



AGAPORIA

THE FOUNDATIONAL PRIVILEGE

Before the world arrives

The Founding Ledger closes 30 June 2027

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THE POSITION

WHAT A POSITION IS

Three things, built on a conversation, not a policy.

Your rate is fixed for five years from the summer of 2028. Nothing is due now and no commitment is made at this stage. When Pascal returns to you in the second half of 2027 the Priority Residency is confirmed and payment falls due then, with free cancellation running to 1 December 2027.

Your name enters the Founding Ledger, the register of the people who were here first. That entry does not expire. It carries benefits on every stay you ever take, and a private account of the build that nobody outside this circle receives.

And you join a few hundred people who wanted a world in which Nature has legal standing, and decided that seventy hectares in Tuscany was a reasonable place to begin.

No payment. No commitment. A conversation follows in the second half of 2027, and the door stays open until December of that year.

WHERE

THE ESTATE

Seventy hectares on a hill above Montefollonico, in the comune of Torrita di Siena, beside the Val d'Orcia and inside the Vino Nobile di Montepulciano appellation.

Two hours from Florence, two and a half from Rome, forty minutes from Siena, and fifteen from Pienza, where Renaissance town planning was first put into practice. Private transfer from either airport, and a morning stroll through the vineyards of Montepulciano if the day suits.

An olive grove a century old. Two hectares of permaculture beside the kitchens. A dining room above the valley, a pool bar, and an enoteca set into the hillside beside the cantina.

A spa built on the eight dimensions of the Dharana Protocol™. Horses. A research laboratory that has been measuring the ground since April 2026.

And sixteen hectares nobody touches, once the active rewilding has done its work.



SCALE

ONE HECTARE IN SEVENTY

The First Circle is bounded because one hectare of the seventy carries every building and its garden.

The remaining sixty-nine hectares are land: fifty-four farmed regeneratively, including the ground around the buildings, and sixteen held permanently out of production and left to arrange themselves.

Sixteen Sanctuaries open in 2028, rising to twenty-four when the ruined farmhouse is restored. Planetary and human restoration were the first constraint at the drawing board, and the footprint is what followed.

Sixteen of those hectares are held out of production permanently, untouched, so that everything we claim about the other fifty-four can be checked against ground nobody farmed. Without the wild half, the other half is only a story.

Which is why the number of Foundational Privilege positions cannot be increased. Both you and Nature need the room.



THE MANDATE

THE FOUR PERCENT

Four percent of what every position earns goes to restoration. Four percent of the room rate, not of the profit, and not of what happens to be left when the year closes.

The distinction decides everything. A donation is a residue, so a hard year produces a smaller gesture and a very hard year produces none. A cost comes first, which means a thin season falls on the estate and leaves the mandate untouched.

The consequence is that the commitment is hardest to honour in the years when honouring the commitment matters most. Nobody at Agaporia can vote to suspend the mandate, because no mechanism for doing so was written.

The four percent goes in three directions: back to Nature, out to the oceans, and forward to the children who will inherit both. A share never leaves this hillside, funding the Biological Engine™ and the people already restoring this part of Tuscany.

The industry norm for a hospitality sustainability fund is a fraction of one percent, taken from profit. This is four percent, taken from revenue, before profit exists.

And the sum for your position is printed on the next page, alongside every other. We publish the figure because a commitment nobody can check is not a commitment.

Fixed before the first stone, alongside the sixteen wild hectares and a hundred kilometres as the outer limit for anything the estate does not grow.

PUBLISHED IN FULL

WHAT EACH POSITION RETURNS

POSITION		STANDARD RATE	FOUNDATIONAL ENTRY	TO RESTORATION
Regenerative Renewal	three nights	EUR 1,656	EUR 1,076	EUR 43
Regenerative Retreat	five nights	EUR 2,760	EUR 1,656	EUR 66
Regenerative Immersion	seven nights	EUR 3,864	EUR 2,125	EUR 85
Grand Escape	three nights	EUR 3,456	EUR 2,246	EUR 90
Grand Journey	five nights	EUR 5,760	EUR 3,456	EUR 138
Grand Immersion	seven nights	EUR 8,046	EUR 4,435	EUR 177
The Legacy Anchor	Titan Pillar	EUR 32,184	EUR 16,092	EUR 644
The Founding Patron	Titan Pillar	EUR 69,000	EUR 34,500	EUR 1,380
The Reserve	Titan Pillar	EUR 144,000	EUR 72,000	EUR 2,880
The Absolute Standard	Titan Pillar	not applicable	EUR 125,000	EUR 5,000

Two-person occupancy, full package. The Absolute Standard carries naming rights and has no standard rate. The restoration figure is committed before you arrive, recorded after you leave, and returned as a Personal Impact Report.



WHAT EVERY POSITION GIVES

Breakfast from the garden, one minute from the kitchen door, whenever the morning suits you.

The spa, and the daily practices. Nothing is charged and nothing is compulsory.

Seven returns, one for each day. A walk before the light is up, breathing on the yoga deck, the harvest at six. Ordinary things, done deliberately. You will take them home.

Late checkout at one. Travel date changes without a fee. Five years of validity from the opening, seven on a Titan Pillar.

And on departure, the record: soil carbon, water, species counted, and the share belonging to the nights you were here.

The differences between the ten positions are space, duration and how much of the estate is yours alone. Everything above is in all of them, and the longer the residency the more it carries.

HOW THE TEN ARE ORDERED

THE TWO SERIES

Regenerative and Grand run the same protocol, the same table, the same access. Nothing in the method changes between them.

What changes is the room, and what the room carries. Regenerative begins in the Core Sanctuary at forty square metres, single storey, a sliding door on to the garden. Grand begins in the Private Shelter at sixty-five, with a terrace of your own opening on to Montepulciano.

Both series step up at seven nights. Regenerative moves to the Private Shelter at sixty-five, Grand to the Master Residency at eighty across more than one room.

Grand also carries a private session with our lead sleep specialist, which Regenerative does not. Most people have not slept properly in years and have stopped noticing.

Neither is the better one. One is smaller and closer to the garden, the other larger and further from everybody. Three, five or seven nights in either, and the Masterpieces increase with the length.



THE RESIDENCIES

SIX WAYS TO ARRIVE

Regenerative Renewal

3 nights · Core Sanctuary, 40m

Three nights is enough to stop. Not enough to change a life, and nobody will tell you otherwise.

Regenerative Retreat

5 nights · Core Sanctuary, 40m

Long enough that the early walk before coffee needs no reason.

Regenerative Immersion

7 nights · Private Shelter, 65m

The seventh night is where the series steps up even more, and your room does too.

Grand Escape

3 nights · Private Shelter, 65m

Sixty-five square metres, and the only sound is the one Nature makes.

Grand Journey

5 nights · Private Shelter, 65m

A terrace over Montepulciano that you gradually stop leaving.

Grand Immersion

7 nights · Master Residency, 80m

Two rooms, the valley along the length of them, and the only bathtub on the estate.

Which room is yours is settled in conversation. Each of the twenty-four carries its own name.

THE DEEPEST POSITIONS

FOUR TITAN PILLARS

The Legacy Anchor

EUR 16,092

A named sector of the wild sixteen hectares, adopted in your name and marked in travertine cut by a Tuscan mason. Twenty-eight nights across seven years, and dinner with the founder.

The Founding Patron

EUR 34,500

The Resonance Centre does not exist. You build it, and your name goes on the gate. Sixty nights, transferable in full.

The Reserve

EUR 72,000

Every Sanctuary on the estate, seventy hectares, three nights, and the gates closed behind you. For a family, a wedding, or a company grown too large to hear itself think.

The Absolute Standard

EUR 125,000

Twenty nights a year for a decade, naming rights over one Sanctuary or one sector of the wild sixteen, and a vote in the Founding Guardian Circle.

No Pillar is secured by a form. Each one passes through a conversation, and if the fit is not there, nothing follows.

UNTIL 2028

THE TWENTY MONTHS BETWEEN

Taking a position now means waiting until the summer of 2028. That is a long time, so the estate comes to you instead.

A letter from the founder each quarter. Photographs from the land, the first plantings, the walls going up. Architectural milestones and regulatory thresholds arrive privately.

And when you are in Tuscany, the estate is open to you before it opens to anyone. Come and walk the ground, meet the people working it, and see what a season has done.

You watch the place being built from the inside, from the season before the first seed to the morning the doors open.



THE LIMITS

WHAT WE WILL NOT PROMISE

That The Conscious Club™ alliances are in place. Three directions are chosen and no agreement is signed. Until each one is, the whole four percent stays here, on the wild sixteen hectares, the olive terracing and the dry-stone walls.

That every year improves. Soil recovers unevenly, weather answers to nothing, and a dry summer can undo two good ones in a way no management corrects. Which is why sixteen hectares are held as a control, so the difference between what we did and what the weather did stays visible.

That the four percent solves anything alone. One estate contributes to problems measured in continents. What one estate can do is prove the method works, publish the result, and hand the method to anyone who wants it.

That we are certified. B Corp and EarthCheck are roadmap items with milestones through 2029, not badges we hold today. What exists now is the baseline, the control plot, and the commitment to publish either way.

And that being early is comfortable. You are committing to a hillside on the strength of a document, a website, and twenty months before anybody can show you a finished room. What you get in exchange is a rate nobody will see again, a name in a register that is never edited, and a place among people who decided this was worth doing before it was easy to believe in.

Five objections, and the answer to each one beside it. We would sooner you knew them now.



TAKING A POSITION

The form takes two minutes. Which series, how long, roughly when, and your name. Nothing else, and nothing due.

Later in 2027 Pascal returns to you personally. Your arrival, what you need and what you would sooner avoid, the pace of the days you are looking for, and which of the twenty-four rooms you prefer.

Free cancellation runs to 1 December 2027.

For a Titan Pillar, tick the box instead. A conversation follows within forty-eight hours, and the Legacy Prospectus arrives with it.

And if your travel dates stop working, the rate holds and the position holds. Only the timing flexes, and that is settled in a conversation, not by a cancellation policy.

pascal.steenhuis@agaporia.com

Nine further questions are answered in our companion document, sent on request.



THE FIRST

Every estate opens once. What your position secures is a place in the Founding Ledger, and privileged terms that close when the ledger does.

The Founding Ledger shuts on 30 June 2027 and is not reopened. After that date the same rooms exist, the same Pillars exist, and the founding terms do not.

The first are the ones who make the rest possible.

True Comfort Does Not Take. It Restores.