



HABACOA

ENVIRONMENTAL SOCIAL GOVERNANCE 2025

PROJECT OVERVIEW

HABACOA MARINA AND RESORT

Habacoa is a secluded, low density, ultra-luxury hotel, residential and marina development. It was designed on sound economic footing, with great care and responsibility to the environment and pristine nature of the area in South Abaco, while providing significant improvements to the infrastructure and employment opportunities for the local community.



1

20,000 ACRES OF FOREST

Adjacent to Abaco National Park, the area is rich with lush greenery, hiking trails and blue holes.

2

VIBRANT MARINE LIFE

Multiple species of whales, dolphins and abundant bonefish inhabit the surrounding waters.

3

LOW DENSITY

As a low density development, Habacoa embraces the natural beauty of its surroundings.

4

CORAL PRESERVATION

Investments in coral reef restoration ensure the vitality of these critical ecosystems.

5

HURRICANE RESILIENCY

Natural elevations of up to 90 ft and strict adherence to code ensure Habacoa's resiliency.

6

INFRASTRUCTURE

The expansion of Sandy Point Airport and local roadways will enhance access to South Abaco.

ENVIRONMENTAL STEWARDSHIP

PRESERVING ABACO'S PRISTINE ECOSYSTEM

THE LOWEST DENSITY DEVELOPMENT OF ITS KIND

The development plan for Habacoa safeguards the native habitat while minimizing its impact on the natural surroundings, all in accordance with the Bahamas Environmental Planning and Protection Act of 2019. Across 500 sprawling acres, Developer plans to build only 329 keys, including hotel rooms and private residences. Baker's Bay in Great Guana Cay and Albany in New Providence are each more than twice as dense. The low density development plan protects open spaces and sites crucial to wildlife breeding and migratory patterns, while maintaining the original character of the land.



**Habacoa
Resort Community**

minimizing impact on
the natural surroundings



only **329** keys
across **500**
sprawling acres

HABITAT PRESERVATION

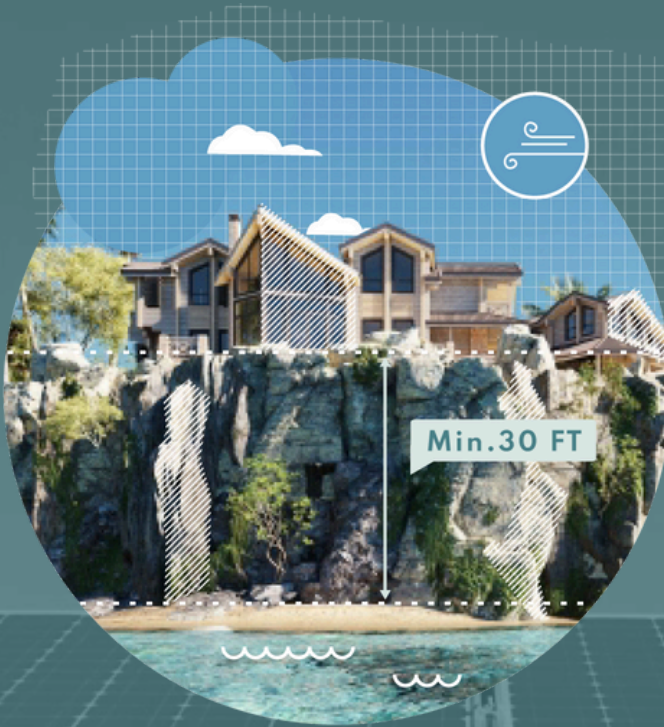
Developer has allotted a \$10,000,000 fund dedicated to environmental preservation and mitigation projects. Natural habitat preservation efforts will include an investment in coral reef rehabilitation and research centers, Bahamas National Park enhancements and reforestation, as well as restoration of the Alexandria Village ruins. Through low density development, Habacoa's design preserves native forest, allowing resident and migratory birds to continue to inhabit the property and surrounding ecosystems to flourish.

**\$10,000,000 ENVIRONMENTAL
PRESERVATION FUND INCLUDING
CORAL REEF PRESERVATION AND
REFORESTATION**



ENVIRONMENTAL STEWARDSHIP

CLIMATE ADAPTIVE DEVELOPMENT



RESILIENT SITE SELECTION

Cliffs as high as 90 feet provide awe-inspiring vistas while ensuring the Project will be protected from rising sea levels for the next 100 years and beyond. With the site's unique topography and advanced construction methods, Habacoa could withstand a direct hit from the worst hurricane on record with only minor damage expected. Homes at South West Point, on the leeward side of the island, will be built at least 30 feet above sea level ensuring strong protection against any storm surge. Utilities will be installed underground and all buildings will meet the strictest construction standards.



HURRICANE PROTECTION

Site plans were designed to avoid the impacts of hurricanes



NATURAL ELEVATIONS

Elevations up to 90 ft protect Habacoa from the risks of rising seas

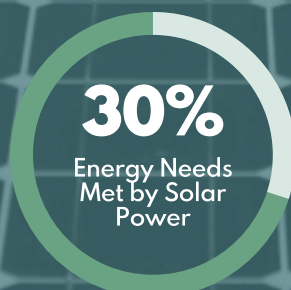


UNDERGROUND UTILITIES

Habacoa will benefit from strong and resilient infrastructure

CLEAN AND RENEWABLE ENERGY

The Project is committed to extensive use of solar power and will incorporate state of the art energy generation and technologies. With 340 days of sunshine annually, Bahamian weather conditions are optimal for the generation of solar energy. Developer has committed to using 30% solar power to meet Habacoa's energy needs. Environmentally conscious technologies are central to the development, which includes a dedicated \$10,000,000 fund to support a tech incubator aimed at driving innovation in marine conservation and sustainable solutions.



ENVIRONMENTAL STEWARDSHIP

MARINE LIFE & WATER CONSERVATION

MARINA DEVELOPMENT

As the first mega yacht marina in North America, the Project will seek Blue Flag Certification, which would establish the Marina as one of the most environmentally sustainable in the world.

The Marina is sited within an existing deep water pocket and will be excavated on land (as opposed to ocean dredging) to minimize disruption to the shoreline and marine resources.

Developer will transplant corals affected by the Marina construction to vetted locations where they can safely continue to thrive.



CONSERVATION OF FRESHWATER RESOURCES

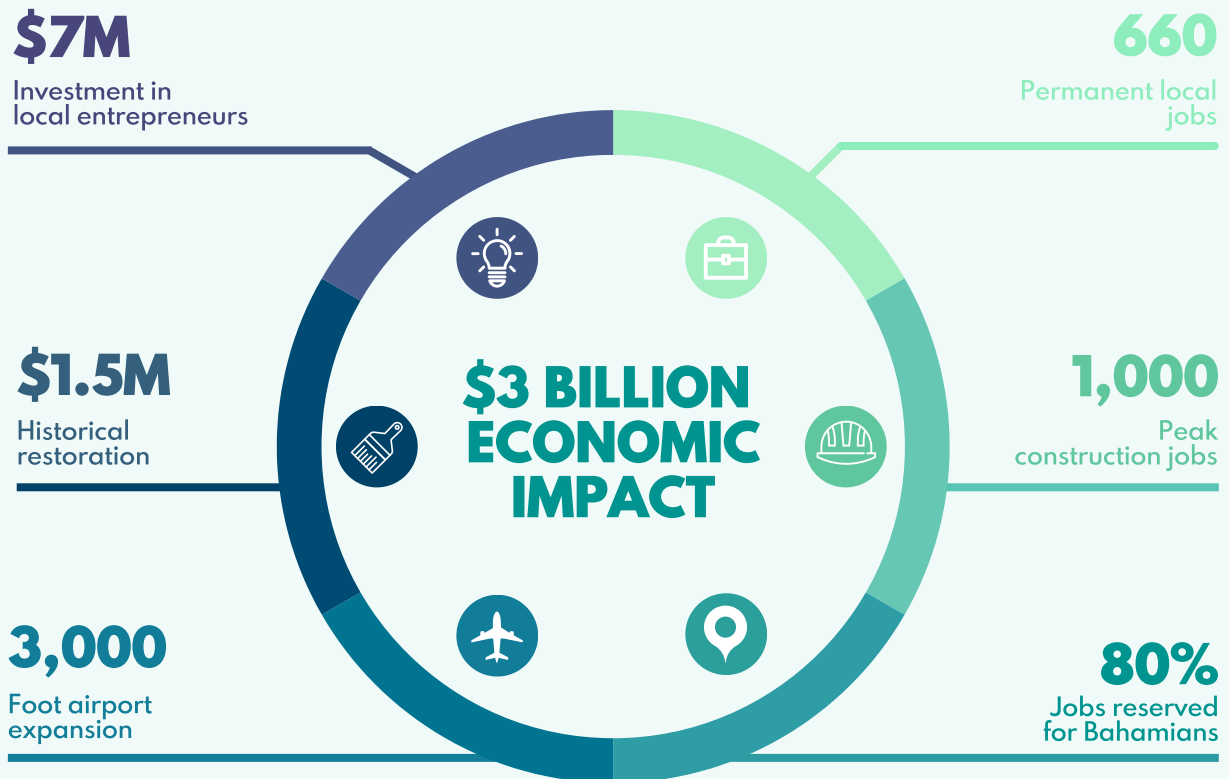
The Project design incorporates infrastructure to capture and store enough rainwater to supply the entirety of Habacoa's potable water needs. Wastewater will be recycled in a centralized plant and used for irrigation. The conservation of precious freshwater resources is of prime importance to Developer during development, construction and operations.

**HABACOA IS THE FIRST DEVELOPMENT IN THE
BAHAMAS TO USE RAINWATER HARVESTING AS
THE MAIN SOURCE OF POTABLE WATER FOR
RESIDENTS AND GUESTS**

SOCIAL IMPACT

ADVANCING REGIONAL & NATIONAL INTERESTS

Sound economic footing and local development have been foundational to the Project. Based on studies conducted by CBRE, Habacoa is projected to have a \$3 billion impact on the local economy in its first 10 years of operations alone. Investments in the community, historical preservation and infrastructure upgrades will bring unprecedented growth and exposure to the magic of Southern Abaco.



SIGNIFICANT JOB CREATION

Developer devoted substantial resources to local businesses, job creation and community investment. At peak construction, the Project will create 1,000 jobs. Once Habacoa is fully operational, it will create approximately 660 permanent, local jobs in marina operations, food and beverage services, hospitality management and retail. In addition, 80% of jobs will be allocated to Bahamians. National and local governments, as well as the people of South Abaco have expressed support for the Development and the positive impacts it will have on the region.

ART & ENTREPRENEURSHIP

Developer has pledged a \$7 million fund to support qualified entrepreneurs creating businesses at Habacoa. As part of this program, a portion of the Marina Village will be reserved for local business owners and leased out rent-free for the initial years of operation. A separate Artist Village will feature twenty homes offering free residencies to local artists to create and sell their works to visitors and residents. Regionally, Bahamian entertainers, fishing charters, tour guides and yacht companies will benefit from the boost in tourism and seasonal residencies.

SOCIAL IMPACT

COMMUNITY INVESTMENTS



INVESTING IN ENHANCED INFRASTRUCTURE

Developer will expand and renovate the Sandy Point Airport to make it a fully-operational Port of Entry, including constructing a 5,000 square foot terminal building and a runway extension. Developer will extend the Great Abaco Highway running through Abaco National Park to the southern portions of the island by creating approximately 15 miles of new road within the existing 30 foot right-of-way to avoid encroaching on the surrounding forest.



PRESERVING ABACO'S CULTURAL HERITAGE

The Hole In the Wall Lighthouse, dating back to 1836, provides some of the most breathtaking views in all of Abaco. In order to preserve this national treasure, Developer has pledged \$1.5 million to restore the lighthouse to historical accuracy and to develop a museum in collaboration with the Bahamas Antiquities, Museums and Monuments Corporation.

UNLOCKING THE MAGIC OF SOUTH ABACO

Developer will partner with the Bahamas National Trust to elevate the Abaco National Forest through the creation of new hiking and nature trails, pathways to blue-hole sites, enhanced signage, and a new welcome center.



RESPONSIBLE GOVERNANCE

BUILT ON SOLID FOOTING

HIGHEST ETHICAL STANDARDS

The Habacoa team aspires to set the highest standard of excellence for luxury hotel and resort community developers globally. Stakeholder engagement throughout the development process has focused on maximizing the financial, environmental and community benefits to South Abaco and beyond.

Developer is committed to strict adherence to all applicable laws, rules and regulations and to maintaining the highest level of ethical conduct through development, construction and operations of the Project. Developer will not do business with any entity or person who is on any of the prohibited persons lists of the US, the UK or the European Union, directly or indirectly. As part of this commitment, no condo units, homes or development sites will be sold to any person on such prohibited persons lists.

TRUSTED PARTNERSHIPS

The Habacoa team has formed key partnerships with government entities, first class professional service firms and trusted hospitality and yachting brands. Given its record of integrity and compliance with laws, the team has passed each of these partners' stringent diligence without issue or concern.

PROVEN LEADERSHIP

The Habacoa team, under the leadership of industry veteran Ra'anán Ben-Zur, takes great pride in its vision for the Project, specifically its dedication to sustainability and preservation. A trusted partner, Mr. Ben-Zur has successfully worked with the Harvard Endowment Fund, Barclays Capital, Nationwide Insurance Company, and other institutional investors to execute and deliver on large, complex renovation and construction projects.

Over the past four years, Mr. Ben-Zur has deftly navigated complex regulatory conditions in a constantly changing environment and lined up strategic partners to ensure the Project's success.

To lead the next phase of the project, Mr. Ben-Zur has built a strong executive team with backgrounds in real estate, engineering, private equity, and marketing, and experiences with companies including Procter & Gamble, and General Electric. Together, the Habacoa team is well positioned to execute on a best-in-class development in all respects.



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The information contained herein is not intended to provide, and should not be relied upon for, accounting, legal or tax advice or investment recommendations. Investors should make an independent investigation of the facts described herein, including consulting those advisors deemed necessary for a full understanding of the matters contained herein.

Investing in the Project involves a degree of risk. The extensive work and investigations carried out by Developer over the last four years have eliminated many of the risks and mitigated others. Risks include, but are not limited to, macroeconomic conditions, timeline delay, and price fluctuations.

Certain information contained herein may be “forward-looking” in nature. Due to various risks and uncertainties, actual events or results or the actual performance of the Project may differ materially from those reflected or contemplated in such forward-looking information. As such, undue reliance should not be placed on such information. Forward-looking statements may be identified by the use of terminology including, but not limited to, “may”, “will”, “should”, “expect”, “anticipate”, “target”, “project”, “estimate”, “intend”, “continue” or “believe” or the negatives thereof or other variations thereon or other comparable terminology.



HABACOA