



AGAPORIA

THE LEGACY PROSPECTUS

2027 Awakening · Institutional Framework for the Founding Guardians

Foundational Privilege Window: 1 May – 31 August 2026

A Note Before You Read

The Legacy Prospectus is Agaporia's founding record.

It exists for those who have already felt the weight of what Agaporia is building and now require the intellectual architecture to act on that conviction. Every claim within these pages is either a documented operational fact, a verifiable financial commitment, or a forward roadmap clearly identified as such.

Read it with the rigour it deserves. The world's first nature-positive five-star estate is being built. The founding ledger has a finite number of positions. This document tells you exactly what securing one of them means: financially, ethically, and permanently.

01. THE JUST CAUSE: OUR WHY

We Exist to Restore

Agaporia was born from a defiant conviction: that the highest expression of five-star hospitality is being a primary driver of ethical contribution. Pascal Steenhuis spent over two decades at the summit of Michelin-recognised luxury hospitality before reaching the precise

intersection where the highest standards of service meet the deepest questions of purpose. What emerged is a shared mission: to become nature positive, together with every guest, team member, and partner who chooses to be part of it.

Five-star luxury structurally reimaged as a measurable force for planetary and social restoration. Every residency an ethical identity statement. Every stay a documented act of stewardship.

The covenant is simple and absolute: True Comfort Does Not Take. It Restores. Verifiably. Permanently.

Just Cause: To make five-star hospitality a primary driver of ethical contribution, establishing opulence as a measurable force for planetary and social restoration.

Brand Promise: *The World Is Better Because You Are Here.*

Foundational Motto: *True Comfort Doesn't Take. It Restores.*

02. THE MASTERPLAN: THE 173-ACRE BIOLOGICAL ENGINE

The Estate as Covenant

The 173-acre Agaporia estate in Montefollonico, Vino Nobile di Montepulciano, Tuscany, is the primary instrument of the covenant. Every operational, architectural, and culinary decision on the estate is made against a single standard: does this leave the land more alive than before?

The estate functions as a self-sustaining Biological Engine, a living laboratory for Net-Positive Stewardship and Collective Welfare,

producing documented, auditable restoration outcomes with each passing season.

Architecture of Presence™	32 Private Sanctuaries at Grand Opening, net-positive designed for natural comfort and metabolic alignment. The Soft Opening (Summer 2027) welcomes the first 12 Founding Guardians into the estate before the world arrives. Every material selected because it works: bio-active hemp-lime, reclaimed stone, engineered natural light, and sensory silence as a restorative modality.
The Biological Loop	173 acres dedicated to somatic reset and net biodiversity gain. The physical infrastructure for planetary and personal restoration, rewilded corridors, restored soil microbiomes, ancestral olive groves, and a two-hectare permaculture garden at the estate's heart.
The 100km Short Circuit	Ethical proximity as a culinary standard. 80% of all ingredients grown and harvested within the estate. The remaining 20% sourced within 100km from a dedicated network of local artisans who share the same commitment to net-positive stewardship.
The Verification Roadmap	Agaporia is built to meet and exceed global accountability standards. B-Corp Certification and EarthCheck Benchmarking sit at the centre of a formal, phased certification roadmap with defined milestones from 2026 through 2029.
The Blue Ocean Position	Agaporia occupies a category of one. By embedding Net-Positive Stewardship and Collective Welfare into the DNA of every residency, the estate creates a permanent strategic position that no competitor can enter without dismantling their existing model.

03. THE PROPRIETARY ENGINE: NAV & ROR

Two Metrics the Market Has Not Yet Learned to Price

Traditional hospitality investment measures value in occupancy rates, ADR, and RevPAR. Agaporia introduces two complementary metrics that capture the biological and legacy value of a nature-positive estate in permanent recovery.

NAV — Nature Asset Value | The Resilience Factor

Traditional real estate values bricks and mortar. NAV values the living infrastructure beneath and around them.

A 173-acre estate that captures and recycles its own water, restores its own soil microbiome, and regulates its own micro-climate is a Resilience Asset in the most precise sense of the term. A landscape that physically gains biological wealth every year is a category of asset that conventional markets have not yet learned to price.

Your stake at Agaporia is anchored in a landscape that becomes more valuable, biologically, ecologically, and commercially, with every passing season. The land does not depreciate. It compounds.

ROR — Return on Regeneration | The Legacy Factor

If ROI asks 'How much money did I make?', ROR asks 'How much life did I create?'

Every Euro invested in Agaporia is a biological seed. The Return on Regeneration framework tracks what that seed produces: biodiversity net gain, carbon sequestration, rewilded corridors, the documented recovery of a UNESCO World Heritage landscape, and the measurable restoration of the human beings who inhabit it.

The ROR Accountability Framework, currently in active development as a core pillar of the estate's verification infrastructure, will provide Founding Guardians with a Personal Impact Report upon each departure, translating every stay into documented metrics of soil health, carbon sequestration, social equity, and NGO impact. The architecture of that accountability is being built today, in parallel with the estate itself.

A Note on Forward Commitments

Agaporia is a pre-opening estate that soft opens in 2027, with a Grand Opening target of May 2028. The ROR framework, Blockchain Accountability Ledger, B-Corp certification, and EarthCheck benchmarking are active roadmap commitments with defined development timelines. They are presented in this prospectus as precisely that: forward commitments, not current certifications. The distinction matters.

04. THE CONSCIOUS CLUB: VERIFIABLE PURPOSE

The 4% Mandate: Opulence as Restoration

Accountability, at Agaporia, is a structural commitment embedded in the economics of every residency before profit is calculated.

The Conscious Club™ is the operational framework through which that commitment is executed, tracked, and reported. Every residency activates a fixed 4% Restoration Mandate, a hard allocation of room revenue to three of the world's most credible conservation and humanitarian organisations.

The Jane Goodall Institute

Decades of field-led wildlife conservation and community-centred restoration. The gold standard of environmental stewardship, operating at the intersection of science, advocacy, and human welfare.

The Captain Paul Watson Foundation

Front-line marine sovereignty and ocean restoration, operating at the precise intersection where ocean health and human survival converge. The most direct defence of the systems that sustain all life on earth.

Save the Children

A nature-positive future must be socially equitable. Save the Children ensures that Agaporia's restoration mandate extends to the human landscape, securing the rights and futures of the world's most vulnerable populations.

The Tuscan Anchor: Local Legacy

Alongside global alliances, Agaporia is deeply integrated with local restoration initiatives that anchor the estate in the living heritage of the Val d'Orcia. The Tuscany Biodiversity Project's regional reanimation of vital habitats. The physical restoration of ancestral dry-stone walls and vineyard terracing. The preservation of a UNESCO World Heritage landscape for every generation that follows.

The Impact Protocol: Beyond Claims

Every allocation is subject to a rigorous protocol of accountability. Vitality Audits, strategic reviews with NGO partners, and adaptive allocation strategies ensure that every Euro generates the highest possible Return on Regeneration. Agaporia is committed to producing documented, verifiable outcomes. The infrastructure to prove it is

being built into the estate's operational architecture from the ground up.

05. THE CASE FOR BEING FIRST

Why the Founding Ledger Matters

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

Agaporia soft opens in 2027, with a Grand Opening targeted for May 2028. Between now and August 31, 2026, a finite number of positions exist in the Founding Ledger, the permanent record of those who recognised what was being built before it was built and chose to anchor their stake in its emergence.

Founding Guardians hold a position that cannot be created twice: their name in the founding record of the world's first nature-positive five-star estate. A quiet, permanent distinction. Not of status. Of conviction.

What the First Circle Secures

- **Foundational rates** locked against projected 2027 retail pricing, with up to a 50% Value Lock on Titan Pillar positions. These rates do not return after August 31, 2026.
- **A named position** in the inaugural ledger of the world's first nature-positive five-star estate, a civilisational first, documented permanently.
- **5-year validity** commencing from Agaporia's official opening, not from the date of purchase. The full window of access begins the moment the estate awakens.

- **Primary capital contribution** to the 24% rewilding mandate, the NGO alliances, and the physical construction of the estate's restorative infrastructure. Your stake funds what Agaporia is becoming.
- **Direct access** to Pascal Steenhuis and the founding team during the estate's emergence, a proximity that closes permanently when the Grand Opening ledger opens to the wider market.

The Soft Opening: Agaporia at Its Most Intimate

Founding Guardians who secure their position before August 31, 2026 gain access to the Summer 2027 Soft Opening. Agaporia at its most intimate: twelve suites, one hundred and seventy-three acres, the estate before the world arrived.

The guest-to-land ratio of the Soft Opening can never be replicated. The land stewards, practitioners, and Pascal himself are present at a depth of attention that scales inversely with occupancy. Two culinary ateliers in full operation. The Dharana Protocol™ at its most focused. The Biological Engine™ in active, visible recovery.

The Grand Opening in May 2028 brings the complete estate: 32 suites, three ateliers, the grounds at their most refined. Both are extraordinary. Only one is unrepeatabe.

The Foundational Privilege is a founding position in a historical record. The distinction is not semantic. It is the difference between being a guest of something that already exists and being a guardian of something that is still becoming.

On August 31, 2026, the ledger closes. The First Circle is sealed. What begins on September 1st is a different relationship with Agaporia entirely.

06. YOUR PRIORITY RESIDENCY: THE FIRST CIRCLE OFFER LADDER

Secure Your Position in the Founding Ledger

The Foundational Privilege is structured across two series, each available exclusively during the campaign window of 1 May to 31 August 2026. Both carry a 5-year validity window commencing from Agaporia's official opening. Your access begins the moment the estate awakens. All foundational rates represent a fixed Value Lock against projected retail pricing. These rates do not return after August 31, 2026.

The Regenerative Series

Entry into the Agaporia Biological Loop. Three tiers calibrated to the depth of reset your system requires.

Residency	Foundational Entry	Standard Valuation	Value Lock
Regenerative Renewal (3 nights)	€1,076	€1,656	35%
Regenerative Retreat (5 nights)	€1,656	€2,760	40%
Regenerative Transformation (7 nights)	€2,125	€3,864	45%

Every Regenerative Residency includes daily Nutrient-Dense Breakfast, unlimited access to the Regenerative Spa, the daily Dharana Protocol rituals, Equine Resonance and Regenerative Source inductions, and complimentary electric mobility across the estate. The 3-night tier activates €388 in Signature Inductions. The 5-night tier activates €732. The 7-night tier activates €936.

The Sovereign Series

The premier tier of the Foundational Privilege. Premier Sovereign Sanctuaries of 65m², elevated programming, and the quality of a stay conducted at the highest register of the estate's restorative authority.

Residency	Foundational Entry	Standard Valuation	Value Lock
Sovereign Escape (3 nights)	€2,246	€3,456	35%
Sovereign Journey (5 nights)	€3,170	€5,520	43%
Sovereign Immersion (7 nights)	€4,435	€8,046	45%

Every Sovereign Residency includes all Regenerative Series inclusions, a private session with Agaporia's Lead Sleep Specialist and Priority Booking for the 2027 Soft Opening Season.

Applies to all Priority Residencies

5-year validity commencing from Agaporia's official opening. Fee-free booking changes. Guaranteed late check-out at 13:00. Every residency activates the 4% Restoration Mandate, channelling a fixed allocation to the Jane Goodall Institute, the Captain Paul Watson Foundation, and Save the Children. A Personal Impact Report upon departure translates your stay into documented metrics of soil health, carbon sequestration, and social equity, the beginning of your Return on Regeneration™ record.

07. THE TITAN PILLARS: SOVEREIGN ALLOCATION

Legacy Stakes in the Absolute Standard

The Titan Pillars represent the most profound alignment available within the First Circle. Multi-year legacy stakes that provide a persistent anchor in the estate's growth, a permanent alignment with The Conscious Club™, and a position in the founding record that no subsequent guest can occupy.

All Titan Pillar foundational entries represent a 50% Value Lock against projected 2027 retail rates. The Value Lock closes permanently on August 31, 2026.

I THE LEGACY ANCHOR

€16,092 | Founding Guardian of the Soil

Status Founding Guardian of the Soil

The Deed Direct adoption of a specific Rewilding Sector within the 173-acre estate. Your stewardship is permanently marked with a handcrafted travertine anchor placed within your sector, a physical monument to the biological recovery your stake initiates and sustains.

The Asset 28 Sovereign Credits (28 nights of residency). 7-year validity commencing from Agaporia's official opening. Flexible inhabitation across the full residency portfolio.

II THE PATRON OF SOVEREIGNTY

€34,500 | Founding Patron of the Resonance Center

Status Founding Patron of the Resonance Center

The Deed Your name engraved upon the Gate of the Resonance Center, the 173-acre estate's heart for Equine Dialogue and Somatic Reset. As the primary funder of this architectural centerpiece, your contribution shapes the physical infrastructure of the most distinctive experiential asset on the estate.

The Asset 60 Sovereign Credits. Sovereign Liquidity: fully transferable to family members or executive leadership partners. Your stake, deployed as a legacy instrument.

III THE STRATEGIC TAKEOVER

€72,000 | Strategic Estate Commander | 50% Value Lock

Status Strategic Estate Commander

The Deed Exclusive command of the entire 173-acre Agaporia Estate for three uninterrupted nights, rooted in profound immersion. All 32 Private Sanctuaries placed under your authority. Full access to the Resonance Center as a private laboratory for collective intelligence and leadership recalibration. A 7-year validity window commencing from Agaporia's official opening.

The Asset A dedicated concierge team architects every dimension of the takeover from sovereign arrival logistics to bespoke Biological Engine programming. Your collective's restoration, conducted at the highest possible depth and privacy.

IV THE ABSOLUTE STANDARD

€125,000 | Architect of the Standard | Legacy Naming Rights

Status Architect of the Standard

The Deed A 10-year priority residency with permanent naming rights for a designated Sovereign Suite or rewilding sector. Your identity is physically anchored in the Agaporia blueprint, in the stone, the soil, and the biological record of a landscape in permanent recovery. 200 Sovereign Credits (20 per year for a decade). Fully transferable to heirs or successors across generations.

The Asset Annual private dinner with the Founders and Lead Architects. Permanent on-call private transfer service. Voting membership in the Founding Guardian Circle, with direct influence over the future evolution of the Just Cause. Continuous access to the Return on Regeneration™ accountability framework

The Math Locked-in effective rate of €625 per night, 45% below projected 2027 retail of €1,400+. The most asymmetric value position in the First Circle.

08. THE CLOSING AXIOM: THE SOVEREIGN ZENITH

A Permanent Intervention

Agaporia is a beginning. An estate where opulence acts as the primary architect of the earth's recovery.

Through a non-negotiable commitment to a nature-positive and socially just future, Agaporia has built a sanctuary where five-star hospitality serves the vitality of all life, restoring the soil, the sea, and the human spirit in equal measure. The covenant is structural. The proof is in the design of the estate itself.

Your residency is the heartbeat of this strategy. By securing your position in the First Circle, you become the underwriter of a global restoration and the guardian of a 173-acre legacy that will outlast any single stay, any single season, any single generation.



AGAPORIA

The World Is Better Because You Are Here.

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This document is strictly confidential. Prepared exclusively for the Founding Guardians of the First Circle.