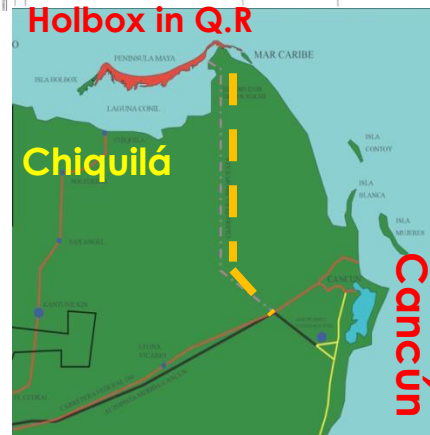


# Investing Opportunity

## 1. Isle In Q.R. Initial Investment \$700,000,000 USD

- Opportunity to participate in the mega - infrastructure and hotel development of the tourist destination of the Holbox Island, a private development because of its size, exclusivity and location. - proximity to Cancun - represents a unique opportunity.
- Parcels have been regularized and became Private Property, which are part of the Project and are registered in the Public Registry of Property.



**Unique opportunity:** Limited Holiday offer properties in the region; dimension of tourism development , location and state of natural preservation of the island. It is impossible to find in the vicinity of other property Mexican Caribbean with over 35 kilometers of beachfront in nature and capable of being developed.; 45 million m2 up to the island and 20 million m2 for construction.

- **Near Airport Cancun**
- **Certainty in land tenure**
- **Land use , low density**
- **Preservation of the beauty and abundance of natural areas**
- **Project with integrated vision**
- **Insularity Preservation Project**
- **Possibility of entering an early stage of the project**
- **Dynamic high-level tourism**
- **Beach Property Investment**
- **Acquisition of additional land**
- **Profitability and ROI of Tourism Development**

***Focused high socioeconomic segment. Eco Resorts, Villas, Residences, Boutique Hotels, Beach Club, Golf, Polo, Fishing, Spa, Marina and Port, Shops, etc.***

***Additional Business : Housing for employees in neighboring villages , transport, energy and fuels, crafts , tour guides , shopping malls neighbors, etc.***

**Hotel chains that are intended to operate in Mayan Peninsula:**

The Master Plan seeks to Maya Peninsula to become a worldwide example in a reference site of Mexico, the Yucatan Peninsula and Quintana Roo. We also intend that differs from Cancun and the Riviera Maya for the quality of hotel chains: SEASON FOUR, LUX, AMAN RESORT, Six Senses, Ritz Carlton, St Regis, W Hotels, ROSEWOOD, SHANGRI - LA, FAIRMONT, MANDARIN ORIENTAL, ONE & ONLY, Jumeirah, ROCCO FOTES HOTELS, LUXURY COLLECTION, CONSTANCE , BEACHCOMBER, Kempinski, Per Aquum, ETC.





- **OPERATION:** It is the intention of one of the Partners Group , associated with an investor to provide the necessary resources to strengthen ownership and develop tourism products in the same luxurious and exclusive oriented high socioeconomic segment. Investors may participate up to 50 % of the share capital of the company , so put to it to participate in this mega - tourism development , which will be the largest in the country .
- **USE OF RESOURCES OF THE INITIAL INVESTMENT:** Consolidation of ownership , construction of basic infrastructure , construction of a golf course , construction of the first luxury hotel and construction of 500 luxury villas of high value sales between \$ 2.0 and \$ 2.5 million each , with which much of the initial investment would recover in the medium term.

INVESTMENT OPPORTUNITY (Million USD)	Investment Initial		Possible increase of land value when built the first hotel , basic infrastructure and THE GOLF COURSE , Whereas only exploit 20 MILLION M2 OF WHICH HAS 45 MILLION M2 IN FULL.							
Usable land (Million. M2)	20		20	20	20	20	20	20	20	20
M2 Land Value ( Usd / m2)	70.00		250.00	300.00	400.00	500.00	700.00	800.00	900.00	1,000.00
TOTAL VALUE LAND	1,400.0	100%	5,000.0	6,000.0	8,000.0	10,000.0	14,000.0	16,000.0	18,000.0	20,000.0
Contribution Contribution Value	700.0	50%	2,500.0	3,000.0	4,000.0	5,000.0	7,000.0	8,000.0	9,000.0	10,000.0
Investor Owner	700.0	50%	2,500.0	3,000.0	4,000.0	5,000.0	7,000.0	8,000.0	9,000.0	10,000.0
Increased Land Value *			357%	429%	571%	714%	1000%	1143%	1286%	1429%

Additionally, the company intends to build 500 luxury villas priced between \$ 2.0 and \$ 2.5 million each one.

GREAT recover part of the investment , regardless of the equity in the grounds.