CostaRicaHaven Property

EXECUTIVE SUMMARY - LUXURY / INSTITUTIONAL EDITION

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Introduction / Executive Note

Located along Costa Rica's pristine Caribbean coast, CostaRicaHaven represents a unique convergence of exclusivity, sustainability, and high impact investment. It offers a rare opportunity to develop a premium ecotourism destination while simultaneously generating measurable environmental and social value. Designed for discerning investors, the project combines a strategic location with a robust ESG framework, positioning CostaRicaHaven as a distinctive asset within Costa Rica's sustainable luxury market.

Cover + Positioning statement

CostaRicaHaven is a large-scale land asset (~73,66 acres / ~29,8 hectares) located in the Province of Limón, Matáma District (Westfalia), Costa Rica, strategically positioned within one of the Caribbean region's most distinctive combinations of biodiversity, infrastructure accessibility, and strategic hospitality relevance.

The property borders the Limoncito Wildlife Nature Reserve along extensive sections and features natural frontages of mature secondary tropical forest, freshwater systems (with the Limoncito River running along one boundary), and wetland areas, contributing to the continuity of high-biodiversity ecological corridors.

Its location approximately 1,150 feet from the Caribbean Sea, with direct access from National Route 36 (with a 2,230 feet road frontage), offers a rare combination of infrastructure accessibility and protected natural surroundings, supporting multiple development trajectories linked to hospitality, wellness and nature connected destination positioning.

Costa Rica itself hosts approximately 6% of the world's biodiversity despite representing only 0.01% of the Earth's total land surface, with an estimated 500,000 species of flora and fauna, making the surrounding ecological context highly significant from a conservation perspective.

The asset benefits from its placement within a jurisdiction globally recognized for political stability, legal certainty and environmental leadership. Costa Rica consistently ranks among countries with the highest environmental protection indicators, with over 25% of its national territory under

protected status, a long-standing tradition of conservation policies and land-use planning, and a national objective to become one of the world's first carbon-neutral countries.

The asset is positioned around a low-density land-use logic compatible with hospitality, wellness, eco-luxury and strategic long-term landholding models. Ecological integrity, strategic location and alignment with robust regulatory frameworks collectively support a resilient and adaptable land platform capable of supporting both experiential and institutional value creation.

CostaRicaHaven is positioned as a structurally scarce Caribbean landholding with long-term strategic relevance, reflecting a governance and ESG framework compatible with international hospitality, wellness and institutional capital standards.

EXECUTIVE OVERVIEW - Investment - Grade & Legacy Positioning

CostaRicaHaven is a privately owned land asset conceived under a long-term vision focused on capital preservation, environmental integrity, and a governance model compatible with institutional standards.

The asset is located within a jurisdiction globally recognized for political stability, environmental leadership, and the strength of the rule of law—factors that provide a structural risk-mitigation foundation for long-term land investments. Within this context, both territorial positioning and the regulatory framework function as systemic safeguards of value.

From an ESG perspective, the property is positioned as a “certification-ready” asset rather than a speculative initiative. Sustainability principles are embedded at the structural level of the asset and operate as capital defense drivers, not as ancillary or purely reputational elements.

The investment rationale combines territorial scarcity, Caribbean positioning, biodiversity adjacency and infrastructure accessibility, prioritizes:

- strategic optionality,
- resilient land positioning,
- hospitality relevance,
- long-term value adaptability.

This positioning allows compatibility with hospitality operators, wellness-oriented development platforms, strategic land investors, institutional counterparties and selective eco-luxury concepts, where value is measured through scarcity, territorial positioning, operational resilience and long-term destination relevance. The property is therefore positioned as a rare strategic land platform capable of supporting disciplined long-term development, hospitality integration and resilient land-based value creation.

ENVIRONMENTAL PILLAR - Asset Protection Lens

CostaRicaHaven’s environmental configuration functions as both a resilience layer and a strategic differentiation factor, whereby the ecological quality of the land functions as a long-term enhancer of territorial scarcity, experiential quality and destination appeal. The asset is characterized by extensive natural vegetation coverage, an intact tropical biodiversity context, and functional ecological continuity with adjacent protected and semi-protected areas. This territorial configuration strengthens the site’s overall environmental integrity and contributes to the creation of a natural barrier against incompatible land uses or intensive transformations. From a regulatory perspective, environmental stewardship operates as a regulatory moat:

- it reduces permitting risk associated with changes in land use,
- it limits exposure to future environmental regulatory tightening,
- it enhances long-term legal predictability and value defensibility.

Within a national context where environmental protection is an integral component of land-use planning, proactive alignment with conservation principles represents a competitive advantage in terms of land value protection. The land-use approach prioritizes controlled low-density integration with the surrounding ecosystem while preserving the long-term integrity and strategic attractiveness of the site. The environment is not treated as an operational constraint, but rather as a natural resilience infrastructure, capable of absorbing regulatory, reputational, and market related shocks. Under this perspective, environmental integrity is regarded as a form of structural asset insurance, contributing to long-term value stability and positioning CostaRicaHaven as compatible with conservative, institutional and legacy-oriented investment strategies.

SOCIAL PILLAR - Territorial Stability & Social License

The social dimension of CostaRicaHaven is addressed through a risk-mitigation lens, rather than an impact-driven narrative. The asset is located within a territorial context characterized by low demographic pressure, the absence of extractive or industrial dynamics, and a well-established national culture that balances environmental conservation with responsible land use. Site management deliberately avoids high-intensity or socially disruptive development models, thereby reducing the risk of territorial conflicts, displacement, or tensions with local communities. Alignment with existing socio-territorial dynamics supports continuity of land use and long-term operational stability.

The presence of existing infrastructure access and the absence of requirements for major urbanization works or primary service expansion further reduce indirect social impact and limit dependence on complex permitting processes or multi-layer negotiations with local stakeholders. In a country where the concept of social license to operate is implicitly embedded within environmental and land-use policies, the property’s low-impact positioning strengthens the asset’s reputational resilience and long-term acceptability. Social stability is treated as a structural value-protection factor rather than an ancillary variable. Overall, CostaRicaHaven’s social strategy supports: continuity of ownership and land use; mitigation of reputational and operational risk;

compatibility with long-term holding and intergenerational ownership. Social license is therefore considered a defensive factor, instrumental to capital preservation and the long-term governability of the asset.

GOVERNANCE PILLAR - Decision-Making Framework & Transparency

CostaRicaHaven operates within a clearly defined ownership structure and a centralized decision-making process, designed to ensure management continuity, decision making efficiency, and full asset transparency for institutional counterparties. The governance principles adopted are built around three core elements: clarity of ownership and control rights; traceability of strategic and operational decisions; readiness for a progressive strengthening of governance, should it be required by institutional investors or strategic partners. The model is intentionally lean and free of superfluous structures, in order to avoid opacity, decision making conflicts, or operational rigidity that could compromise longterm asset governability.

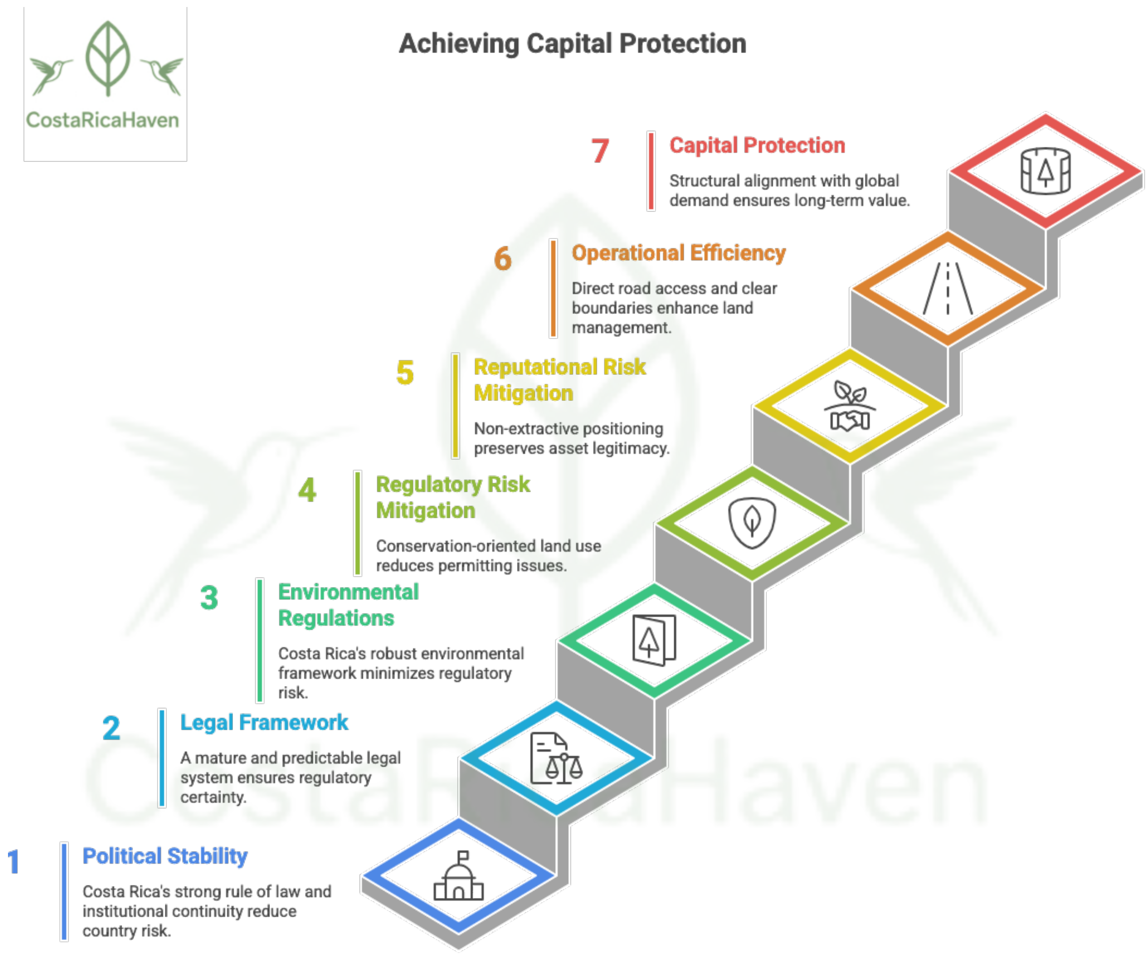
At the same time, CostaRicaHaven's governance framework is compatible with institutional reporting standards and ESG verification and audit processes, enabling potential integration into structured investment vehicles or partnerships with regulated entities, without the need for fundamental reconfiguration of the underlying structure.

Governance is therefore treated as an enabling factor, rather than a cost of complexity:

a decision-making architecture designed to reduce operational risk, facilitate due diligence, and ensure transparency, continuity, and longterm asset transferability.

RISK & COMPLIANCE FRAMEWORK - Capital Protection Logic

CostaRicaHaven is located within one of the most stable jurisdictions in Latin America from a political, legal, and environmental standpoint. Costa Rica is internationally recognized for the strength of its rule of law, institutional continuity, and a mature and predictable environmental regulatory framework —factors that structurally reduce country risk for long-term land investments. The asset's risk framework focuses on the primary risk categories relevant to institutional investors and conservative capital: regulatory risk, reputational risk, operational risk, and market risk. These risks are addressed not ex post, but through a compliance-by-design approach, in which regulatory and environmental compliance is embedded in the land-use vision from the earliest stages. From a regulatory perspective, the conservation-oriented approach, low intensity of land transformation, and proximity to protected environmental contexts reduce permitting risk and exposure to future land-use restrictions. This positioning strengthens the asset's defensibility under scenarios of regulatory tightening or increased institutional scrutiny regarding ecosystem protection. Reputational risk is mitigated through a non-extractive positioning aligned with the country's environmental and social culture. The absence of speculative pressure, invasive development models, or conflict with local communities contributes to preserving value continuity and long-term asset legitimacy. From an operational standpoint, direct access to the national road network and clear land boundaries reduce criticalities related to accessibility, land management, and territorial control—factors often material in high-biodiversity natural environments. Overall, CostaRicaHaven is positioned as a high-integrity Caribbean landholding aligned with evolving global demand for wellness-oriented destinations, resilient hospitality models and nature-connected strategic development. Capital protection logic is not ancillary, but structural to the very nature of the asset.



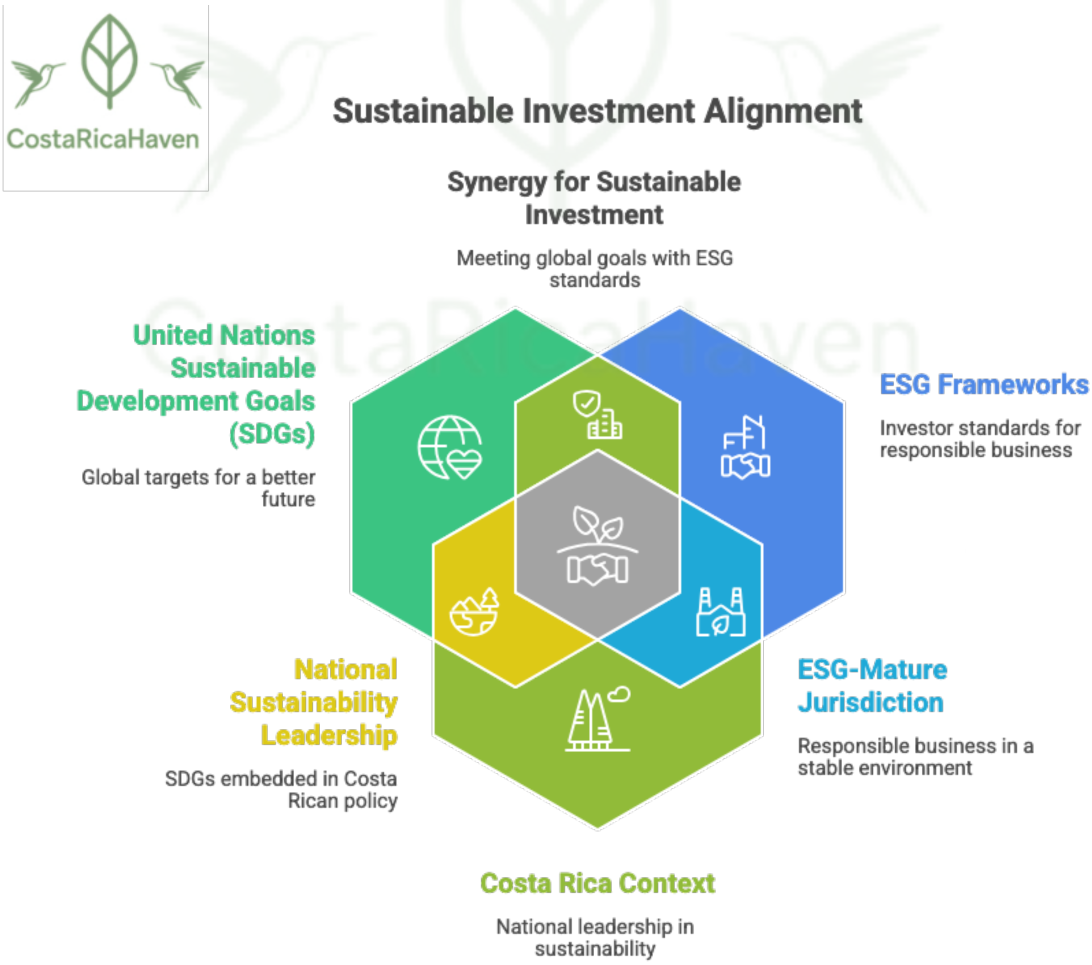
STRATEGIC ALIGNMENT SDGs , ESG Framework & Costa Rica Context

CostaRicaHaven's Strategic Alignment reflects a structural coherence between the asset, leading international ESG frameworks, and Costa Rica's institutional context, thereby reducing the risk of strategic misalignment over the medium to long term. The asset demonstrates a direct and measurable alignment with several United Nations Sustainable Development Goals (SDGs), in particular:

- SDG 12 – Responsible Consumption and Production, through a non-extractive, low intensity land-use model;
- SDG 13 – Climate Action, via soil conservation, continuous forest cover and contribution to territorial climate resilience;

- SDG 15 – Life on Land, through the protection of natural habitats, existing biodiversity , and ecological continuity with protected and semi-protected areas;
- SDG 16 – Peace, Justice and Strong Institutions, as a result of operating within a jurisdiction characterized by high standards of institutional stability, rule of law and environmental governance.

From an ESG framework perspective, CostaRicaHaven naturally falls within a high compatibility range with the criteria adopted by institutional funds, ESG oriented investors, and conservative-capital vehicles. This alignment does not stem from ex post corrective actions, but from the intrinsic nature of the asset, its territorial configuration, and the regulatory environment in which it is embedded. Costa Rica itself represents a key enabling factor in this strategic positioning. The country enjoys well-established international recognition as a leader in biodiversity protection, climate policy, and sustainable natural capital management. This context strengthens the asset's institutional credibility, reduces the risk of policy reversal, and enhances its attractiveness to qualified investors who prioritize ESG-mature jurisdictions. In summary, CostaRicaHaven's Strategic Alignment is not an ancillary marketing feature, but a structural component of capital protection, ensuring that the asset remains consistent with the future direction of global environmental, financial, and regulatory policies.



CLOSING + NEXT STEPS - Institutional Pathway

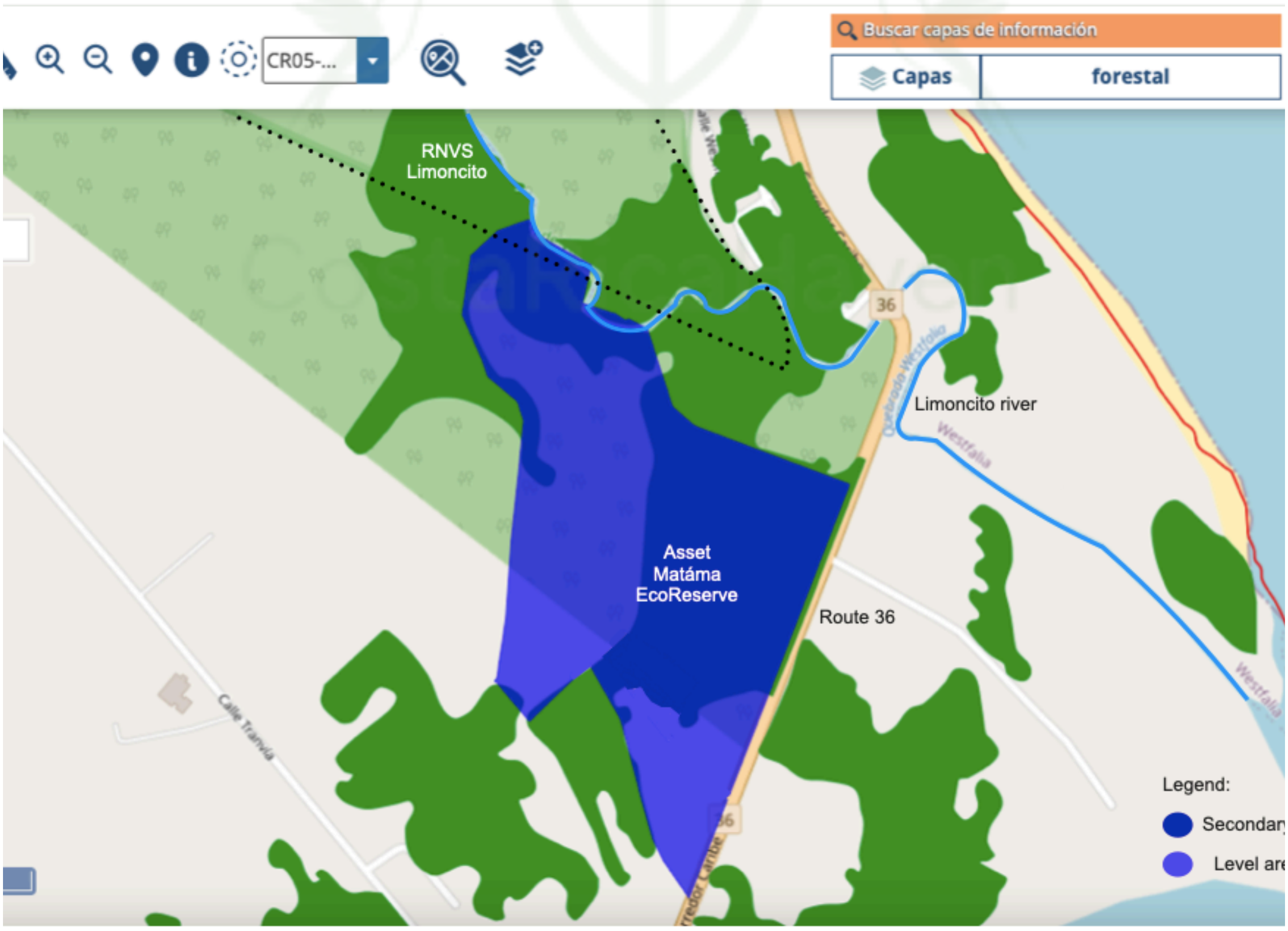
CostaRicaHaven represents a real land asset, aligned with ESG criteria and designed for long-term capital preservation, institutional compatibility, and a legacy-oriented ownership vision. The asset's configuration, combined with the relevant legal and environmental context and a disciplined land management approach, positions it as a resilient and governable land platform, prepared for structured engagement with qualified capital.

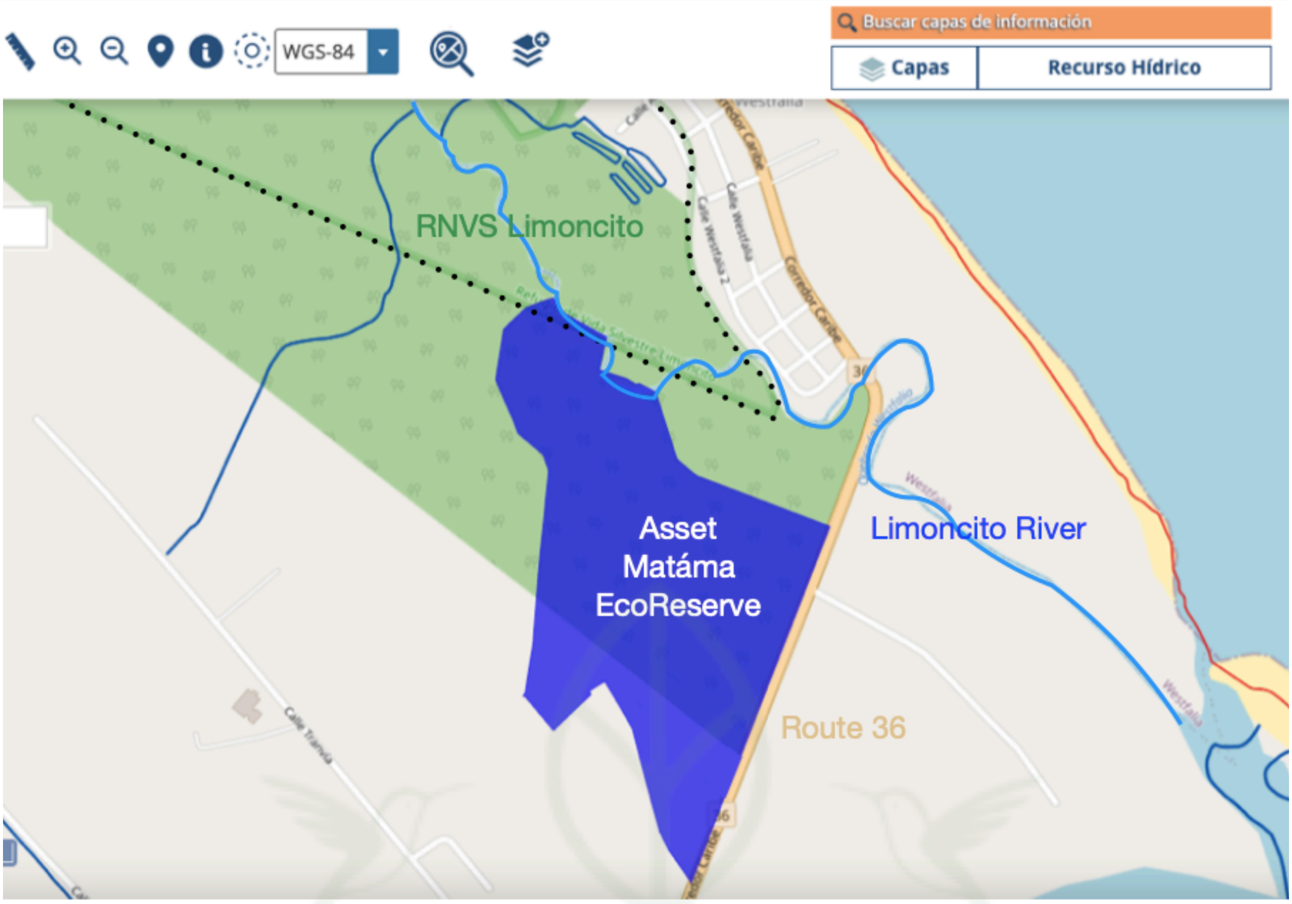
Next steps may include:

- confidential strategic framing discussions;
- selective access to information materials and due diligence documentation;
- evaluation of acquisition, holding, or strategic partnership structures compatible with the asset ' s long-term horizon.

For further information and to initiate an institutional dialogue, interested parties are invited to make direct contact:

info@ecolandcostarica.com




Buscar capas de información
WGS-84
Capas
Recurso Hídrico
RNVS Limoncito
Asset
Matáma
EcoReserve
Limoncito River
Route 36

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CostaRicaHaven Property – Matáma District, Province of Limón, Costa Rica

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