree Luoyang Henan, China
Pipeline: Banyan Tree Moga Shan, China
Pipeline: Banyan Tree Qinhuangdao Baidaihe, China
Pipeline: Banyan Tree Quzhou, China
Pipeline: Banyan Tree Suzhou Yangcheng Lake, China
Pipeline: Banyan Tree Weining Caohai, China
Pipeline: Banyan Tree Wuyishan, China
Pipeline: Banyan Tree Xi Chang Qionhai, China
Pipeline: Banyan Tree Xian Mei Bei Lake, China
Pipeline: Banyan Tree Xianju, China
Pipeline: Banyan Tree Yangjing, China
Pipeline: Banyan Tree Zhengzhou Huanghe, China
Pipeline: Banyan Tree Zhuhai, China
Pipeline: Banyan Tree Guangzhou, China



RESIDENTIAL PRODUCTS



Residential Products

Offering lifestyle benefits with investment returns and villa hosts / concierge services, Banyan Tree Residences are typically part of a resort (fully furnished), offering apartments (2-4 bedrooms) and villas (1-5 bedrooms).

Lifestyle benefits include complimentary owners use, Sanctuary Club membership, discounts / complimentary stays in other properties and golf membership in select locations.



BANYAN TREE



Banyan Group - Brand Presentation 2024

BALAM RESERVE

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BANYAN TREE





SUSTAINABILITY





CARBON NEUTRAL AND (ALMOST) ZERO WASTE



Green initiatives are central to the project, aimed at meeting the expectations of environmentally conscious guests regarding carbon reduction and natural resource usage, utilizing green technologies and being sensitive to the environment, factoring in the following initiatives:

- * The Project will use indigenous building materials such as adobe stones, satillo tiles, and earth blocks to avoid the need for clear-cutting timber or importing large quantities of building materials. The use of these natural materials is expected to reduce the energy required for cooling.
- * The project aims to use sustainable technologies for power generation.
The developer's vision for the community is to eliminate the use of gasoline-powered vehicles that pollute the air. To support this goal, Balam Reserve will design its infrastructure to accommodate pedestrian, bicycle, and electric vehicle transportation.
- * The adoption of recycling mechanisms for gardening activities, in-house water filtration, the usage of reverse osmosis cleaning systems, rainwater collection, and the landscaping of flora with low water requirements are all viable strategies that have been proven to reduce water usage while supporting the overall goal of sustainability.
- * The project will implement (almost) zero-waste principles that ensure all waste is recycled or turned into energy without releasing toxic substances.
- * The project aims to keep track of all the carbon emissions produced during its construction and operation. To keep the project carbon-neutral, a 3,000-acre afforestation project has been developed, which involves planting 1.5 million trees on the land.

Additionally, a nature reserve has been included in the project. In one of the larger lagoons, an island has been identified as home to more than 200 native wood storks.



RESIDENTIAL SALES





VILLA AND CONDOMINIUM SALES



The project comprises of 100 units that are intended to be sold to individual investors, which includes:

80 VILLAS

2 lagoon villas, 38 island villas and 40 ocean villas.

20 CONDOMINIUMS

available for purchase, which will not be a part of the hotel rental pool.

Different timelines for the construction of the resort and the sale of villas have been taken into consideration. The primary objective is to secure co-investors before pre-selling the villas. Once funding has been secured, the main resort will be constructed.

It is expected that the sale of 20% of the villas will strengthen the project's viability, reduce risk, and help secure a lower interest rate from lenders. It is assumed that the villas could be sold over a period of seven years, starting in the second year of the project.

In case the actual villa sales vary from the base case, the developer and investor may choose to delay the construction of some villas.



Designed by Marcel Wanders



Designed by David Salle



VILLA AND CONDOMINIUM SALES



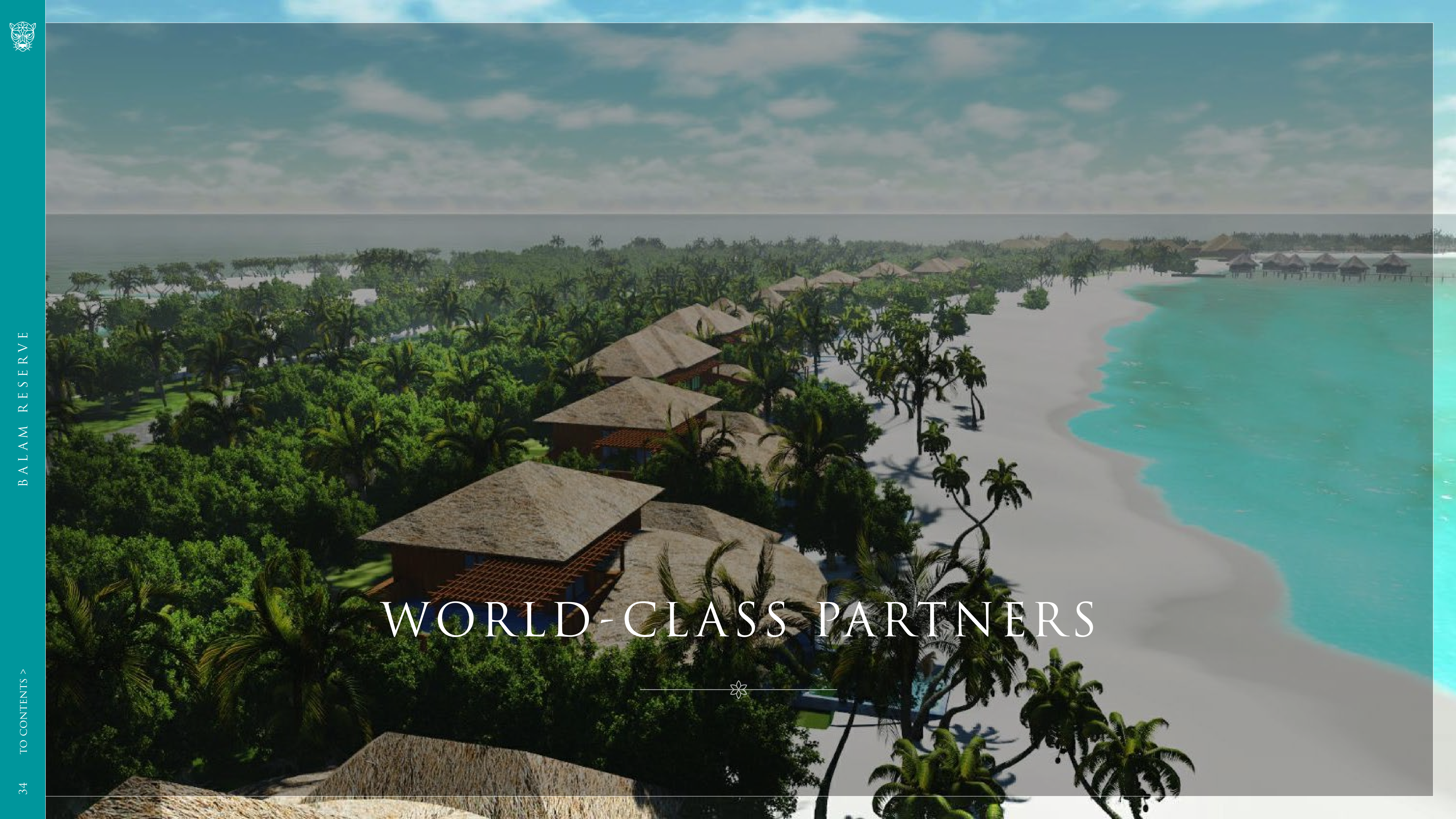
The model accounts for an increase in sales prices of a 3.0% inflation rate due to the timing of the release of phases. The price mentioned in the model is the net price after deducting transaction costs (transfer and agent) and branding fees.

Various international agents have been identified and a Belizean franchise for one of these agents is planned to be established. The project budget has allocated the necessary funds for this purpose. A formal request for a proposal will be issued to agencies at an appropriate time.

A promotional strategy will be developed, approved, and executed to establish the project's position in the minds of potential villa owners. This strategy will be customized for each of the main markets.

The ownership sources are expected to come from multiple key markets, including the USA, Canada, Europe, the Middle East, Russia, China, South Asia, and Southeast Asia.





WORLD-CLASS PARTNERS





THE DEVELOPER DR. HART PORSCH



Dr. Hart Porsch is a real estate developer with an established reputation in the field of land development, both in the US and Germany. He is a visionary developer with a unique ability to identify the potential of a piece of land and work diligently towards realizing his vision, resulting in successful developments.

He has successfully led two large-scale land development projects in the past, with a combined value of over \$500 million upon completion. One of Dr. Porsch's notable achievements was his leadership and investment in the Unit16 West Development, LLC, located in Albuquerque, NM. The project comprised over 3,500 home sites and 140 acres of commercial land, generating an impressive IRR of over 60%.

Dr. Porsch's leadership and investment acumen were instrumental in achieving this impressive feat. His other noteworthy project was a large-scale development outside Berlin, Germany. This project was a comprehensive development that included over 700 residential homes, two golf courses, and a hotel.



THE TEAM



BANYAN TREE





BALAM RESERVE

BELIZE

INVESTMENT OPPORTUNITY





INVESTMENT OVERVIEW



The Balam Reserve seeks a partner for its net-zero sustainable Master Plan community in Belize.

Investment opportunity up to \$35 M equity with 75% of returns.

Estimated IRR at 25%.

Funding Allocation Phase 1:

- * Total construction costs: \$165.7 million
- * Construction begins 2025
- * Debt: \$107.7 million (term sheet pending)
- * Equity raising from investors: \$35 million
- * Pre-sales from villas: \$23 million

Stage A of \$7 M is to get the project ready to start construction and development.

Stage B of \$28 M is to start development.

INVESTMENT OVERVIEW



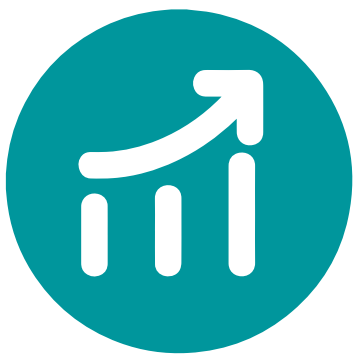
EXCLUSIVE LOCATION

Located in the Caribbean Sea of Belize, the project offers a paradisaic experience of over four miles of oceanfront and close proximity to the Belize reef.



SUSTAINABLE RESORT CARBON NEUTRAL LUXURY RESORT

The resort will operate under environmentally sustainable practices.



INVESTOR RETURN

The proposed return follows a waterfall structure:

- 70% of the returns will be distributed until a hurdle rate of 20% IRR
- 60% of the return will be received until an IRR of 25%
- A 50% distribution will be activated for any return above 25% IRR



INVESTMENT TIMEFRAME AND LIQUIDITY

Estimated investment timeframe of 10 years, with an initial dividend distribution within the first year of hotel operation.

This provision aims to ensure timely and regular cash flow to the investors.



ACCOMPLISHMENTS TO DATE AND USE OF FUNDS



Accomplishments to Date:

- * EIA completed (Environmental Impact Assessment)
- * ECP obtained (Environmental Conformity Package)
- * Land acquired
- * Master plan based on the ECP
- * Airport License obtained
- * Builder contracted (DCK)
- * LOI from Banyan Tree
- * Architects briefed on the project (HVS)
- * Up-to-date letter from the Department of Environment

Use of Funds:

* Debt	\$600,000
* Air Strip	\$1,000,000
* Roads	\$1,200,000
* Architects	\$1,500,000
* BOULD	\$100,000
* Legal	\$50,000
* PR	\$100,000
* G&A	\$400,000
* Finance Fees	\$500,000
* Engineering	\$200,000
* Reserve	\$350,000
* Branding & Marketing	\$700,000
* Miscellaneous	\$300,000

TOTAL STAGE A

\$7,000,000

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BALAM RESERVE

BELIZE



A POWERFUL OPPORTUNITY TO MAKE A LASTING PROFIT.