



# THE LEGACY PROSPECTUS

2027 Awakening · Institutional Framework for the Founding Guardians

*Foundational Privilege Window: 1 May to 31 December 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 commitment, or a forward roadmap clearly identified as such.

Read it with the rigour it deserves. A 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 truest expression of five-star hospitality is a measurable force for ethical contribution. That conviction took two decades at the summit of Michelin-recognised luxury hospitality to reach its precise form: an estate where the stay itself is measured, recorded, and returned to the guest as documented restoration.

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 remade as a measurable force for planetary and social restoration. Every stay an ethical identity statement, and a documented act of stewardship.

The covenant is simple and absolute: True Comfort Doesn't Take. It Restores.

The land recovers. You recover with it.

|                           |                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Just Cause</b>         | Agaporia transforms five-star luxury into a measurable force for planetary and social restoration. Making every stay an ethical identity statement. |
| <b>Brand Promise</b>      | The World Is Better Because You Are Here.                                                                                                           |
| <b>Foundational Motto</b> | True Comfort Doesn't Take. It Restores.                                                                                                             |

0 2 . THE MASTER PLAN: THE 70-HECTARE BIOLOGICAL ENGINE

*The Estate as Covenant*

Nature is the primary protagonist. Seventy hectares in active, documented recovery, where every act of restoration is measured and every outcome verifiable.

The 70-hectare Agaporia estate in Montefollonico, Vino Nobile di Montepulciano, Tuscany, beside the Val d'Orcia, 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 takes form as a self-sustaining Biological Engine™, a living system of Net-Positive Stewardship and Collective Welfare, committed to documented, auditable restoration outcomes with each passing season.

*The Biological Engine™ runs before you arrive. 16 of the estate's 70 hectares already under active rewilding.*

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Architecture of Presence™ | 24 Sovereign Sanctuaries at Grand Opening, net-positive and given over to natural comfort, in three Restorative Sanctuary tiers: The Core Refuge (40m²), The Private Shelter (65m²), and The Master Residency (80m²). The Soft Opening (Summer 2027) welcomes the first Founding Guardians into the estate before the world arrives. Every material selected because it works: bio-active hemp-lime, reclaimed stone, natural light, and silence. |
| The Biological Loop       | 70 hectares dedicated to somatic reset and net biodiversity gain, 16 of them under active rewilding. The physical infrastructure for planetary and personal restoration: rewilding corridors, recovering 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 from the first breakfast served: 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 structured to meet and exceed global accountability standards. The path toward B-Corp certification and EarthCheck benchmarking sits at the centre of a formal, phased roadmap with defined milestones from 2026 through 2029.                                                                                                                                                                                                        |
| The Category of One       | Agaporia occupies a category of one. By embedding Net-Positive Stewardship and Collective Welfare into the DNA of every stay, the category is sealed.                                                                                                                                                                                                                                                                                             |

0 3 . THE PROPRIETARY ENGINE: NAV & ROR

*Two Metrics the Market Has Not Yet Learned to Price*

Two complementary metrics capture the biological and legacy value of a nature-positive estate in permanent recovery.

*NAV: Nature Asset Value · The Resilience Factor*

NAV values the living infrastructure beneath and around the stone.

A 70-hectare 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. Agaporia is being brought to that standard season by season, beginning with the 16 hectares already under active rewilding. A landscape that physically gains biological wealth every year is a category of asset that conventional markets have not yet learned to price.

Your position at Agaporia is anchored in a landscape that becomes more valuable, biologically and ecologically, with every passing season. The land 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 contribution to 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 Tuscan estate beside the Val d'Orcia, 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.

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 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.*

**0 4 . THE CONSCIOUS CLUB: VERIFIABLE PURPOSE**

***The 4% Restoration Mandate***

Accountability is a structural commitment embedded in the economics of every stay before profit is calculated.

The Conscious Club™ is the operational framework through which that commitment is executed, tracked, and reported. Every stay activates a fixed 4% Restoration Mandate: a hard allocation of room revenue to Agaporia's NGO alliances, local restoration initiatives, and the Biological Engine™ itself.

*A 4% Restoration Mandate activated by every stay.*

|                                           |                                                                                                                                                                                                                                |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Jane Goodall Institute</b>         | 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.                           |
| <b>The Captain Paul Watson Foundation</b> | 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.              |
| <b>Save the Children</b>                  | 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. |

*Formal partnership agreements in active development as of July 2026.*

***The Tuscan Anchor: Local Legacy***

Alongside global alliances, Agaporia roots itself in local restoration initiatives that anchor the estate in the living heritage of southern Tuscany, beside the Val d'Orcia. The Tuscany Biodiversity Project's regional reanimation of vital habitats. The physical restoration of ancestral drystone walls and vineyard terracing. The care of a historic landscape held for every generation that follows.

## *The Impact Protocol: Beyond Claims*

Every allocation is subject to a rigorous protocol of accountability. Vitality Reviews, strategic sessions 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 December 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 be present to its emergence.

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

### *What the First Circle Secures*

|                                                 |                                                                                                                                                                                                              |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Foundational rates locked</b>                | Against projected 2027 retail pricing, with up to a 50% value lock on Titan Pillar positions. These rates do not return after December 31, 2026.                                                             |
| <b>A named position in the inaugural ledger</b> | Of a nature-positive five-star estate, documented permanently.                                                                                                                                               |
| <b>5-year validity</b>                          | Commencing from Agaporia's official opening. Not from the date of purchase. The full window of access begins the moment the estate awakens.                                                                  |
| <b>Founding contribution</b>                    | To the 16 hectares under active rewilding, the NGO alliances, and the physical realisation of the estate's restorative infrastructure. What you secure makes the restorative mission possible at its source. |
| <b>Direct access to the founding team</b>       | 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 December 31, 2026 gain access to the Summer 2027 Soft Opening. Agaporia at its most intimate: twelve sanctuaries, seventy hectares, the estate before the world arrives.

The guest-to-land ratio of the Soft Opening can never be replicated. The land stewards, practitioners, and the founding team 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: 24 Sovereign Sanctuaries, three ateliers, the grounds at their most refined. Both are extraordinary. Only one is unrepeatable.

The Foundational Privilege is a founding position in a historical record. The distinction matters. A guest arrives to something that already exists. A Guardian anchors something that is still becoming.

*The Foundational Privilege cannot be created twice. The Founding Ledger closes December 31. Permanently.*

0 6 . 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 December 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 December 31, 2026.

The Regenerative Series

Entry into the Agaporia Biological Engine™ Loop, in The Core Refuge, a Restorative Sanctuary of 40m². Three tiers matched 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 Immersion (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, the Equine Resonance and Regenerative Source Natural Immersions, and complimentary electric mobility across the estate. The 3-night tier activates €388 in Natural Immersions. The 5-night tier activates €732. The 7-night tier activates €916.

The Sovereign Series

The upper series of the Foundational Privilege. The Private Shelter, a Restorative Sanctuary 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)   | €3,456             | €5,760             | 40%        |
| 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 stay activates the 4% Restoration Mandate, channelling a fixed allocation to Agaporia's NGO alliances, local restoration initiatives, and the Biological Engine™. 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.

0 7 . THE TITAN PILLARS: SOVEREIGN STEWARDSHIP

Legacy Positions in the Absolute Standard

The Titan Pillars are the deepest commitment within the First Circle. Multi-year legacy positions that provide a persistent anchor in the estate's growth, an enduring tie to The Conscious Club™, and a place in the founding record that no subsequent guest can occupy.

Titan Pillar foundational entries carry up to a 50% value lock against projected 2027 retail rates. The value lock closes permanently on December 31, 2026.

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

|                  |                                                                                                                                                                                                                                                                                                   |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Status</b>    | Founding Guardian of the Soil                                                                                                                                                                                                                                                                     |
| <b>The Deed</b>  | Direct adoption of a specific Rewilding Sector within the estate's 16 actively rewilding hectares. Your stewardship is permanently marked with a handcrafted travertine anchor placed within your sector: a physical monument to the biological recovery your stewardship initiates and sustains. |
| <b>The Asset</b> | 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 Centre*

|                  |                                                                                                                                                                                                                                                                                 |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Status</b>    | Founding Patron of the Resonance Centre                                                                                                                                                                                                                                         |
| <b>The Deed</b>  | Your name engraved upon the Gate of the Resonance Centre, the estate's heart for Equine Dialogue and Somatic Reset. As the founding patron of this architectural centrepiece, your patronage shapes the physical form of the most distinctive experiential asset on the estate. |
| <b>The Asset</b> | 60 Sovereign Credits. Sovereign Liquidity: fully transferable to family members or executive leadership partners. Your position, carried forward as a legacy instrument.                                                                                                        |

### *III · The Sovereign Reserve · €72,000 · Sovereign of the Estate · 50% value lock*

|                  |                                                                                                                                                                                                                                                                                                                                  |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Status</b>    | Sovereign of the Estate                                                                                                                                                                                                                                                                                                          |
| <b>The Deed</b>  | The 70-hectare Agaporia Estate, exclusively yours, for three uninterrupted nights. All 24 Sovereign Sanctuaries under your stewardship. Full access to the Resonance Centre as a private setting for collective intelligence and leadership recalibration. A 7-year validity window commencing from Agaporia's official opening. |
| <b>The Asset</b> | A dedicated concierge team shapes every dimension of the stay, from sovereign arrival logistics to 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*

|                  |                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Status</b>    | Architect of the Standard                                                                                                                                                                                                                                                                                                                                                                   |
| <b>The Deed</b>  | A 10-year priority residency with permanent naming rights for a designated Sovereign Sanctuary 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. |
| <b>The Asset</b> | 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.                                                                                   |
| <b>The Math</b>  | Locked-in effective rate of €625 per night. A 48% value lock against projected 2027 retail of €1,200+. 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 luxury becomes a force for the earth's recovery.

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

Your stay is the heartbeat of this covenant. By securing your position in the First Circle, you become the guardian of a global restoration and the steward of a 70-hectare legacy that will outlast any single stay, any single season, any single generation.

The land recovers. You recover with it.

*To secure your position in the Founding Ledger, reply to Pascal directly at [pascal.steenhuis@agaporia.com](mailto:pascal.steenhuis@agaporia.com) with the residency or Titan Pillar position you wish to anchor. He will respond personally within 24 hours. The Foundational Privilege window closes December 31, 2026. These terms do not return.*

### **The World Is Better Because You Are Here.**

Pascal Steenhuis · Founder · General Manager

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*This document is exclusively prepared for the Founding Guardians of the First Circle.*

