



BALAM RESERVE

A NEW LUXURY FOR BELIZE



INVESTORS PRESENTATION



CONTENTS

BALAM RESERVE BELIZE
INVESTMENT OPPORTUNITY

ECO MEETS OPULENCE	3	RITZ-CARLTON	23
INVESTMENT OVERVIEW	4	Project Summary	25
ABOUT US	5	Resort and Villa Residences	26
LOCATION	6	FAIRMONT	27
Belize	7	Project Summary	29
Resort Access	8	Resort and Villa Residences	30
Belize Lifestyle Highlights	9	SUSTAINABILITY	31
Belize Tourism Statistics	10	Balam Sol Verde Floating Solar Park	32
THE MASTER PLAN	11	Carbon Neutral and (Almost) Zero Waste	33
The Vision for Master Plan	12	INVESTMENT OPPORTUNITY	34
Master Plan	13	Investment Overview	35
The Balam Reserve Lifestyle	15	Accomplishments	36
BANYAN TREE	16	WORLD-CLASS PARTNERS	37
Project Summary	18	The Developer	38
Concept Resort Plan	19	The Team	39
Hotel Main Lodge	20	DISCLAIMER	40
Villa Sales	21		
Two Bedroom Ocean Front Villa	22		



ECO MEETS OPULENCE

REGENERATING THE RESORT EXPERIENCE



Regenerative resorts are redefining luxury by shifting away from traditional, high-impact tourism models toward sustainability, authenticity, and environmental stewardship. In response to climate concerns and overdevelopment, these resorts are being designed to coexist with nature rather than dominate it. Though expansive, they prioritize low-impact operations, ecological restoration, and community integration. Rather than sprawling over landscapes with disregard, regenerative resorts aim to preserve and improve the environments they occupy while offering guests meaningful, eco-conscious experiences rooted in intimacy and purpose.





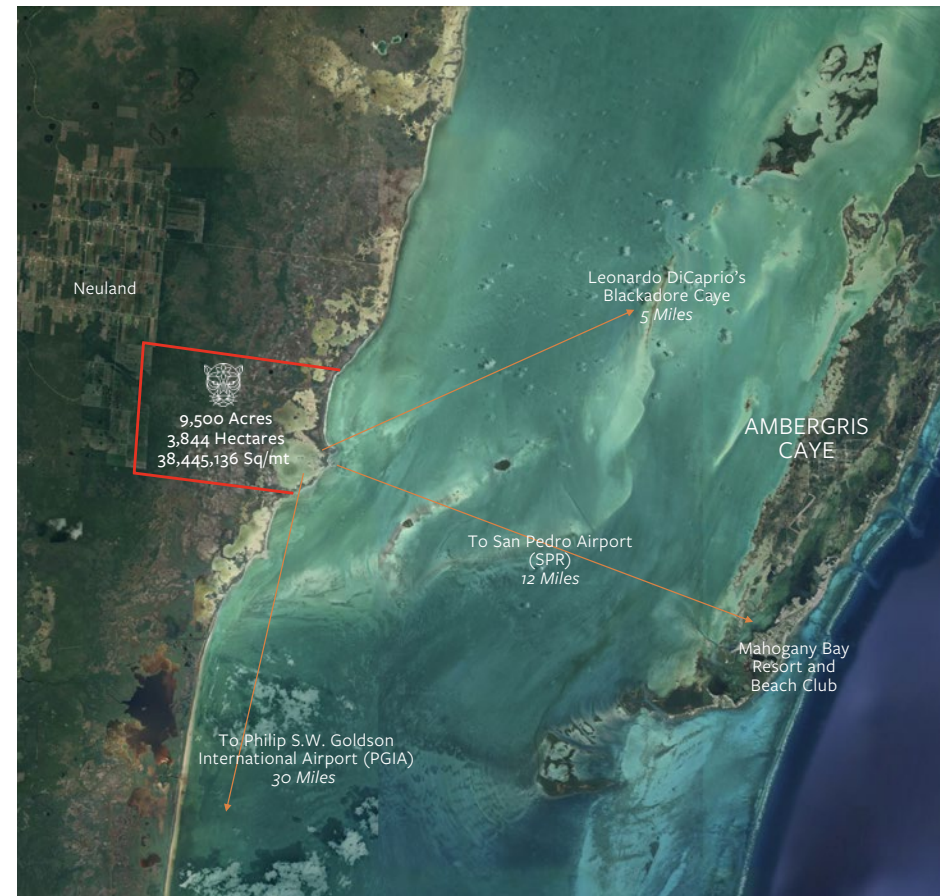
INVESTING IN BELIZE AND BEYOND



Balam Reserve, a new project in Belize, exemplifies the future of regenerative resorts, where luxury and sustainability are seamlessly integrated within a thoughtfully designed master plan. Anchored by globally recognized brands such as Banyan Tree, Ritz-Carlton, and Fairmont, the development redefines high-end tourism by prioritizing ecological restoration, cultural authenticity, and community engagement.

Rather than imposing on the natural environment, the project is designed to regenerate it—restoring mangroves, protecting marine ecosystems, and embracing green infrastructure. This holistic approach positions Balam Reserve, and Belize, as a leader in eco-luxury travel, where world-class hospitality coexists with a deep commitment to environmental and social responsibility.

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.





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 three world-leading hotel companies—Banyan Tree Hotels & Resorts, Ritz-Carlton Hotels and Resorts, and Fairmont Hotels and Resorts.



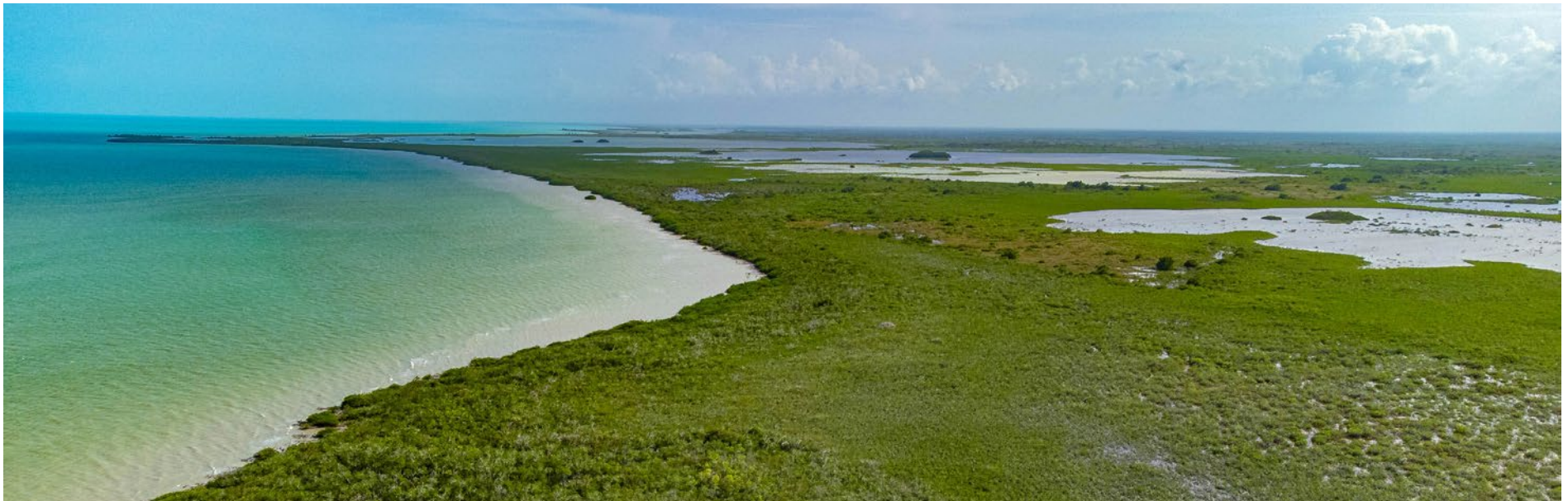
Will be designed by Gensler with a strong track record of successful high-end luxury hospitality projects.



Will be built by Edificar, a Costa Rican construction company that builds luxury hotels throughout the Caribbean region.



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.





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.

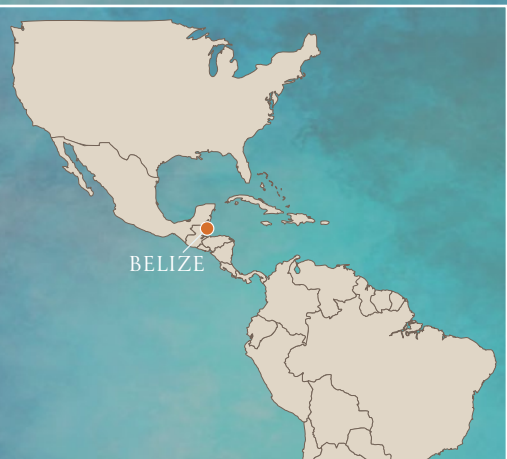


Renowned as a tourist destination, Belize attracts visitors from around the world with numerous airlines providing air travel services to Belize including, among others:

- ~ American Airlines
- ~ Delta Airlines
- ~ Maya Island Airways
- ~ South West Airlines
- ~ Copa Airlines
- ~ Tropic Airways
- ~ Avianca

APPROXIMATE TRAVEL TIMES

- ~ Cancun: 45 mins.
- ~ Miami: 1.5 hrs.
- ~ Panama City: 2.5 hrs.
- ~ Houston: 3 hrs.
- ~ Dallas: 3 hrs.
- ~ Atlanta: 3 hrs.
- ~ Charlotte: 3 hrs.
- ~ Denver: 4 hrs.
- ~ Chicago: 4.5 hrs.
- ~ Minneapolis: 4.5 hrs.
- ~ Toronto: 4.5 hrs.
- ~ New York: 5 hrs.
- ~ Los Angeles: 6 hrs.
- ~ Seattle: 6 hrs.
- ~ Calgary: 6 hrs.
- ~ London: 9 hrs.





RESORT ACCESS



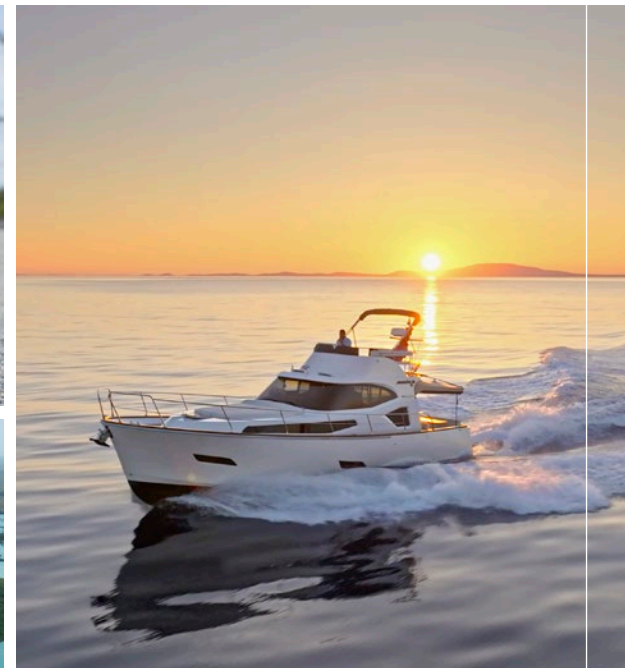
The proposed resort will have multiple access options, including air, boat, and road.

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.

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.

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.

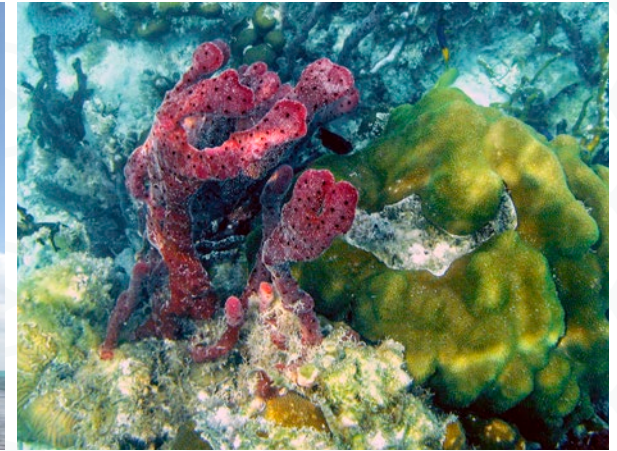
Belize's Barrier Reef is the second largest barrier reef in the world, stretching from Mexico to the Sapodilla Cayes and offering divers a continuous wall of coral.

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.

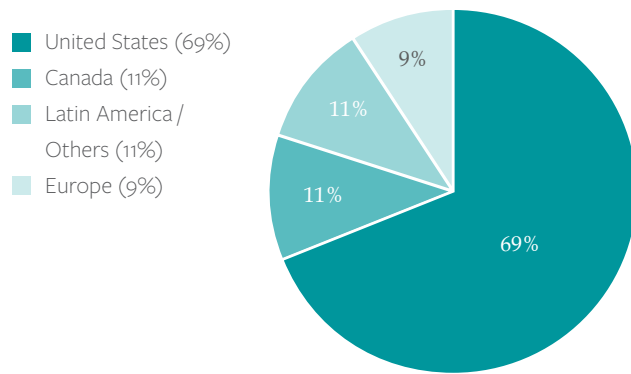




BELIZE TOURISM STATISTICS



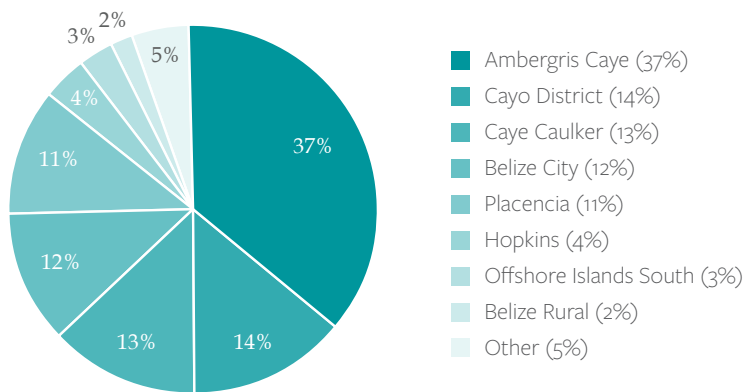
Tourist Arrivals Into Belize by Main Market



Lack of Hospitality Infrastructure

- ✧ Four Seasons is building 100 residences and 60 hotel rooms in Caye Chapel together with a golf course.^[2]
- ✧ Leonardo DiCaprio plans to build an eco-resort north of the Project at Blackadore Caye.^[3]
- ✧ In 2021, Marriott opened a 155-unit residential resort.^[4]

Estimated Visits by Region Jan 2024 - Oct 2024^[1]



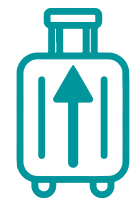
44.3%

Percentage increase in overnight visitor arrivals in October 2023 vs. October 2024.



74.6%

Percentage of overnight visitor arrivals through the international airport in October 2024.



92.4%

Travel recovering at a rapid pace — currently at 92.4% of pre COVID levels.

SOURCE: [1] Belize Tourism Board; [2] Four Seasons; [3] Robb Report; [4] Caribbean Journal



THE BALAM RESERVE
MASTER PLAN





THE BALAM RESERVE VISION FOR MASTER PLAN



The comprehensive master plan includes the planned construction of:

- ~ 3,500 Residences
- ~ Three Luxury Hotels
- ~ Balam Sol Verde Solar Park
- ~ Marina
- ~ 18-Hole Golf Course
- ~ School
- ~ Hospital
- ~ Airport
- ~ Art Park
- ~ Organic Farming and Agricultural Center
- ~ Net Zero Research Institute by the Conrad Foundation

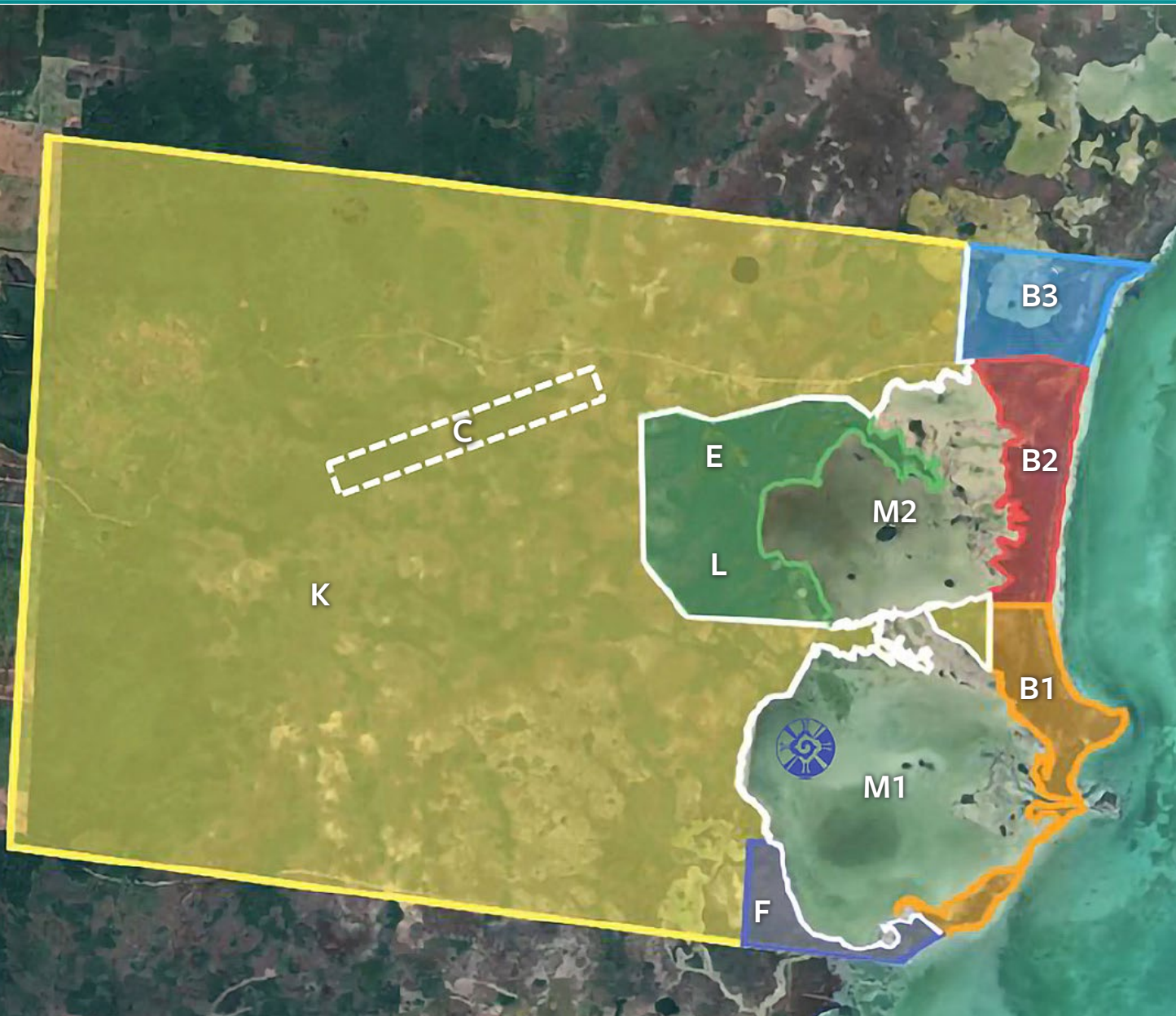
The project will be developed on 2,500 acres, which will include the three hotel sites, lagoons, and golf course; 7,000 acres will be designated as nature reserve.

The project's initial phase comprises three resorts, including Banyan Tree, Ritz-Carlton, and Fairmont. Each resort will be located on 300-acre parcels—representing a small portion of the overall 9,500 acres. All facilities will be developed with a strong focus on luxury, comfort, and sustainability, creating a truly unique environment for residents and leisure visitors alike.





MASTER PLAN



BALANCED DEVELOPMENT WITHIN THE BALAM NATURE RESERVE

Only 2,500 acres along the Caribbean coast are allocated for low-density resort and residential development.

The remaining 7,000 acres are designated as protected natural reserve under the Verena Foundation.

- B1** Banyan Tree - 80 Key Hotel & 40 Villas - 200 Acres
- B2** Ritz-Carlton - 150 Key Hotel & 40 Villas - 200 Acres
- B3** Fairmont - 80 Key Hotel & 40 Villas - 200 Acres
- C** Airport
- E&L** 18-Hole Golf Course Golf Village - 445 Acres
- M1** Lagoon with Solar Park
- M2** Lagoon
- Total Waterbodies - 1,455 Acres
- TOTAL - 2,500 Acres**
- F** Art Eco Village - 95 Acres
- K** Balam Nature Reserve - 6,905 Acres
- TOTAL - 7,000 Acres**



BANYAN TREE

80-key hotel & 40 villas

THE RITZ-CARLTON

150-key hotel & 40 villas

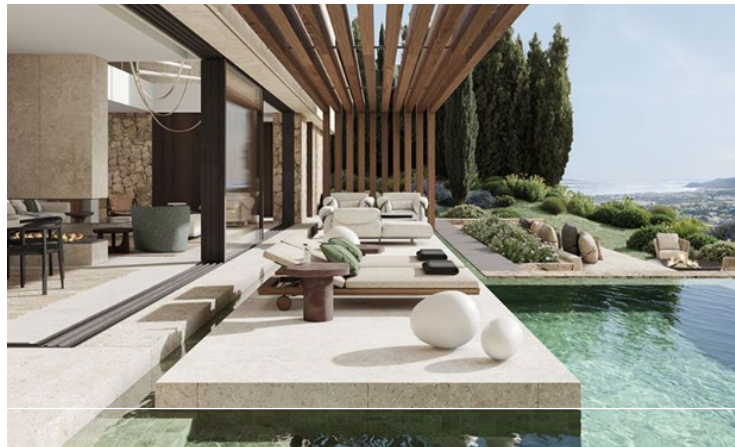
Fairmont

80-key hotel & 40 villas





THE BALAM RESERVE LIFESTYLE



An aerial photograph of a tropical resort at sunset. The scene shows a large body of water with a golden sunset reflection, a sandy beach, and a dense cluster of resort buildings with brown roofs and palm trees. The text 'BANYAN TREE' is overlaid in the center.

BANYAN TREE





BANYAN TREE RESORTS



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





BANYAN TREE PROJECT SUMMARY



BANYAN TREE



- ~ 200 Acre Parcel
- ~ 80-Key Hotel
- ~ 40 Villas
- ~ Marina
- ~ Spa & Fitness Facility





CONCEPT RESORT PLAN - BANYAN TREE



- | | | |
|------------------------|-------------------------|-------------------------|
| 1 Main Lodge | 4 Wedding Chapel | 7 Marina |
| 2 Adult Pool and Beach | 5 Resort Beach and Club | 8 80-Key Hotel |
| 3 Spa and Fitness | 6 Specialty Restaurant | 9 40 Residential Villas |



BANYAN TREE HOTEL MAIN LODGE





BANYAN TREE VILLA SALES



The project comprises of 40 units that are intended to be sold to individual investors, which includes two-, three- and four-bedroom villas.

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 two to three 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.





BANYAN TREE TWO BEDROOM OCEAN FRONT VILLA





RITZ-CARLTON





RITZ-CARLTON



Delivering the Gold Standard in service in coveted destinations around the world, The Ritz-Carlton Hotel Company, LLC currently operates more than 110 hotels in 35 countries and territories. From iconic urban destinations to stretches of paradise in untouched corners of the earth, The Ritz-Carlton offers the opportunity for true discovery and transformative escapes that stay with guests long after they depart.





RITZ-CARLTON PROJECT SUMMARY



- ~ 200 Acre Parcel
- ~ 150-Key Hotel
- ~ 40 Villas
- ~ Pool & Fitness Facility
- ~ 18-Hole Golf Course
- ~ Restaurant





RITZ-CARLTON RESORT AND VILLA RESIDENCES



The Ritz-Carlton Resort and Villa Residences will redefine luxury through regenerative stewardship. Set along the Caribbean Sea and bordered by lush mangroves, the resort is seamlessly integrated into its environment—preserving native flora and protecting coastal habitats. Its architecture draws from Belizian traditions, using sustainable, locally sourced materials.

Here, luxury isn't just elegant design or fine dining—it's also the sense of purpose guests gain knowing their stay contributes to ecosystem restoration, cultural preservation, and community well-being. At this Ritz-Carlton, impact is as valued as indulgence.





FAIRMONT





FAIRMONT



Fairmont Hotels & Resorts is a globally recognized luxury hospitality brand known for landmark properties, grand architecture, and exceptional service. Founded in 1907 with the opening of the iconic The Fairmont San Francisco, the brand has built a portfolio of historic and contemporary hotels in major cities and resort destinations around the world. Now part of the Accor portfolio, Fairmont properties are celebrated for blending local culture with refined luxury, offering distinctive dining, wellness experiences, and immersive connections to their destinations. Signature hotels such as The Plaza Hotel and Fairmont Banff Springs exemplify the brand's reputation for iconic settings, heritage, and timeless elegance.

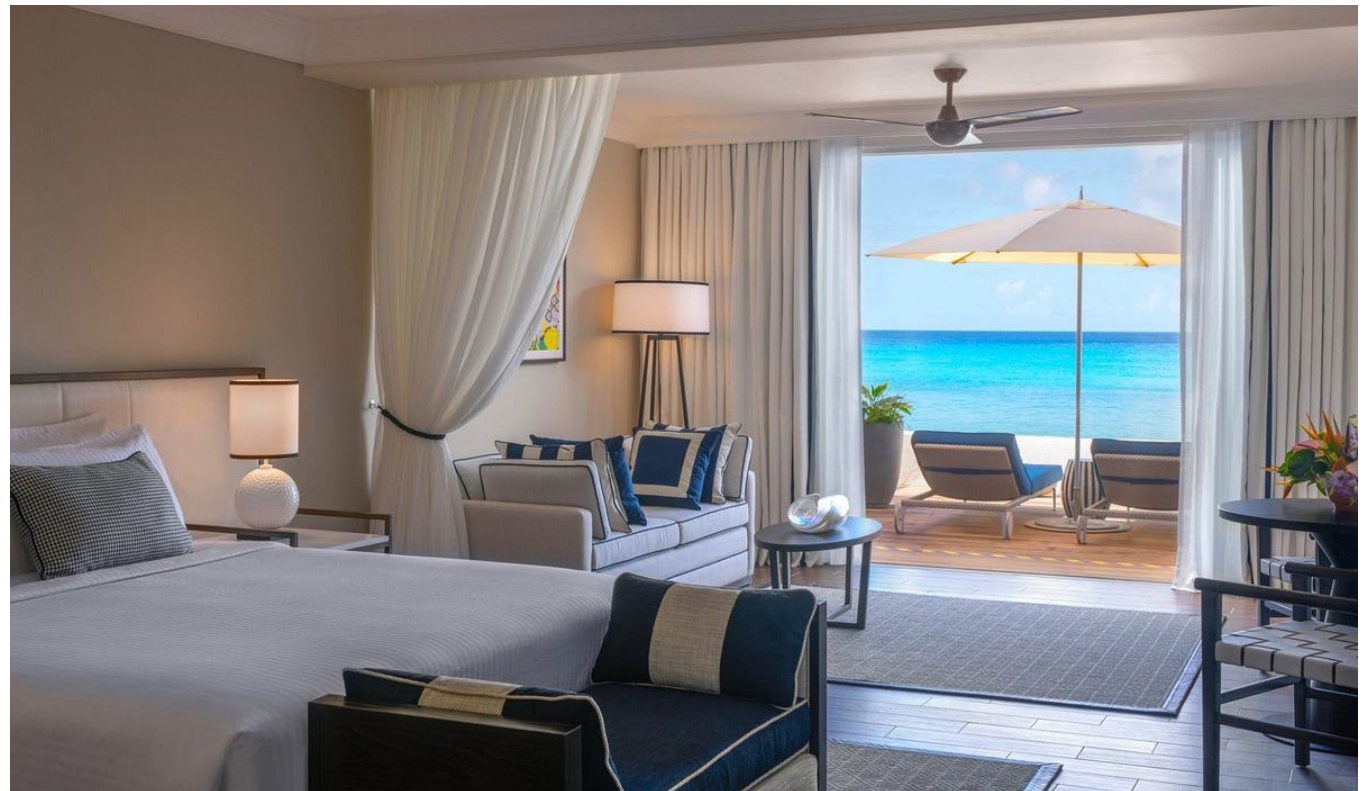




FIARMONT PROJECT SUMMARY



- ~ 200 Acre Parcel
- ~ 80-Key Hotel
- ~ 40 Villas
- ~ Marina
- ~ Spa & Fitness Facility





FAIRMONT RESORT AND VILLA RESIDENCES



Fairmont Resort & Residences will blend refined luxury with the extraordinary natural beauty of Belize. Set along this cherished Caribbean coast, the property will feature open-air architecture, locally inspired materials, and expansive views of turquoise water and tropical forest. Guests arrive to a relaxed yet sophisticated atmosphere, where spacious rooms, beachfront villas, and private terraces create a seamless connection between indoor comfort and the surrounding landscape.

Indulgence and discovery is the setting for time spent here. Days may begin with sunrise yoga by the sea, followed by snorkeling or diving excursions to the nearby Belize Barrier Reef—the second-largest reef system in the world. Evenings bring elevated dining featuring fresh seafood and Belizean flavors, sunset cocktails on the beach, and the attentive, personalized service that defines the Fairmont brand. The result is a resort that feels both adventurous and restorative, offering guests an immersive Belizean escape grounded in luxury and sense of place.



A close-up photograph of vibrant green leaves covered in numerous clear water droplets, serving as the background for the lower two-thirds of the page.

SUSTAINABILITY





BALAM SOL VERDE FLOATING SOLAR PARK & A.I. DATA PROCESSING CENTER



A floating 50 MW facility—Balam Sol Verde—will be the foundational energy and data infrastructure for the Balam Reserve.

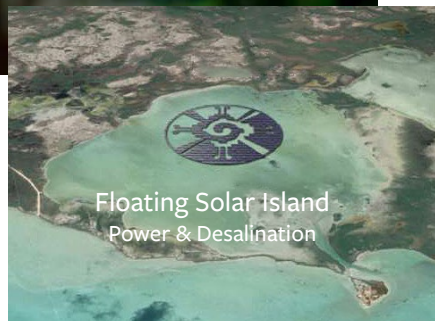
With premium revenue streams from AI computing and other energy-intensive data operations, while ensuring energy independence for the entire 9,500-acre luxury development, the project projects a high IRR exceeding 25%. Financing offers for this separate project have been received..

In partnership with Ocean Sun, this installation brings a unique floating PV system optimized for tropical water-based settings. Benefits include:

- ~ Enhanced energy output through natural water cooling
- ~ Reduced environmental footprint (no land clearing)
- ~ Submersible design for hurricane resilience
- ~ Proven deployments in offshore and reservoir environments
- ~ This solution is built on over 50 years of Norwegian aquaculture and maritime expertise, adapted to deliver clean, efficient, and secure energy to support Balam's visionary development.



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.



BALAM RESERVE

INVESTMENT OPPORTUNITY





INVESTMENT OVERVIEW



Development Partnership Opportunity

- ✧ Balam Reserve is seeking a strategic partner to co-invest in the development phase required to bring three luxury hotel sites—Banyan Tree, Ritz-Carlton Reserve, and Fairmont—to shovel-ready status.
- ✧ The preferred structure is a 50/50 joint venture, where the investor partners with the developer at the project level to unlock value through entitlements, design, and infrastructure completion.
- ✧ Alternatively, the developer remains open to structured capital participation, including minority equity or convertible instruments, depending on investor profile and strategic alignment.
- ✧ Upon achieving shovel-ready status, the project is expected to proceed with a second capital raise of approximately \$550 million USD to fund the construction of the three resorts.

Target Investor Return

- ✧ Target IRR: 20%+
- ✧ Participation in early-stage value creation
- ✧ Exposure to a large-scale luxury eco-tourism development in Belize

Use of Funds – \$50M Development Capital

✧ Architects + Engineering	\$24,100,000
✧ Infrastructure	\$6,000,000
✧ Branding	\$1,650,000
✧ Sales and Marketing	\$3,000,000
✧ Edificar and Bould	\$4,200,000
✧ Legal, PR and Admin	\$1,350,000
✧ Financing	\$1,500,000
✧ Debt Repayment	\$900,000
✧ Reserve	\$7,350,000

TOTAL USE OF FUNDS

\$50,050,000



ACCOMPLISHMENTS TO DATE



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 (Edificar)
- ✧ LOI from Banyan Tree
- ✧ Up-to-date letter from the Department of Environment
- ✧ Dunnigan Sprinkle Architects, preliminary conceptual plan finalized
- ✧ LOI from Ritz-Carlton
- ✧ LOI from Fairmont
- ✧ Obtained a no-objection letter from building authorities in Belize

Timeline:

- ✧ 18 months to reach shovel-ready stage
- ✧ Pre-sales for branded residences to begin once shovel-ready
- ✧ Approximately 2 additional years for construction

An aerial photograph of a tropical resort. The scene is dominated by numerous buildings with traditional thatched roofs, interspersed with a dense forest of palm trees. The resort is situated on a white sandy beach that meets a clear, turquoise ocean. The sky is filled with soft, white clouds. The overall atmosphere is serene and luxurious.

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

THE RITZ-CARLTON





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