

01 BRIEF DESCRIPTION OF THE PROJECT

Let's dream and realize together the birth of a sustainable tourism experience in the Amazon? Hotels where every space tells Amazonian stories. Where each experience connects people, knowledge and nature. **Where investing is about more than generating profit - it's about leaving a legacy, it's about marking your company with the world's best-known brand - Amazonia.** The Amazon is a sleeping giant of tourism. Cities with extraordinary natural and cultural potential still live on the fringes of quality hospitality. There is a lack of hotels with soul, professional management, regional identity and commitment to the planet. That's where we come in.

We are proposing something new: the first sustainable hotel chain with an Amazonian identity, transforming disused urban properties into unique lodging and impact experiences.

02 JUSTIFICATION AND OPPORTUNITY

Because being the first in uncharted territory is for the few. And you can be that pioneer.

The tourism market is hungry for authenticity, purpose and differentiation. Imagine having a hotel brand in your portfolio that carries the name "Amazonia" - with everything it represents to the world: forest, life, ancestry, biodiversity, future. Including a product with the "Amazônia" brand in its portfolio confers prestige, differentiation in the market and direct association with the principles of innovation, sustainability and social responsibility - attributes that are increasingly valued by consumers and institutional partners around the world.

03 INVESTMENT NEEDED

CAPEX of **€2,631,875.00 (€1,660,000)** for the acquisition of 5 properties. Of which 2 in the capital and 3 in the interior of the state; **€971,875.00** estimated for infrastructure). OPEX **€ 186,600.00** per year (salaries and taxes)

04 EXPECTED RETURN

Projected return of approximately **25% per year** and **asset appreciation**.

Payback: **4 years**.

Gross annual revenue projection: **€ 839.700,00**

05 SOCIAL AND ENVIRONMENTAL IMPACT

Generation of Qualified Local Employment: You invest - and communities move forward, improving lives and empowering people through fair employment, professional training and encouraging local entrepreneurship.

Valuing Traditional Culture and Knowledge: Your company is helping to protect the cultural wealth of the Amazon with unique and incomparable experiences.

Low-impact urban regeneration: Valuing existing properties to generate social impact, revitalizing areas with tourist potential and respecting the territory.

Social Inclusion and Income Distribution: Generating value for all, integrating small producers and local communities into the tourism chain in a fair and sustainable way.

Environmental Education and Community Empowerment: Making hotels living showcases of sustainable practices, inspiring visitors and empowering residents with environmental education.

CONTACTS

More information about this and other projects:

investinbrasil@apexbrasil.com.br