

edenglade

by Earthland Global

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Introducing Edenglade by Earthland Global. The first location in a group of master-planned developments throughout the Caribbean.

Combining luxury, sustainability and wellness in prime locations throughout tourist-friendly destinations in the Caribbean and Latin America.

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 industry is growing rapidly globally, with the market size reaching \$134 billion according to a 2018 report by the Global Wellness Institute. The number of wellness-oriented properties, including residential, mixed-use and commercial, has grown 6.4% annually since 2015 and is projected to continue growing at the same pace until 2022, reaching \$180 billion, which is half the size of the global "green" building industry. This growth is driven by the increasing demand for healthier living environments in residential properties, following the trend that began in commercial buildings with the introduction of the WELL Building Standard in 2014.

The Project

Edenglade represents a new standard in urban luxury living, where sustainability and wellness are seamlessly integrated into the design of the community. At the core of the development is an emphasis on open spaces, parks, and outdoor living, creating a harmonious balance between city life and nature.

Our community amenities and master-planned design are the result of careful planning and consideration, aimed at fostering a sense of connection and community among residents and promoting a more sustainable way of life.

Barbados Market



Barbados is one of the most sophisticated destinations in the Caribbean, with daily flights to major cities such as New York, London and Toronto. The island boasts one of the largest restaurant scenes in the region, and according to Smith Travel Register, it has one of the highest average daily rates (Rev Par) of major destinations. In addition to its reputation as a pleasure destination, Barbados has also established itself as a preferred destination for business in the Caribbean. Unlike many other regional destinations, Barbados has a diverse mix of visitors from around the globe, rather than being heavily reliant on the US market.

Despite the impact of the COVID-19 pandemic, Barbados has seen a strong rebound in its tourism industry. By the first quarter of 2022, GDP growth had risen to 11.8% compared to the same period in 2021. Additionally, long-stay tourism arrivals have been on a record-breaking streak for four consecutive years, with visitor spend on the island up 7% in 2018 to \$1.12 billion. Occupancy over the last 12 months is at 68% and over 1.35 million passengers travel to and from Barbados annually.

Barbados has made significant improvements in the ease and speed of obtaining government permits for businesses, as well as reducing corporate tax rates. The January 2019 Planning and Development Act has replaced the outdated 54-year-old Town and Country Planning Act with a new system that presumes approval for development, with a decision made within 6 to 16 weeks, as opposed to the typical 100 weeks.

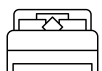
Additionally, if an initial application is not approved, planners will provide clear explanations and guidelines for how to obtain approval. The corporation tax rates have also been significantly lowered, with rates ranging from 1% for profits above \$30 million to 5.5% for profits below \$1 million, with allowances for capital expenditure, training, and research costs. Furthermore, investments that bring in foreign exchange or employment will be approved for exemption from all duties and excise taxes for goods imported for construction, with a speedy approval process in five days and expedited transfer out of the port of entry.



679,478 tourist



614,993 cruisers annually



6,573 rooms as of 2019



1.3 million passengers annually



USD \$1.1 billion visitor spend annually

Barbados' luxury tourism infrastructure has not been significantly updated in recent years. In order to maintain its current market and attract new customers, a new form of luxury tourism is necessary. Edenglade aims to fill this gap by offering a unique blend of luxury, medical tourism, and rehabilitation services in the Caribbean.



Edenglade represents a cutting-edge advancement in the luxury tourism market by seamlessly integrating medical tourism and wellness lifestyle into one sustainable development. The mixed-use development spans over 118 acres in St. Peter, Barbados with breathtaking views of the West Coast and is powered entirely by renewable energy sources.

The development will be built to the highest standards of sustainability and feature the finest building materials from around the world. Edenglade offers both long-term home ownership and short-term stays, catering to a wide range of needs, from medical procedures to rejuvenation in paradise. The development is equipped with a wide range of amenities, including international retail brands, spas, wellness centers, plastic surgery, and dental facilities by renowned international surgeons, organic grocers and farmers markets, fruit parks, exercise trails, electric vehicles for transportation, on-site food production, and an on-site international school for children under 13 years of age.

Edenglade is the ultimate destination for luxury wellness living in the Caribbean.

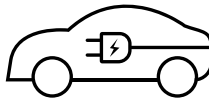
Planning Design



Walkable Streets



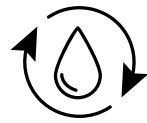
Waste
Management



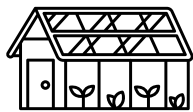
Electric Vehicle
Infrastructure



Sustainable Retail



Water Conservation



On-Site Agri-Urban
Agriculture



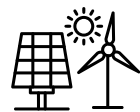
Medical, Health &
Wellness Facilities



Bicycle Facilities



LEED Certification



Renewable Energy
Powered
Development

With Planning Approvals already obtained for all eleven parcels of land, Edenglade is a turnkey project ready to commence development within the first quarter of 2023. The site has already been negotiated with its current owners, giving our investors an investment - ready steal of over 600 residential lots, ranging in size from 5000 sq. ft. to 16,500 sq. ft, providing ample space for a luxurious and unique living experience.

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Project Snapshot



Earthland
Global

Development: Edenglade by Earthland Global

Country Options: Barbados, St. Lucia, Belize, Dominican Republic

Project Investment: USD \$200 million

Description: Sustainable Master-Planned Community

Primary Power Source: Renewable Sources of Energy

Development Structure:

- 30 acre retail square
- 101 commercial lots
- 3 acre Organic MegaMarket
- 303 residential condominiums within retail square at 5,374 sq.ft to 10,748 sq.ft
- 418 stand alone residential lots ranging between 5,000 sq.ft to 16,500 sq.ft
- 5 acre luxury medical center (covered)
- 17 acre agriculture lot

Revenue Model:

- Luxury Property Sales.
- Commercial retail will be leased to brand partners.
- Medical Center will be leased to international practices.

Development Branding: Options: LHW, Aston Martin Residences, Bvlgari Residences. This will improve property value by 30%.

Access to Government Concessions: Yes. 40% reduction in build costs and tax concessions (Barbados)

Developer Expense: 30% of the value of the project

Build Cost of each Development: 20% of the value of the project. Makes up 70% of total project cost.

Avg. Internal Rate of Return on each Development: 38%

Avg. ROI on each Development: 85% over project life

Avg. Project Duration 5 years



Value Added Tax on Building Materials:	Exempted
Tax Holidays:	15 - 99 years
Duties:	Exempted
Required building material and equipment, consumables, expendables and durables	Exempted
Corporate Income Tax Exemption:	10 - 20 years
Customs duties on building materials, construction equipment and some promotional materials.	Exempted
Capital Gains Taxes:	Exempted
Exemption of import duties on food and beverages for resorts with more than 100 units.	Exempted
Depreciation on depreciable equipment and other assets.	Accelerated
Profits and Dividends:	Repatriated
Double Taxation:	Relieved (where applicable)
Foreign Tax Credit:	Credited
50% tax concessions of the cost of building developments or installing systems to produce electricity from sources other than fossil fuels:	Relieved
Withholding Tax on dividends earned from shareholders:	Exempted
Payment of tax on interest earned by financial institutions for financing the development and installation of renewable energy systems and energy efficient products:	10 years
Capital expenditures against revenues:	10 - 15 years (written off)
Property & Land Tax	Reduced or Exempted

For more information, contact us:

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