



THE LEGACY PROSPECTUS

2028 Opening

Institutional framework for the Founding Guardians

The Founding Ledger closes 30 June 2027

A NOTE BEFORE YOU READ

The Founding Record

The Legacy Prospectus is Agaporia's founding record.

Every claim in these pages is one of three things: a documented fact, a verifiable commitment, or a roadmap item identified as such. Where something is not yet certain, the text says so.

A nature positive five-star estate is being built on seventy hectares in Tuscany. The Founding Ledger has a finite number of positions and closes on 30 June 2027. This document sets out exactly what securing one means, financially and permanently.

I have written it to be read closely rather than quickly. If a figure does not hold, or a claim does not convince, write to me and say so.

Pascal Steenhuis

Founder · General Manager

Montefollonico, September 2026

01 THE JUST CAUSE

We Exist To Restore

Twenty years at the summit of Michelin-recognised hospitality teaches you what a five-star estate takes. Water, land, food, labour, and a guest who never sees any of it.

Agaporia began with a question: whether such an estate can become nature positive, and whether anybody can prove it.

The answer turned out to be three things. Measure Nature before anything is built. Publish what changes, in the dry years as well as the good ones. And put four percent of every room rate into restoration before profit is calculated.

Nature is the primary protagonist, because the health of the earth and human prosperity are one measure.

Just Cause · Agaporia transforms five-star luxury into a measurable force for planetary and social restoration.

Brand Promise · The World Is Better Because You Are Here.

Foundational Motto · True Comfort Does Not Take. It Restores.

02 THE MASTER PLAN

The Seventy-Hectare Biological Engine™

Nature is the primary protagonist. Seventy hectares near Montefollonico, beside the Val d'Orcia and inside the Vino Nobile di Montepulciano appellation. Sixteen of them handed back to the wild and counted season by season.

Biodiversity will rise, carbon will move back into the soil, and the ground will recover the vigour that decades of use took out of it. None of that could be claimed until it had been described. The condition of this ground was set down in April 2026: soil biology, water, what grows above and what lives below. Without a starting point there is no measure to hold a claim against.

The Science of Soil

Farming begins beneath the surface. Under every field lies a network of fungal thread that moves water and minerals between plants which never touch each other. One afternoon with a plough destroys it, and rebuilding takes years. So the earth is turned as rarely as possible, seed goes into undisturbed ground, and where a crop demands cultivation the work is done by horse. Each season the ground is tested and the figures published, in the dry years as well as the good ones.

The Land Decides

An estate that measures its own recovery has a problem: measured against what? Sixteen hectares are out of production for good, left alone to arrange themselves. Whatever happens there is the baseline. When carbon rises in the farmed soil, we can see whether it rose faster or slower than on ground nobody touched.

Without the wild half, the other half is only a story.

Ancestral Resilience

A tree that has stood a hundred years on this hillside has answered the only question that matters: drought, frost, wind and heat, year after year, and still standing. Indigenous species and old local varieties are chosen because they carry a record here that began long before we arrived, and a variety bred for yield has no such record. Resilience is not a property of a single plant. It comes from what surrounds the plant: soil with structure and living matter, water that stays in the ground, roots working at different depths, and enough diversity that one hard season cannot take everything at once.

The Loop

Two hectares of permaculture a minute from the kitchen door. Picked at eight, cooked at nine, served on the terrace above the beds it came from. What the kitchen cannot use goes into the compost, what the beds cannot take is eaten by the animals, and the manure goes back into the ground. Nothing here is bred to survive a journey, because nothing here makes one.

Architecture of Presence™

Sixteen Sanctuaries at the opening in summer 2028, rising to twenty-four when the ruined farmhouse is restored. Core Sanctuary at forty square metres, Private Shelter at sixty-five, Master Residency at eighty. Hemp, lime, straw, sandstone, clay and mycelium. Everything in those walls was alive, or was already on this hillside, and the carbon stays there for as long as the wall stands.

Ground and structure resolve to one figure.

The 100km Short Circuit

Most of what reaches the table is grown here. Anything the estate does not grow comes from inside one hundred kilometres, from people who farm the way we do.

The Verification Roadmap

A phased path to B Corp certification and EarthCheck benchmarking, with defined milestones from 2026 through 2029.

03 THE PROPRIETARY ENGINE

Two Measures, One Estate

Conventional valuation prices the stone. Neither of these does.

NAV · Nature Asset Value

An estate that holds its own water, rebuilds its own soil and moderates its own climate becomes worth more each year, and not because the buildings appreciate.

Nature Asset Value records what the land holds in living terms: soil carbon, water retention, species counted, canopy. The first reading was taken in April 2026 and the figure is read again every season.

The land compounds.

ROR · Return on Regeneration™

Return on investment counts what came back in money. Return on Regeneration counts what came back in life.

The framework records three things: what the land gained, what your stay returned, and what you carried home.

On departure you receive a Personal Impact Report. Soil carbon, water, species counted, the share belonging to your nights, and your own perceived vitality, recorded on arrival and again when you leave.

You leave with a document recording that the world is better because you were here.

A Note On Forward Commitments

Agaporia is a pre-opening estate. The estate opens in summer 2028 with sixteen Sanctuaries and reaches twenty-four when the Masseria is restored. The ROR framework, the Blockchain Accountability Ledger, B Corp certification and EarthCheck benchmarking are roadmap commitments with defined development timelines. They appear in this prospectus as precisely that: forward commitments, not current certifications. The distinction matters.

04 THE CONSCIOUS CLUB

The Four Percent Restoration Mandate

Four percent of every room rate goes to restoration. Four percent of the rate, entered as a cost before anything else is counted, not four percent of profit and not what remains at the end of a good year.

The Conscious Club™ is the framework through which that commitment is executed, tracked and reported. Nobody at Agaporia can vote to suspend the mandate, because no mechanism for doing so was written.

The Three Directions

One organisation for the land, one for the oceans, and one for the children who will inherit both. Each will be an institution that has been at the work for decades, long before this estate was a field.

A nature positive future has to be a socially just one, which is why the third direction is human, not ecological. Restoration that leaves people behind is not restoration.

Not Yet Signed

No agreement is concluded as of September 2026. When each one is signed the partner will be named here, and not before. Choosing well takes longer than choosing, and we would sooner publish an empty page for three years than a name that comes to regret appearing on it.

Where The Four Percent Goes Until Then

The whole of the four percent stays on this hillside: the sixteen wild hectares, the olive terracing, and the dry-stone walls nobody has mended in forty years. Nothing waits in an account. The mandate works from the first night, here, until the day the first alliance is signed.

The Tuscan Anchor

Alongside the global alliances, Agaporia roots itself in local restoration: the regional recovery of habitat beside the Val d'Orcia, the physical restoration of ancestral dry-stone walls and vineyard terracing, and the care of a historic landscape held for every generation that follows.

05 THE CASE FOR BEING FIRST

Why The Founding Ledger Matters

There is a quality of opportunity that exists once in the life of any institution: the moment before the world knows what it is.

Agaporia opens in summer 2028 with sixteen Sanctuaries and reaches twenty-four when the Masseria is restored. Until 30 June 2027 a finite number of positions exist in the Founding Ledger, the permanent record of those who recognised the work before the world arrived.

What The First Circle Secures

Foundational rates held · Against projected 2028 retail pricing, up to fifty percent on Titan Pillar positions. These rates do not return after 30 June 2027.

A named position in the Founding Ledger · Permanent, and never edited afterwards.

Five years of validity · From the opening in summer 2028, not from the date of purchase. The window begins the day the estate receives its first guests.

Free cancellation through 1 December 2027 · Six months before opening, by which time you will have watched the estate rise for a year.

A founding contribution · To the sixteen wild hectares, the olive terracing, the dry-stone walls, and the alliances once they are signed.

Direct access to the founding team · While the estate is being built. That proximity closes when the ledger does.

The Opening: Agaporia At Its Most Intimate

Founding Guardians who secure a position before 30 June 2027 arrive at the opening in summer 2028. Sixteen Sanctuaries on seventy hectares, the estate at the smallest scale it will ever operate at.

That first season cannot be repeated. Fewer guests on the same ground means the land stewards, the practitioners and the founding team have time that later seasons will not allow.

The full estate follows: twenty-four Sanctuaries, the grounds at their most refined. Both are extraordinary. Only one is the beginning.

A guest arrives at something that already exists. A Guardian anchors something that is still becoming.

The Foundational Privilege cannot be created twice. The Founding Ledger closes 30 June 2027. Permanently.

06 YOUR PRIORITY RESIDENCY**Secure Your Position In The Founding Ledger**

Two series, both open until the Founding Ledger closes on 30 June 2027. Both carry five years of validity from the opening in summer 2028, and every foundational rate is a fixed reduction against projected retail pricing. These rates do not return.

The Regenerative Series

A Core Sanctuary of forty square metres, single storey, a sliding door on to the garden. Three durations, matched to how deep you want to go.

At seven nights the series steps up. Regenerative Immersion moves to a Private Shelter of sixty-five square metres, with a terrace of your own opening on to Montepulciano.

RESIDENCY	FOUNDATIONAL ENTRY	STANDARD VALUATION	VALUE LOCK
Regenerative Renewal · three nights	€1,076	€1,656	35%
Regenerative Retreat · five nights	€1,656	€2,760	40%
Regenerative Immersion · seven nights	€2,125	€3,864	45%

Every Regenerative residency carries breakfast from the garden one minute from the kitchen door, unlimited access to the spa, the daily practices, the Equine Resonance and The Regenerative Source Masterpieces, and electric mobility across the estate. Three nights carry 388 euros of breakfast and Masterpieces, five nights 732, seven nights 916.

The Grand Series

The upper series. A Private Shelter of sixty-five square metres with a terrace of your own opening on to Montepulciano.

And the Grand series steps up too. Grand Immersion moves to a Master Residency of eighty square metres, across more than one room, with the only bathtub on the estate.

RESIDENCY	FOUNDATIONAL ENTRY	STANDARD VALUATION	VALUE LOCK
Grand Escape · three nights	€2,246	€3,456	35%
Grand Journey · five nights	€3,456	€5,760	40%
Grand Immersion · seven nights	€4,435	€8,046	45%

Every Grand residency carries the Regenerative inclusions and a private session with our lead sleep specialist. Most people have not slept properly in years and have stopped noticing.

Applies To Every Priority Residency

Five years of validity from the opening in summer 2028. Free cancellation through 1 December 2027. Changes to travel dates without a fee. Late checkout at one.

Every residency carries the four percent, and a Personal Impact Report on departure sets out soil carbon, water, species counted, the share belonging to your nights, and your own perceived vitality. The beginning of your Return on Regeneration™ record.

07 THE TITAN PILLARS

Legacy Positions

The Titan Pillars are the deepest commitment in the First Circle. Each is a stake in the estate itself, held across years rather than nights, and a place in the founding record no later guest can occupy.

Foundational entries carry up to fifty percent against projected 2028 retail rates. That closes permanently on 30 June 2027.

I The Legacy Anchor €16,092 · Founding Guardian of the Soil

The deed · A named sector of the sixteen wild hectares, adopted in your name and marked in travertine cut by a Tuscan mason. Your name in stone, in ground that is measured every season and getting more alive.

The asset · Twenty-eight nights in a Private Shelter, across seven years from the opening, taken as you choose. Dinner with Pascal Steenhuis: why he left the industry, what the estate is for, and what he still does not know.

II The Founding Patron €34,500 · Founding Patron of the Resonance Centre

The deed · The Resonance Centre does not exist. You build it, and your name goes on the gate. Your patronage shapes the building that will hold the equine work and the somatic reset.

The asset · Sixty nights in a Private Shelter, across seven years from the opening, fully transferable: a legacy gift, a reward for somebody who has earned it, or your own week six times over. Six private Equine Resonance sessions, because once is an encounter and six times is a practice.

III The Reserve €72,000 · Estate Commander · fifty percent

The deed · The seventy-hectare estate, exclusively yours for three uninterrupted nights. Every Sanctuary on the estate, and the gates closed behind you. For a family, a wedding, or a company grown too large to hear itself think. Seven years of validity from the opening.

The asset · A dedicated team builds the three days around what you came for: arrival, the shape of the days, the kitchen entirely yours, and unlimited Equine Resonance and daily practices for everyone with you.

IV The Absolute Standard €125,000 · Architect of the Standard

The deed · A ten-year priority residency with permanent naming rights over one Sanctuary or one sector of the wild sixteen hectares. Stone or soil, whichever you would rather be remembered in. Two hundred nights, twenty a year for a decade, fully transferable to heirs or successors.

The asset · An annual dinner with the founders and the architects, going through what the measurements say and what the estate does next. A vote in the Founding Guardian Circle. Permanent on-call transfer from Rome and Florence.

The arithmetic · An effective rate of €625 a night against projected 2028 retail of €1,200. The deepest position in the First Circle.

08 THE CLOSING

A Permanent Intervention

Agaporia is a beginning. An estate where five-star hospitality becomes a force for the earth's recovery.

The commitment is structural. Four percent before profit, sixteen hectares out of production, a baseline recorded before anything was built, and figures published in the dry years as well as the good ones. None of it depends on how a season goes.

Your position anchors seventy hectares that will outlast any single stay, any season, and any of us.

The land recovers. You recover with it.

To secure a position in the Founding Ledger, write to Pascal directly at pascal.steenhuis@agaporia.com with the residency or Titan Pillar you wish to anchor. He replies personally within twenty-four hours. The Founding Ledger closes 30 June 2027. These terms do not return.

The World Is Better Because You Are Here.

Pascal Steenhuis · Founder · General Manager

pascal.steenhuis@agaporia.com · www.agaporia.com

Prepared for the Founding Guardians of the First Circle · Confidential