F2R

INVESTOR PRESENTATION

Factory-built luxury stays with a shared purpose

Premium guest design.
Repeatable construction.
A profit-funded social mission.





THE VISION

Restorative hospitality, designed as a complete system

Scalable across the globe

Restorative stays with the comfort of a private pod and the connection of shared village life.

Integrated solar, rainwater and water-reuse systems designed to reduce dependence on site infrastructure.

A commercial model that can sustain the mission over time.



Product. Operations. Purpose.

Product

Develop a repeatable, factory-built pod with serviceable utility systems.

Operations

Operate retreat villages with consistent guest experiences and local participation.

Purpose

Use a portion of profits to fund the social program, with company and village investment serving different roles.

Build opportunity beyond the guest stay

Planned social allocation

20%

of profits

From year four, following investor payback.

A hojskole-inspired fellowship for foster youth and young people at risk of homelessness.

Initial program budget: USD 1 million.

Local jobs, training, and opportunities for vendors and artists.



Fellowship inspiration

One pod. Room, terrace and private pool.

Factory-built, flat-packed construction with serviceable systems.

King suite, spa bathroom and living/kitchen opening to the terrace.

14 m x 4 m x 3.3 m

Porch depth: 3 m

Private pool:
8 m x 2 m x 0.9 m

Hurricane and typhoon resistance is built in.



POOL AND TERRACE



KING SUITE



SPA BATHROOM



LIVING AND KITCHEN

Private retreats around shared village life

First village concept:
Lion Tree, Siargao, Philippines.

A 30-acre village concept with 30-50 private pods, terraces and pools.

Grand Lion Tree Pavilion, temple, spa and local bazaar connected by landscaped paths.





Hurricane and typhoon protection is built into the pavilion design, with removable roofs and structure.



THE GUEST PROGRAM

Shared experiences give the village its heart

Art, shared meals, wellness and evening storytelling.

Planned daily inclusion:
a 45-minute massage for two guests.

High season

Regular stays

Shoulder season

F2R-led themed retreats

Low season

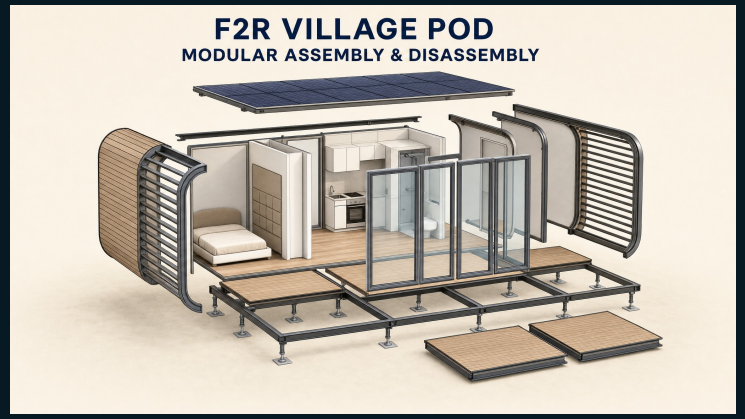
Aligned whole-village group stays

DELIVERY AND VALIDATION

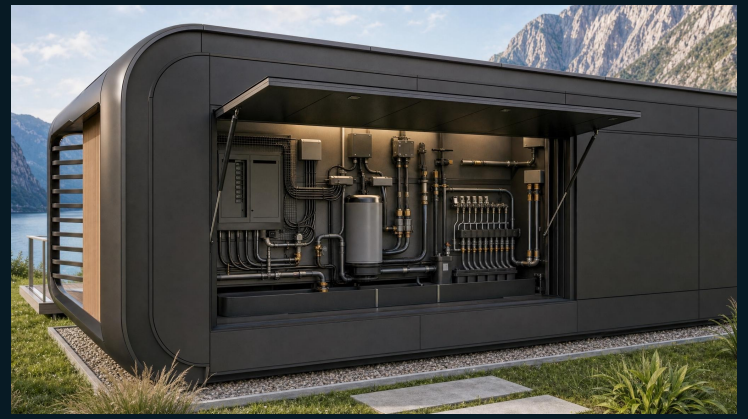
Prove the product. Build a repeatable platform.

Validate the pod, terrace, pool and utilities as one integrated prototype.

Cost factory production, freight, island delivery and assembly together; confirm site approvals.



Modular assembly



Rear service panel



Foundation, terrace and pool interface

TARGET MILESTONES

March 2027

Prototype

May 2027

Site decision

December 2027

Funding

April 2028

Soft opening

ECONOMICS

Two investment routes. One connected model.

F2R

The company, product, operating platform and social purpose.

20%

of village revenue

F2R operating model

Working nightly rate assumptions

USD 250 base / USD 350 high season

Village

Property and site-level operating economics.

USD 5-7 million

Capital target for 30-50 pods

F2R

Back the first village. Build the F2R platform.

PROPOSED F2R RAISE

USD 10 million

for 40% company equity

Subject to final terms

USE OF FUNDS

Pod development
The first village
The launch campaign

Discuss an F2R investment.



Renderings are illustrative.