



IN LAK'ECH

Eco-Village Cooperative of Services, Products and Tourism Rentals

FOUNDATION STAGE

Investment and Co-creation Memorandum

Yucatán, Mexico

WHAT IS IN LAK'ECH ECO VILLAGE

We are a cooperative of services and regenerative tourism based on the circular economy where the territory, infrastructure, and our community of founders operate as an interconnected living ecosystem.

We believe that individual economic success must be the direct result of consolidating the common good. Hence our name In Lak'ech: "I am another you", a philosophy that reminds us that we are all part of the same. By caring for others and nature as much as we care for ourselves, we help each other and prosper in balanced symbiosis.

We build a cooperative model designed to generate long-term profitability with a positive ecological impact.

We will share three entry points to a scalable system that creates economic and social value in a conscious and healthy way.

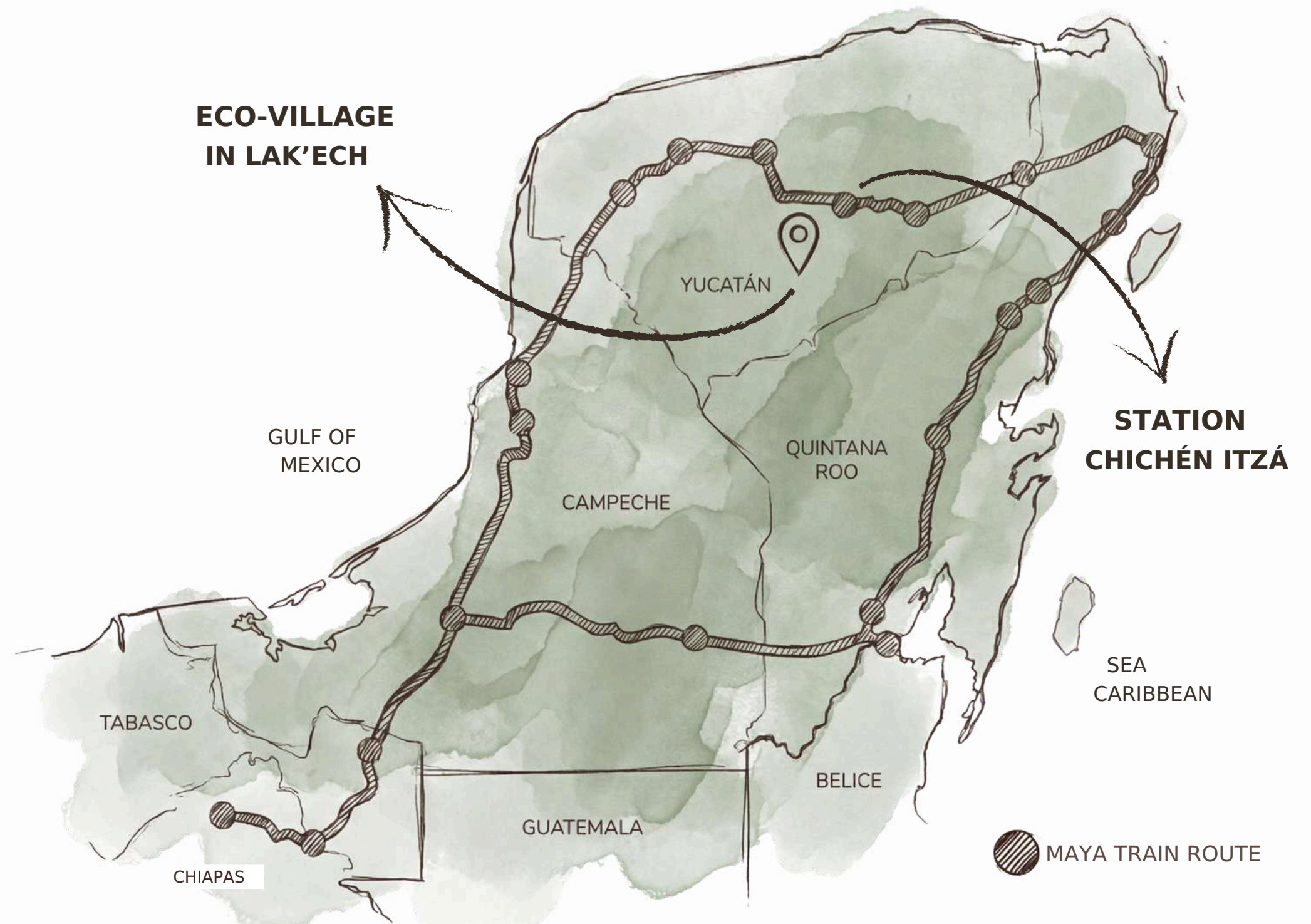


STRATEGIC LOCATION

We built our Eco-Village In lak'ech in Yucatán, just 15 minutes from Chichén Itzá, epicenter of the rebirth of Maya culture and a magnet for between 3 and 5 million tourists per year, a region with limited tourism infrastructure and high demand for services.

We are 1 hour by car from Mérida city and 2 hours from the Riviera Maya; also from Chichén Itzá we can take the new train that travels over 1500 km through 5 different states of the country.

We enjoy a privileged location with the connectivity needed to capture national and international tourism curious about new experiences.

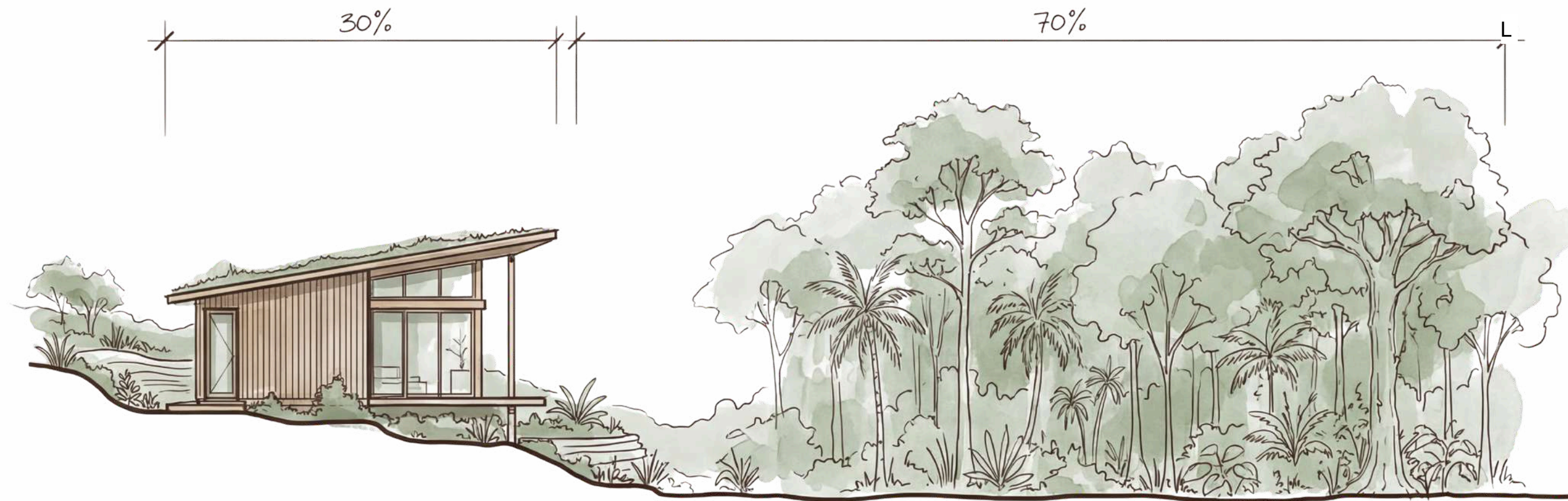


THE TERRITORY

The village covers 31 hectares in one of the regions with the largest amount of jungle in Mexico. Yucatán is considered one of the green lungs that remain in the country, hence the importance of conserving it.

We want to generate a living and protected ecosystem to guarantee long-term harmony, and that is why we have established a non-negotiable rule to protect nature: a maximum constructive density of 30%. The remaining 70% stays intact or improved so the jungle can breathe and thrive.

This approach is not just an ethical stance; it is a structural decision that guarantees ecological appreciation, orderly development, and natural abundance that shield the project's value for the future.



MASTER PLAN – SYSTEM ARCHITECTURE

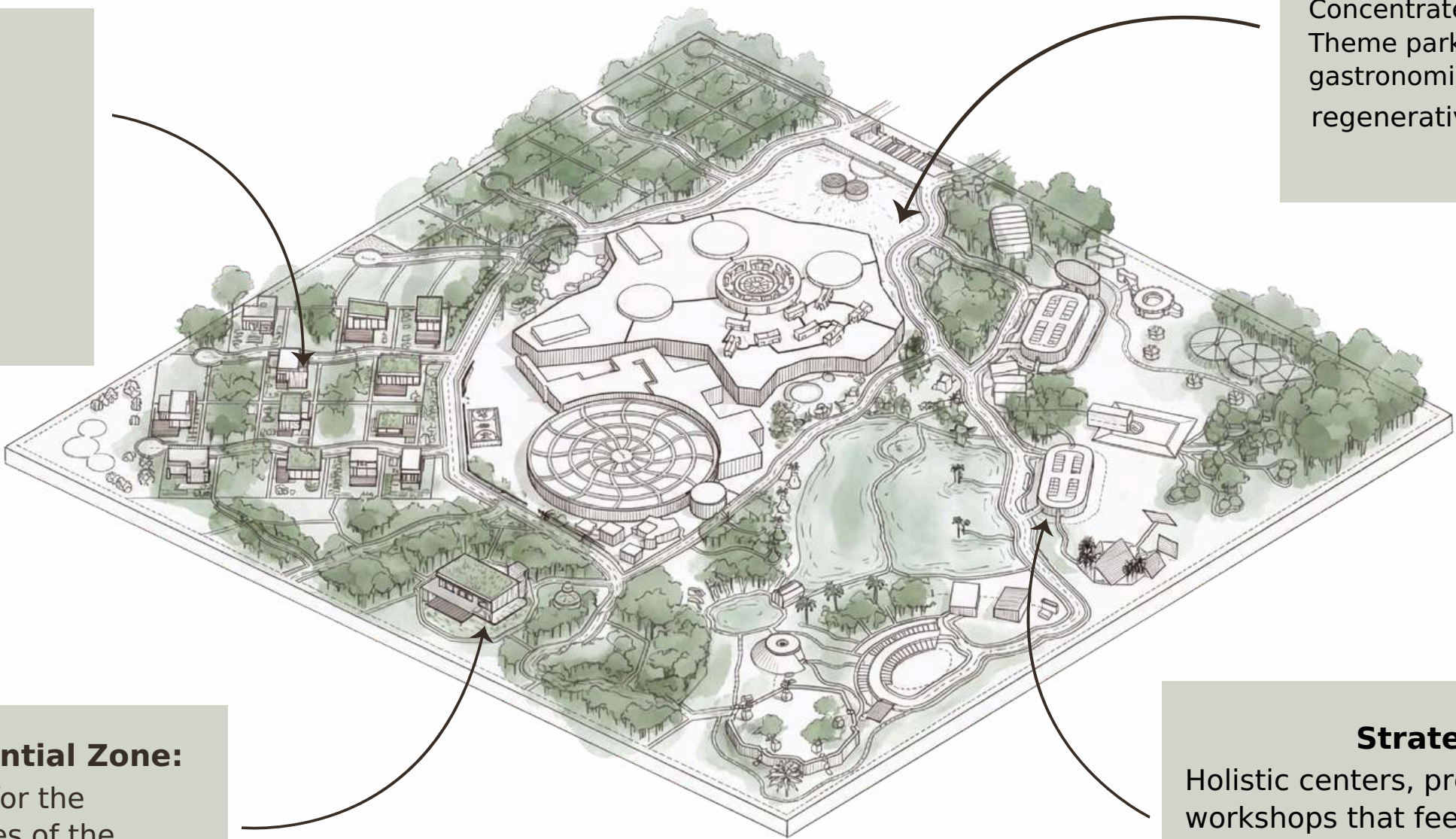
Our Master Plan is not a catalog of amenities, but the operational architecture of the project. It is zoned to maximize both tourist profitability and community tranquility:

Rental Unit Zone (UDRs):

Founder's tourist infrastructure, where the Rental Units designed for the shared operation of lodging within the In lak'ech ecosystem are located

Public Area (The Engine):

Concentrates traction and flow infrastructure. Theme park, recreational lake, zip lines and gastronomic corridors. It is the heart of our regenerative tourism.



Founders' Residential Zone:

Space reserved for the private residences of the founders.

Strategic Services:

Holistic centers, productive gardens, and craft workshops that feed the internal supply chain and enrich the visitor's experience.

TECHNICAL EXAMPLE

LOT 1,000 m²

From concept to plan.

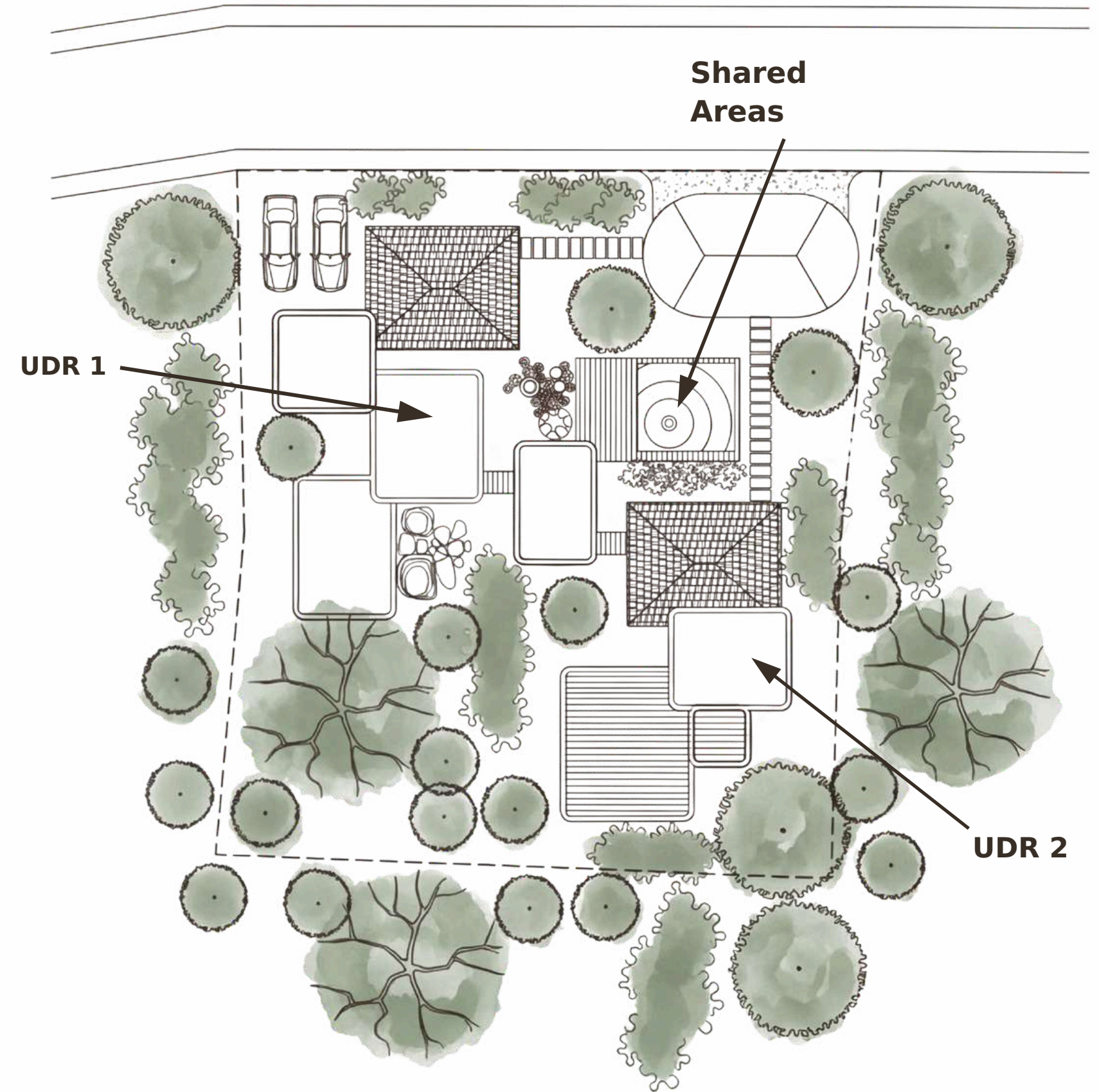
A standard lot operates under:

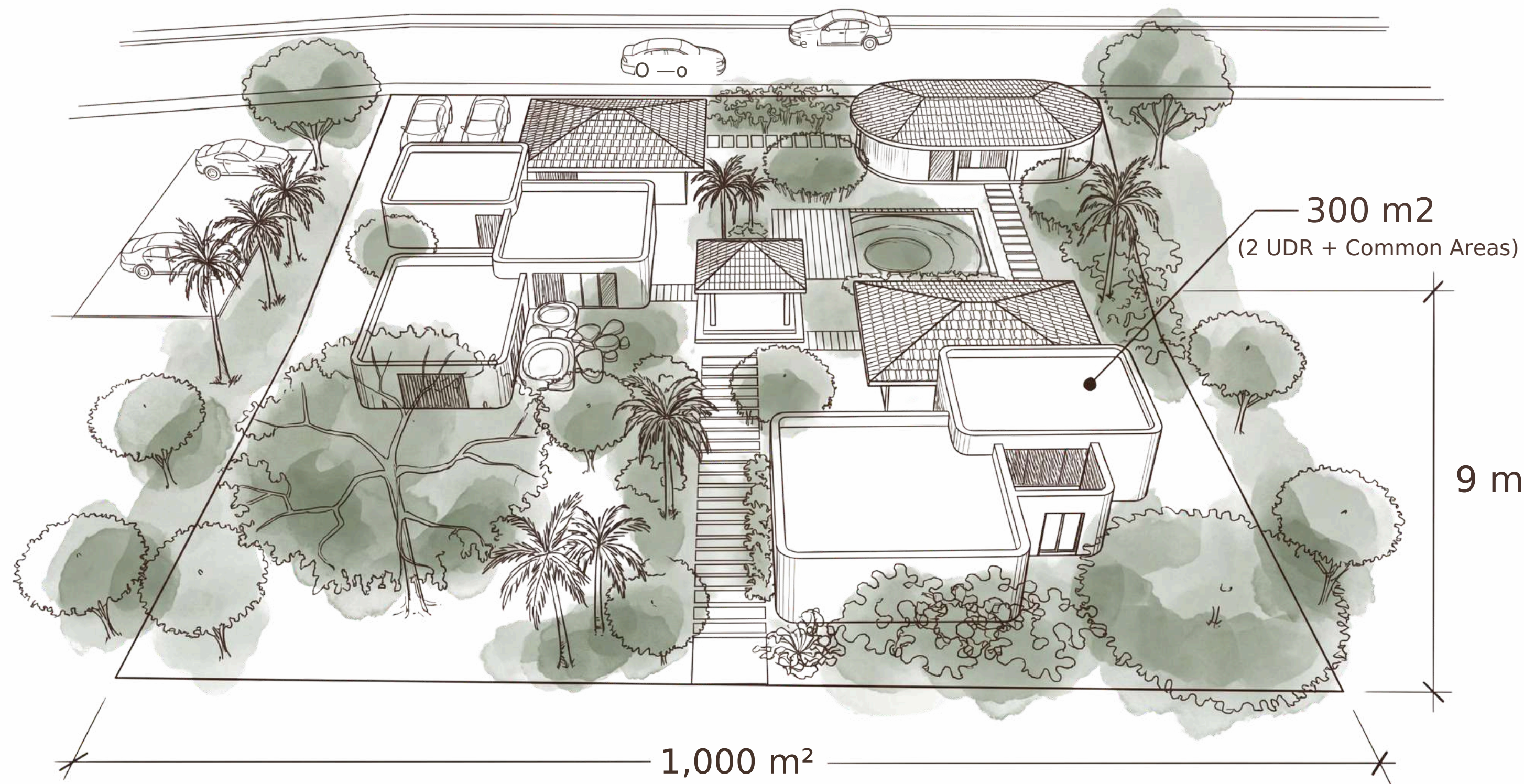
- 1,000 m² of total surface.
- 300 m² buildable (30%).
- 2 UDRs of 70 m² each.
- Shared areas (160 m²)
- Maximum height: 9 m.

This format allows:

- Range diversification.
- Investment control by m².
- Operational standardization.
- Coherence with the plan master.

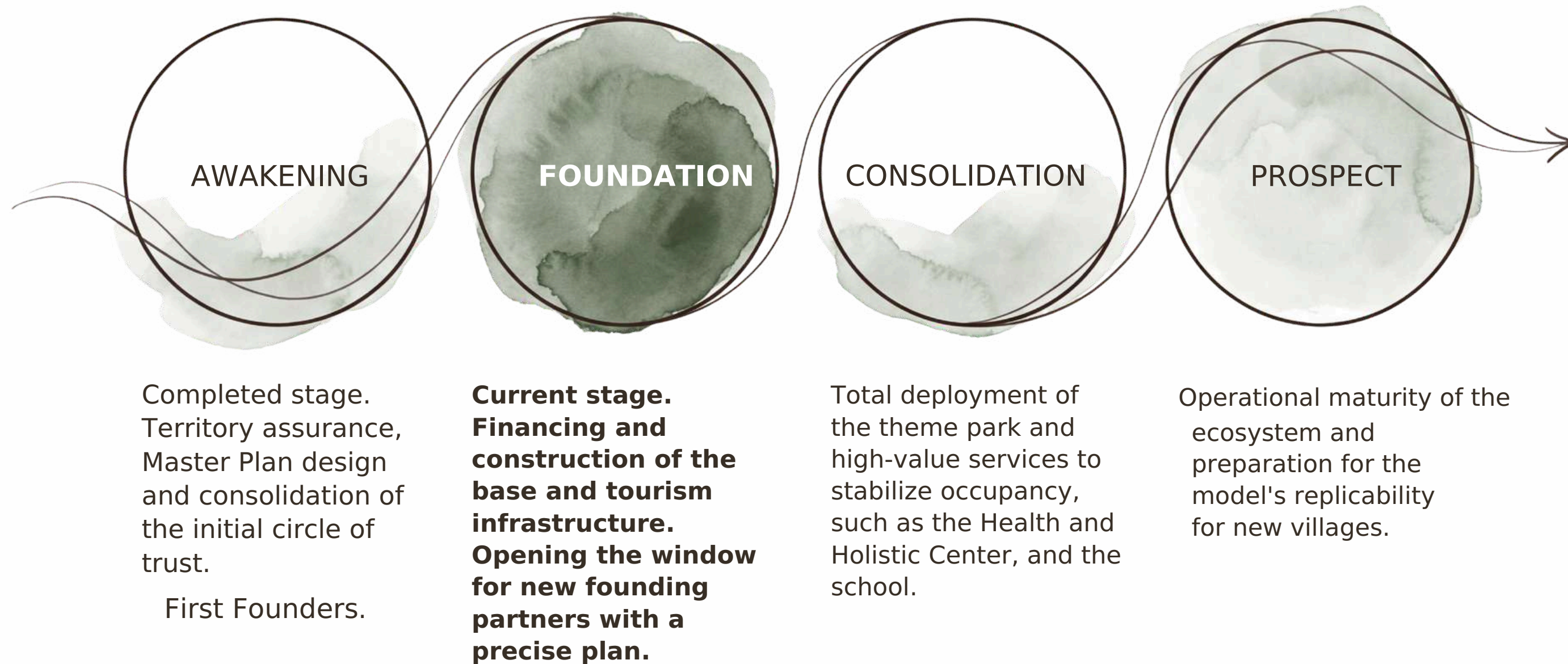
The model is defined from the origin. It does not depend on improvised decisions.





PROJECT STAGES

Projects with a legacy vocation need time to develop deep roots. Our execution responds to organic and structured growth:



CURRENT STATUS

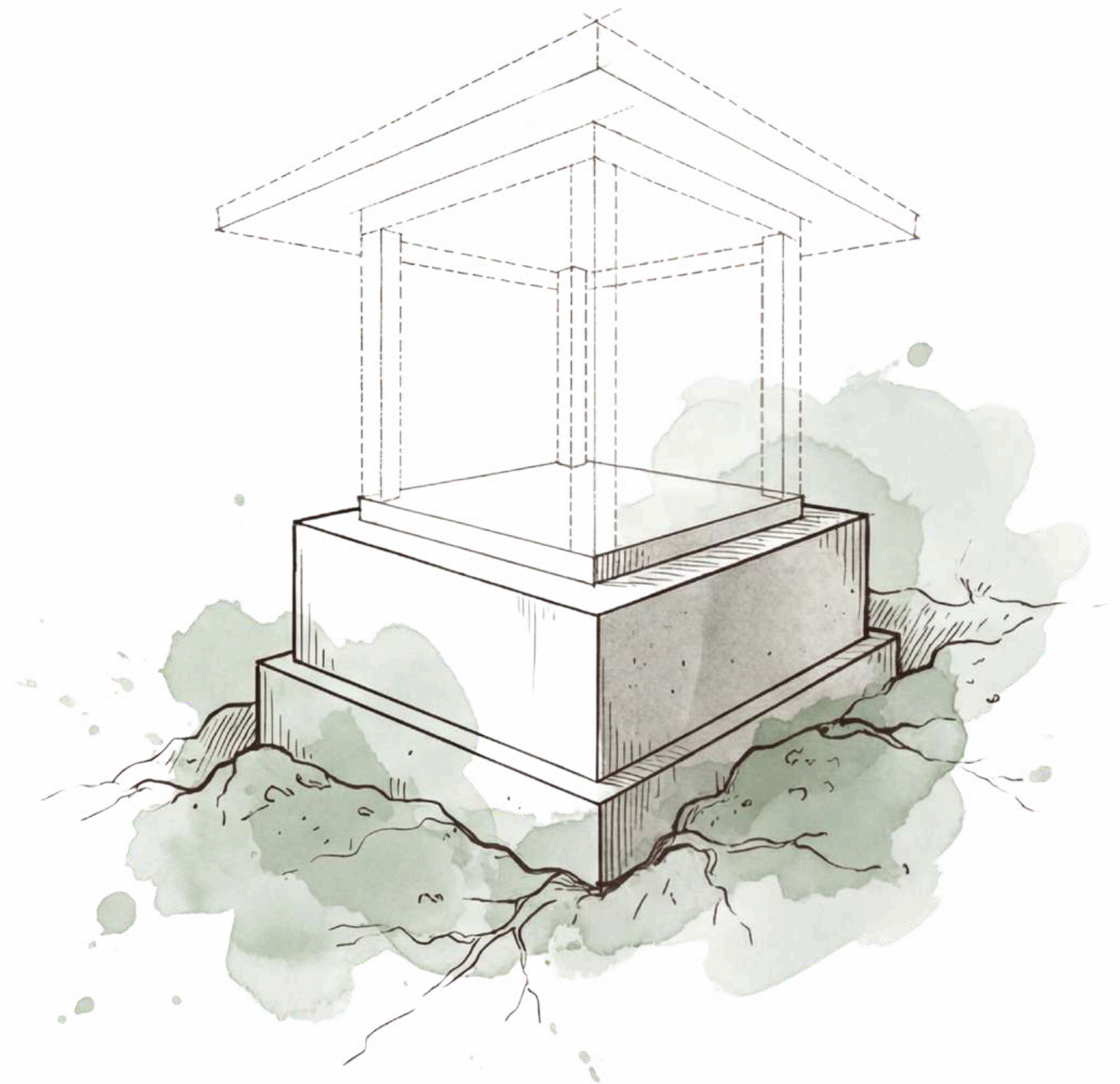
FOUNDATION PHASE

We have the land, the Master Plan with base topography and zoning, and the architectural design of the project. At this moment, we enter the Foundation Stage, a decisive phase to develop the essential infrastructure that will enable launching the Eco-Village and activating its first community services.

This stage will give rise to the first common areas, workshops, restaurant, rental units, and tourist amenities, creating the operational, economic, and human foundation of the project.

The founders participating in this phase will be key to advancing toward the Consolidation Stage, where we will build the community's central infrastructure: the school, the health center, and the holistic space.

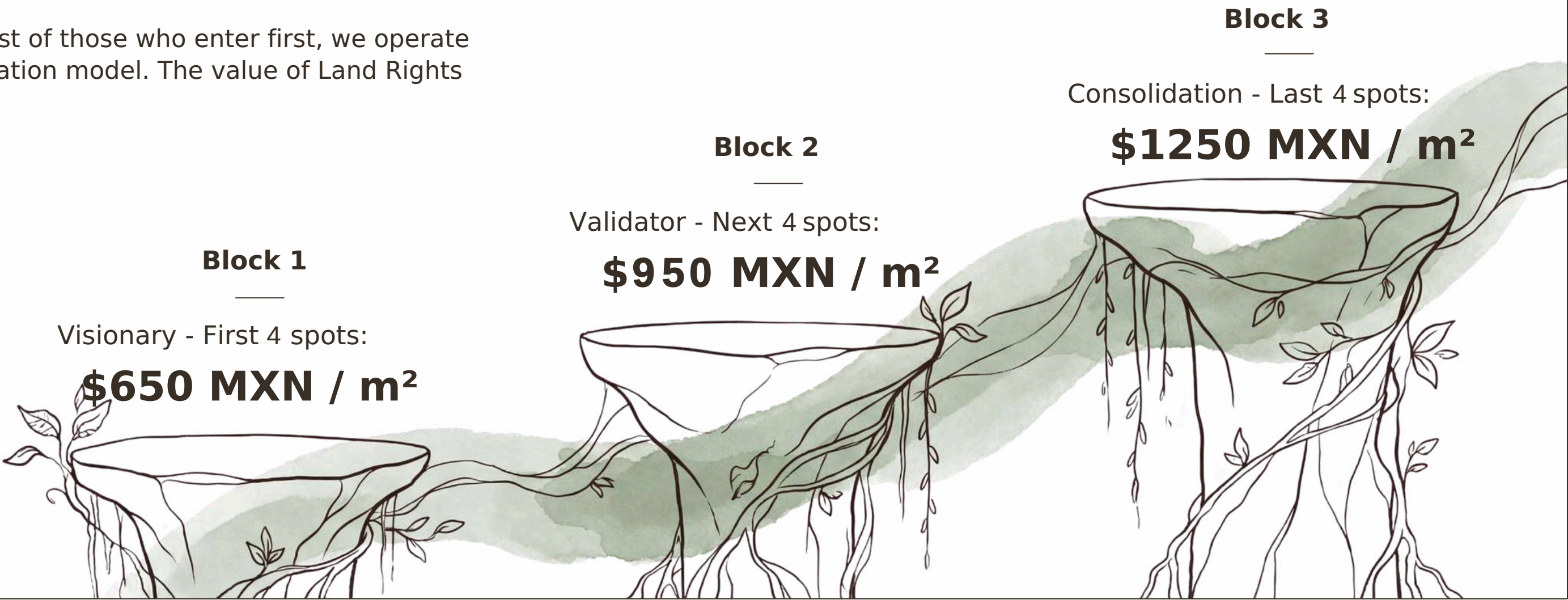
Once consolidated, this first Eco-Village model can become a real and replicable benchmark to drive new eco-villages sustained by a collective heritage and demonstrate, in practice, that another way of living—based on the value of the collective—is possible in the face of individual ambition and power concentration.



FOUNDATIONAL WINDOW AND PROGRAMMED APPRECIATION

We are in the most decisive window of the project. The "Foundational Circle" —limited to 12 spots— opens to co-create the first Rent Units (UDRs) and primary infrastructure.

To reward and protect the trust of those who enter first, we operate under a Programmed Appreciation model. The value of Land Rights scales organically:



PATHS OF PARTICIPATION

A prosperous ecosystem requires capital, infrastructure, and talent. Therefore, we have designed three complementary entry doors.
There are no hierarchies of value, but clear roles united by a common purpose:



Path 1

Heritage Sower:

The partner who ensures the root and strengthens the initial capital that allows boosting the next step of the project.



Path 2

Foundation Founder:

The co-creator who activates the infrastructure and materializes the first spaces that launch the tourism and cooperative model



Path 3

Anchorage Maker:

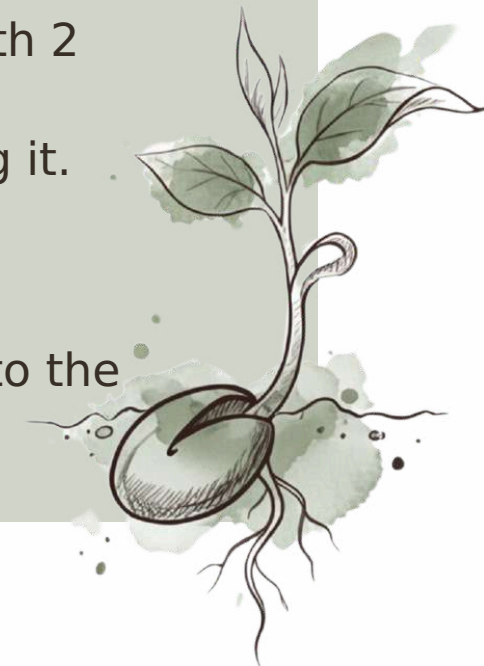
The master who brings the culture, the operation and the talent that give life to the project.

PATH 1

PATRIMONIAL SOWING

The profile of patient and prudent capital.

- Contribution: Seed capital for the acquisition of usage rights over 1 plot within the master plan.
- Role in the system: It constitutes the foundation of trust in the project. During this phase, your lot is exclusively allocated to conservation (no residential or tourist use).
- Timeline structure: Initial 3-year contract, designed as a natural base to evolve to Path 2 (Founder) and expand the usufruct to 30 years. Within this period, the UDR tourist infrastructure must be built or the stake transferred to someone capable of executing it.
- Required investment: From \$650,000 MXN (1,000 m² in Block 1), variable according to the final lot size and the current appreciation block rate.



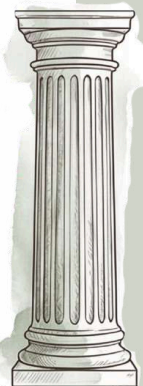
PATH 2 FOUNDATION FOUNDERS

The architect of the legacy and operation.

This partner materializes the vision by building the tourism infrastructure (Rental Units - UDRs). It operates under contracts of 20 to 30 years (renewable), with **2 participation options:**

Grounding Founder:

- Rights over 1 tourist lot of 1,000 m².
- Build **up to 2 UDRs**, 300 m² of cooperative hotel infrastructure (for tourist use only).
- Estimated investment: Range of **\$4.4M to \$8.1M MXN** (depending on chosen construction specs).



Pillar Founder (Expanded Scale):

Buy rights over 4*1000m² lots, get **1000m² gift** due to investment volume, distributed over 5,000 m²:

- 3 tourist lots of 1,000 m² each.
Up to 6 UDRs
- 1 lot of 2,000 m² with mixed use, which allows integrating optional private residence in addition to tourist operation. **Up to 2 UDRs**

Builds 1,500 m² in total:

- 900 m² allocated to tourist infrastructure (300 m² in each tourist lot).
- Up to 600 m² in the mixed lot (residential or tourist, depending on choice).
- Estimated investment: ~**MXN \$34.5M**.



PATH 3

ANCHORING ARTISAN

The creator of human software.

The best infrastructure needs experiences that inhabit it. The Artificer is the expert in culture, well-being, education or gastronomy who transforms spaces into vibrant destinations.

- Contractual Requirement: Real and verifiable anchoring. Requires a reciprocal material commitment through operating capital or investment in its own business model.
- Operational Mechanism: Integrates its talent in exchange for the Inlakech platform, accessing our infrastructure and the consolidated tourist flow.
- Investment: Tailored to measure, conditioned on a commercial viability analysis and real synergy with the ecosystem.



COMPARATIVE TABLE OF PATHS

Paths	Heritage Sower	Grounding Founder	Pillar Founder	Anchoring Artificer
Role	Territorial Validator	Touristic Co-creator	Touristic Co-creator (Expanded Scale)	Service Operator
Land	1 lot	1 lot (1,000 m²)	Buy 4 lots, get a free 1000m2 Total 5000m2	According to anchoring
Construction	—	300 m²	1,500 m²	According to project
Use	Conservation	Touristic	Tourist + Residential optional	Operational
Return	Capital gain 3 years (maximum)	ROI 8 Years - RENTALS - 2 UDR	ROI 8Years - RENTALS 8 UDRs	Own business
Estimated Ticket	From \$650K	\$4.4M-\$8.1M	~\$34.5M	Variable

STRUCTURAL ADVANTAGE

Our advantage is not real estate; it is systematic. Profitability does not arise from the surface, but from the logic that connects each asset.

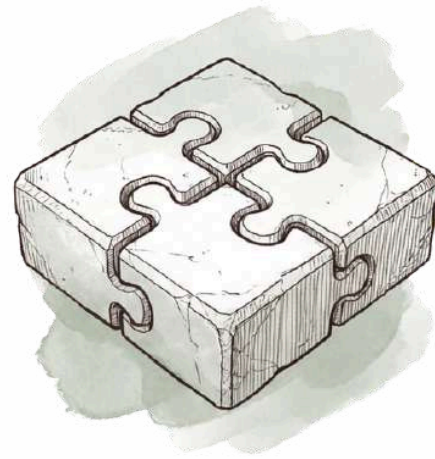
- Unified Management: The Income Units operate under a single standard and a single strategy. No internal competition. No erosion of value.
- Territory with Real Traction: We insert ourselves into an active corridor —Maya Train and a consolidated cultural hub— without losing the low density that preserves the natural wealth of the place.
- Controlled Offer: The 30% construction limit and access phases protect the natural abundance of the project and its long-term positioning.
- Integrated Ecosystem: Infrastructure, lodging, and experiences do not operate in isolation; they strengthen each other.

Performance does not depend on individual effort, but on the strength of the whole.



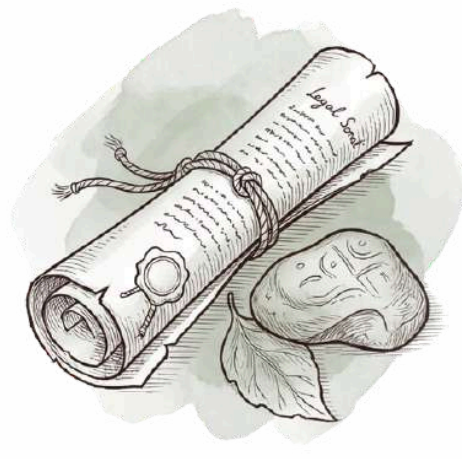
GENERAL STRUCTURE OF THE MODEL

Protecting a long-term vision requires inflexible legal foundations. We are not a traditional condominium; we operate under a framework designed to guarantee certainty and autonomy.



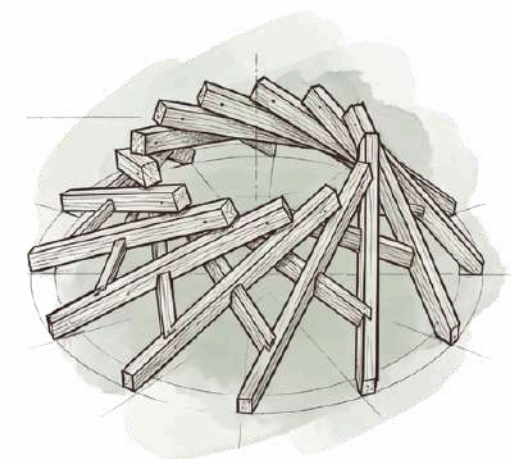
Financial Vehicles

All operational management and capital flow are secured through a Trust and the Hosting and Workshop Cooperative Society, ensuring absolute transparency.



Property Framework

We base ourselves on Agrarian Social Property (Agrarian Usufruct). A vehicle that grants territorial sovereignty and competitive long-term tax advantages. The structure is designed to shield legal certainty without sacrificing operational flexibility.



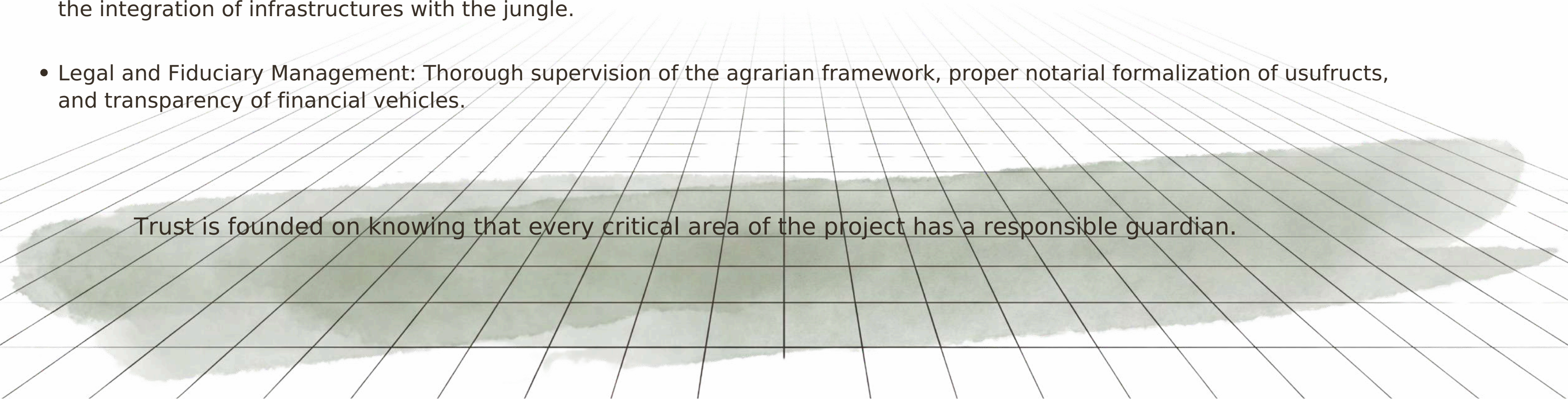
Institutional Governance

We structure decision-making through sociocracy. Clear rules and consent-based agreements that protect both individual wealth and the integrity of the collective model.

FOUNDER'S COUNCIL AND HUMAN ARCHITECTURE

Behind the solidity of the numbers and contracts, there is a team committed to execution. A model of this magnitude requires direct accountability and leadership that guards the vision at every step of the Foundation phase.

- Strategic Management (CEO): Responsible for long-term viability, custody of the economic model, and structuring of capital.
- Territorial and Architectural Management: In charge of materializing the Master Plan, ensuring the non-negotiable 30% density target and the integration of infrastructures with the jungle.
- Legal and Fiduciary Management: Thorough supervision of the agrarian framework, proper notarial formalization of usufructs, and transparency of financial vehicles.



Trust is founded on knowing that every critical area of the project has a responsible guardian.

NEXT STEPS

The territory, the model and the structure are already defined.

If this project fits with your way of understanding heritage and the long term, the next step is to explore the details.

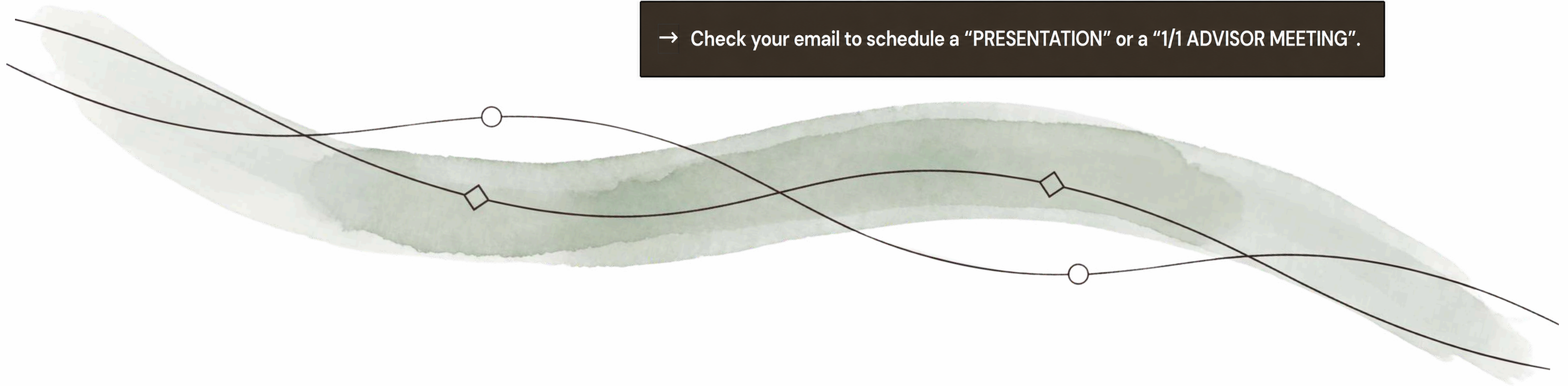
Vision session

A detailed presentation of the project and a space to answer questions.

Executive channel

Direct access to review strategic information and evaluate possible participation options.

→ Check your email to schedule a "PRESENTATION" or a "1/1 ADVISOR MEETING".



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