

Sustainable Project Developers

Shaping a greener tomorrow, one landmark development at a time.



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Executive Summary



Mission

To design and develop sustainable, DGNB/LEED Certified mixed use properties that provide modern and convenient living spaces for individuals who value comfort, community and sustainability.

Vision

To be the premier developer of sustainable, mixed-use, green properties globally, creating thriving and resilient communities that enhance the lives of our residents and contribute to the betterment of the planet. We strive to set the standard for environmentally-conscious development and to be a leader in the real estate industry.

The Company

Earthland Global is a leading sustainable real estate development firm that specializes in creating environmentally conscious projects in the Caribbean and Latin American region. With a full-service approach, the company handles every aspect of the real estate development process, from feasibility analysis and design to construction, quality control, and ongoing maintenance management, on behalf of our Development Partners. This unique, one-stop-shop approach allows the company to deliver exceptional quality and long-term value to its customers.

The Leadership

Danielle Corbin, a highly skilled Renewable Energy Engineer and expert in Sustainable Development in the Caribbean, co-founded Earthland Global after working within the industry for a decade. She has dedicated her time researching and understanding the needs of end-buyers in premium, developing markets. She currently holds the position of Managing Partner at the company.

The Overall Industry

The wellness real estate market is experiencing significant growth, with a market size of \$134 billion and projected to reach \$180 billion by 2022, according to the Global Wellness Institute. This growth is driven by the increasing demand for healthier living environments in both residential and commercial properties. The industry has grown 6.4% annually since 2015 and is expected to continue its pace of growth. This trend is a response to the introduction of the WELL Building Standard in 2014 and highlights the desire for healthier living spaces.

Development Partners

As a Development Partner with Earthland Global, you own one of our sustainable real estate developments: Homebridge - a mixed use multifamily property or Edenglade - a master planned community. Earthland Global takes care of every step of the real estate project, from start to finish. This includes everything from determining the full scope feasibility of the project in one of our portfolio countries to overseeing construction, maintenance, and quality control. Earthland Global is your management team on the ground, working behind the scenes to handle all the details. This allows you, as the investor, to communicate with one company throughout the entirety of your project, focusing solely on getting the most from your investment.

Future Plans

Earthland Global is poised to solidify its position as a leader in sustainable development in the Caribbean and Latin America regions through the strategic expansion of its eco-friendly and community-focused projects: Edenglade and Homebridge, solidifying its commitment to promoting a sustainable future.



Our Business



Earthland Global is a sustainable development company that specializes in creating environmentally responsible projects. Our property development division focuses on creating sustainable mixed-use wellness-based lifestyle developments in the Caribbean and Latin America, with the goal of shaping a greener future through each sustainable landmark we develop.

Our unique, full-service approach to development, which includes control of every aspect from research and site acquisition to design, marketing, sales, construction, quality assurance, settlement, and property management, ensures exceptional quality projects that deliver lasting value for our customers. By managing every individual process involved, we ensure that our stakeholders receive the best possible returns and that the buildings and spaces remain in optimal condition well into the future.

Our goal is not an easy one to achieve, but we do not accept anything less than the very best. Our clients, key referral partners, and stakeholders are our highest priority, and everyone within the company is dedicated to maintaining the highest expectations for quality and ensuring that our commitment to delivering on everything we promise is upheld. Each wellness-based lifestyle development incorporates core elements such as green spaces, agri-urban agriculture, DGNB/LEED certification, access to electric transportation, sustainable building materials, health and wellness facilities, and internationally branded retail.

At Earthland Global, we provide a comprehensive package for our partners and ensure that they achieve the highest standard of residential, community-led living, along with the highest possible capital growth. We maintain management rights to all developments, allowing us to continue our relationship through long-term maintenance for the life of each development.

Our team works closely with the existing communities within every region we enter during the pre-development phase to optimise the sustainable design elements of each development. This ensures that they are kept informed of monthly developments, can voice their views on improvements to their community, and have a say in creating spaces where they are included. We accomplish this through frequent town hall meetings and behind-the-scenes video production streamed to millions worldwide, ensuring that our projects are not only economically viable but also socially and environmentally responsible.

Earthland Global's approach to sustainable property development aims to:

- + Abide by the criteria of the European and American Renewable Energy Regulatory Framework.
- + Minimise negative environmental impacts and enhance the local area.
- + Encompass farm to table food production into every development created.
- + Utilise various sustainability rating tools in the build and development of projects.



Core Design Elements

Our stakeholders benefit from investing in a company which places paramount importance on including sustainable development goals (SDG) and abiding by environmental, social and governance (ESG) ratings. Each of the following elements are mandatory goals of every Earthland Global development:

Environmental:

Climate Change

Renovate and develop old and new building stock to be net-zero or nearly net-zero energy. Reduce absolute operational greenhouse gas (GHG) emissions 10% by 2025 and reduce global GHG emissions from our building stock by 30% by 2030, measured per ton of product.



Water Resources

Achieve accessible and safe drinking water and sanitation for all including the increase of water use efficiency in each development by 2030. We also aim to support community led water protection with every development.



Land Use

The creation of agri-urban food production within each development, capable of feeding all residents and visitors of each of our communities



Social:

Farmer Livelihoods

Work alongside farmers living within the existing community to increase the economic, social, and climate resilience of our agri-urban food production communities. We do this through our retail service, partnering with existing, knowledgeable farmers and giving them increased opportunities to become vendors within our weekly farmers markets and organic supermarkets.



Core Design Elements



Global Impact Contributions

Building vibrant communities through partnerships, philanthropy, economic development, and employee volunteerism. Earthland Global will partner with Impact Caribbean, a non-profit organisation, as well as the UNDP, IDB and other NGOs to execute health & wellness and food production projects within each community developed.



Diversity, Equity, and Inclusion

To be a respected global leader in diversity, equity, and inclusion. We have successfully achieved gender parity within Earthland Global.



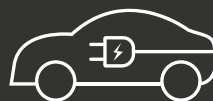
Planning Design



Walkable Streets



Waste Management



Electric Vehicle Infrastructure



Sustainable Retail



Water Conservation



On-Site Agri-Urban Agriculture



Medical, Health & Wellness Facilities



Bicycle Facilities



LEED Certification



Renewable Energy Powered Developments



Sector Specialisation



1.

Our focus on developing Greenfield Sites lies in the potential to create iconic wellness-based lifestyle developments that enhance the quality of life for both residents and visitors.

By seamlessly integrating ownership, short-term accommodation, and commercial leasing within one comprehensive model, we are able to offer our stakeholders a diversified portfolio with projected gross returns in excess of 80%.

Portfolio Countries are chosen based on a concise analysis of varying factors, such as: Government stability, economic stability, international tourism potential, land value, scarcity of high-quality housing, and potential for financial returns and available Citizenship by Investment Programmes.

2.

By 2040, approximately two-thirds of the global building stock will consist of structures that currently exist. Without proper upgrades, these buildings will continue to contribute to greenhouse gas emissions.

To address this issue, Earthland Global's Technical Building Energy Efficiency Team has been tasked with acquiring and renovating existing Greyfield Sites, transforming them into premium, 'net-zero energy' mixed-use buildings and developments.

This large-scale initiative is highly sought after by the governments of many Caribbean countries, as it not only reduces energy consumption but also provides a higher return on investment.



How We Work



Development Partner Activation:

As a Development Partner of Earthland Global, each investor/ company commits to a designated funding target and submits a one percent activation fee to Earthland Global. In return, Earthland Global's experienced team provides the following services:

- a. A comprehensive feasibility analysis of the selected real estate model (sustainable multifamily, mixed-use, or master-planned community) is conducted and compared against the 5 Latin American countries and 11 Caribbean countries within Earthland Global's portfolio. This analysis considers the legal, economic, political, market, environmental, technical/logistical, financial, and operational aspects of the chosen real estate model in each jurisdiction.
- b. Once the feasibility analysis is completed, the Development Partner will determine the most attractive country(ies) to pursue. Earthland Global then takes the necessary steps to finalize the negotiations, concessions, and permissions for the approved property with the current owners and government entities.

Land Acquisition:

The Earthland Global Management team then takes on the responsibility of acquiring the land and obtaining all necessary development permissions within the selected country, adhering to the pre-approved pledged budget. This ensures a seamless process and allows the Development Partner to focus on the investment aspect while Earthland Global handles the planning, management and logistics of the project.

Pre-Development:

The Earthland Global Sustainable Technical and Construction Management Team is responsible for carrying out the following key stages of pre-development:

- a. Site Preparation - Clearing the land, removing any existing structures, and installing necessary utilities.
- b. Sustainable Design and Planning - Developing architectural plans, engineering drawings, and specifications to achieve the highest possible certifications in sustainability, such as LEED or DGNB.
- c. Permitting - Obtaining all necessary zoning and environmental approvals, which will have been finalized upon Development Partner Activation. Any additional building approvals required will also be secured at this stage.
- d. Pre-Construction Planning - Planning the project schedule and construction logistics, including procuring materials (including all renewable energy systems) and coordinating subcontractors.

Marketing and Local Community Outreach:

The Earthland Global Sales & Marketing Team is committed to fostering a strong relationship with the local community and keeping residents informed of project developments. Additionally, they aim to generate international interest and raise awareness among potential buyers and investors in our target markets of the Caribbean, Europe, North America, and the Middle East through the use of:

- a. Digital marketing strategies
- b. Public relations campaigns
- c. Establishing sales and leasing centers in each target market, which will focus on securing pre-orders at this stage.



How We Work



Construction:

The Earthland Global Construction and Project Management Team is responsible for overseeing and implementing the sustainable construction, development, and management of the project. They play a critical role in ensuring the success and efficiency of each step of the process.

Leasing and Stabilization:

The Earthland Global Sales, Marketing and Business Development Team handles all pre-orders, leasing and sales of the completed units, reaching a stable occupancy rate.

Maintenance:

The Earthland Global Property Management Team is dedicated to ensuring the longevity and sustainability of the development. Our team is responsible for carrying out a range of maintenance tasks and activities to keep the building, systems, and components in good working order, prevent malfunctions and failures, and address any issues that arise. This includes preventative maintenance, regular repairs and upgrades, building inspections, equipment and systems management, landscaping, tenant services, and emergency response maintenance.

Maintenance after construction is a continuous process that requires ongoing attention and investment to preserve the long-term success and sustainability of the development. Our team's efforts to effectively maintain the building and its systems help extend the lifespan of the building, improve the quality of life for tenants, and maintain the overall value of the development.

Quality Control, Assessment and Training:

The Quality Control, Assessment and Training (QCAT) Team at Earthland Global plays a crucial role in maintaining the company's standards and policies across all projects. Operating in 16 countries across two continents, the QCAT Team ensures that all subcontractors involved in the projects are trained to international standards, not only in construction processes, but also in the new systems and materials being used to meet Earthland Global's sustainability requirements.

The goal of the QCAT Team is to ensure that all projects meet the highest quality standards, regardless of location.



Executive Management



Danielle Corbin, EDM, M.Eng (EE.RE)

Managing Partner and Lead Developer - Earthland Global

Ms. Corbin boasts a decade of unparalleled experience in sustainable development, having served as an executive for industry leaders in the Caribbean and United States, including attracting interest from renowned companies such as Tesla. Through her expertise, she has successfully developed and overseen an impressive portfolio of client projects with a total value of over \$5 billion. As a highly accomplished Renewable Energy and Energy Efficiency Engineer and an expert in her field, Ms. Corbin is a valuable and active partner in all Earthland Global initiatives.

Ms. Corbin has assembled a team of elite professionals in the fields of real estate development, construction, and logistics to collaborate with Earthland Global, providing a comprehensive and unparalleled level of expertise within a single organization.



Jarad Corsagí, MBA (Con. PrjMgmt. Eng)

Senior Partner: Finance, Compliance and Risk Management - Earthland Global

Mr. Corsagí is a highly accomplished professional, leading the finance and risk management of Earthland Global. As the financial steward of the company, he is responsible for ensuring compliance and governance across all of the organization's projects, providing strategic direction and oversight to mitigate risk and ensure the financial stability of the organization. With over a decade of experience in the property industry, Mr. Corsagí has played a crucial role in fostering and maintaining Earthland Global's key relationships with corporate finance, accounting, and legal counsel, thus playing a vital role in the growth and success of the organization.



Allan Evelyn

Head of Construction (Caribbean) - ICON Construction

Mr. Evelyn brings over three decades of exceptional experience as a leading figure in the construction industry in the Caribbean, having successfully managed one of the largest construction companies in Barbados. His expertise includes overseeing and building a significant portfolio of properties valued at over \$200 million, spanning both the private and public sectors. Throughout his career, Mr. Evelyn has established a reputation as one of the most highly respected and trusted construction magnates, known for his impeccable attention to detail, commitment to quality and the utilization of highly skilled labor force.



Collis Williams

Head of Logistics and Supply Chain - RDL Eagle Trade

Collis Williams is a seasoned logistics and supply chain professional with over two decades of experience in logistics and supply chain solutions and project management. He leads a team of experts who provide comprehensive logistics and supply chain solutions, having successfully executed a number of high-profile developments throughout the Caribbean, such as the Sandy Lane Hotel Redevelopment, the Grantley Adams International Airport Redevelopment and the Buccament Bay Resort. His clientele is diverse and includes high net worth individuals with investments in the Caribbean, as well as government institutions who rely on his expertise to ensure the successful completion of their projects.



Gillespie & Steel Associates

Lead Architects on Earthland Global Caribbean Real Estate Developments.



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Executive Management



Jörg Steinke, B.Eng

Head of Sustainability - Earthland Global

Jörg Steinke is a renewable energies and green-tech engineer from Munich, Germany with a background in electronics. Throughout his career, Mr. Steinke has gained extensive experience in the field of renewable energy, particularly in the areas of solar energy, bio-mass, hydrogen, and fuel cells. After advancing his studies in photovoltaics and solar thermal technology at King Mongkut University in Thailand, Mr. Steinke worked as a consulting engineer, designing and building solar energy systems for both domestic and industrial use. He has also been involved in projects aimed at cutting fuel consumption, cost, and emissions, such as an industrial solar hot water system that was once the 5th largest in the world and an e-bike battery exchange system powered by a solar rooftop in Bangkok. Jörg has also been instrumental in modernizing and replacing diesel generators and engines with industrial solar irrigation pumps in Egypt, and he authored a Best Practices publication for the German GIZ agency in Egypt to promote wider access to this technology.



Felicia Persaud

Head of Global Marketing - Earthland Global

With over two decades of expertise in media, entrepreneurship, management, public relations, and marketing, Felicia J. Persaud is a leading figure in the Caribbean Diaspora and investment consultancy. She owns Hard Beat Communications, a media company that operates News Americas News Network, a syndicated news network covering the Caribbean and Latin America with 20 news sites distributed through Google and Apple News, and into the Middle East. Additionally, Felicia is the owner of CaribPR Wire, a partner of the billion-dollar CISION corporation's PR Newswire. Her extensive knowledge of the Caribbean Diaspora has garnered the attention of major media outlets and governments, and her company has delivered numerous successful projects on behalf of Fortune 500 clients.



Non-Profit Partnership

Earthland Global is dedicated to promoting sustainable development and making a positive impact on the communities in which we operate. As part of this commitment, we have partnered with Impact Caribbean, a non-profit organization that aims to empower citizens in the Caribbean and Latin America through education and access to opportunities. Through this partnership, we pledge to donate a significant portion of our revenue, between 5-10%, towards impact-driven projects that support the economic empowerment and growth of these communities.

As a sustainable property development company, we understand the importance of responsible and inclusive development. By working closely with Impact Caribbean, we aim to ensure that our projects not only provide exceptional living spaces, but also contribute to the betterment of the communities in which they are located. Our partnership with Impact Caribbean is just one of the ways in which we are committed to making a meaningful and lasting impact on the world.



We believe that our approach to development, which includes control of every aspect from research, site acquisition, design, marketing and sales, to construction, settlement and property management, ensures exceptional quality projects that deliver lasting value for our customers and communities. We also work closely with the existing communities within every region we enter during the planning and design phase to optimize the sustainable design elements of each development.

We are proud to be working with Impact Caribbean and excited to see the positive impact that our partnership will have on the communities in the Caribbean and Latin America. We will continue to support the efforts of Impact Caribbean, and strive to make a positive and lasting impact on the world through our sustainable property development projects.

For more information, contact us:

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