



We live in a time of many changes.

Knowing that we are part of a living web and that our choices reverberate in the collective destiny. That's why we believe it's time to create new stories.

Cultivating an alliance with the earth is what we need to prosper. Weaving a community committed to grow in a regenerative way is our answer to many of today's questions.

We do not see nature as a resource to be exploited, but as our great ally. Regeneration, cooperation and sustainability are the principles that guide our practices.

We are located in a privileged region due to the abundance of its waters and the diversity of its fauna and flora. Through a harmonious relationship with the natural resources that sustain us, we are committed to become increasingly autonomous in terms of supplying clean water, producing organic food and generating sustainable energy sources.

HŌM is an ecosystem, where each part is valuable and indispensable to the whole. Soil, Water, Air, Well-Being, Education and Art are the seeds of the future we dream of.

An ancestral future.

Let's find our way back HŌM.

HỒM

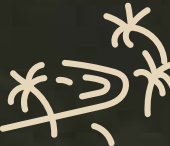
P O I N T S O F I N T E R E S T



P O I N T S O F I N T E R E S T

- 1

 HÖM
- 2

 BEACH
- 3

 WATERFALL
- 4

 NATURAL POOLS
- 5

 UNION OF THE WATERS
- 6

 TAQUARI POOL



- 7

MARS GARDEN 
- 8

BURITI POOL 
- 9

TEMPLE 
- 10

FARM 
- 11

CRYSTAL MOUNTAIN 
- 12

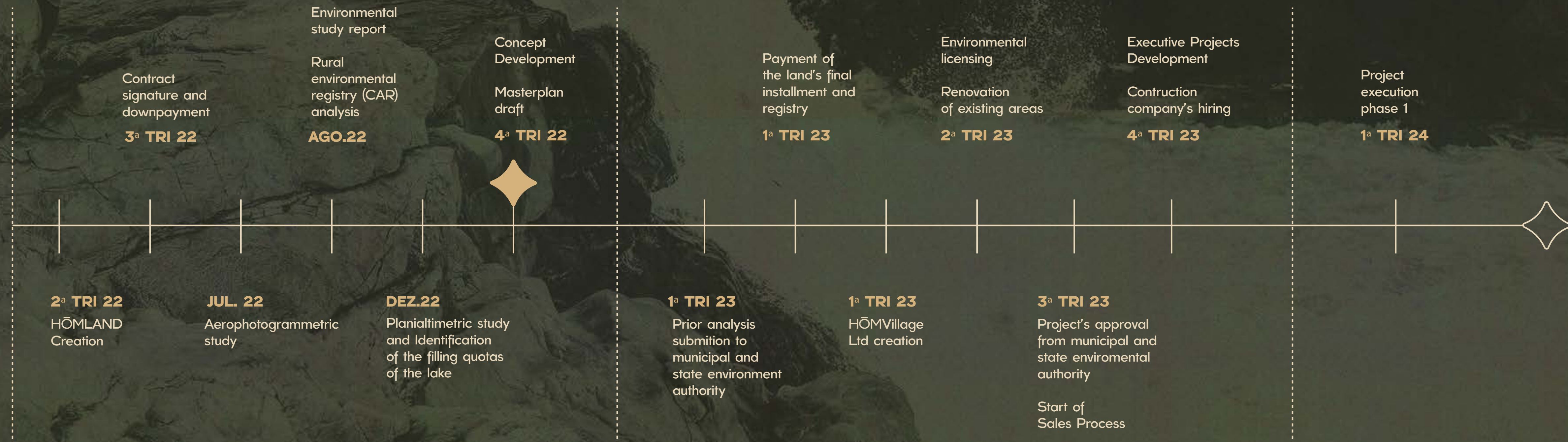
RESIDENCES 

● HÖM AREA ● GLAMPING AREA ● ART VILLAGE AREA ● SHORT STAY AREA ● PARKING AREA ● RPPN AREA ● RESIDENCIAL AREA ● AGROFORESTRY AREA ● CRYSTAL AREA

2022

2023

2024



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FINANCIAL MODEL



PROJECT
SNAPSHOT
KEY NUMBERS

LAND

- Total Area: 144 hec
- Residential Area: 40,2 hec
- 38 residential Units



FINANCIAL

Seed Capital USD:	Estimated Gross Revenue USD	dividends of	Expected Payback
\$8 mm	\$51.907.244	40% in 5 years	in 5 years

ESTIMATED INVESTMENT
OF THE 1ST PHASE
OF DEVELOPMENT





COMMERCIAL STRATEGY

The challenges of the present time invites us to rethink our way of life and priorities. For this reason themes such as human development, climate, economic sustainability, food and water are the core of our business model. We know that in the coming years, actions aligned with these values will continue to gain more relevance in the world market.

Initially, our strategy will be to attract friends and family through our CEO's personal network. Currently, there is a list of 60 possible invitations of who will be invited to participate in our project.





INVESTOR BENEFITS



Our first investors will make our project viable with initial capital. Therefore, with the generation of abundance as a guideline, we will offer a series of advantages to those who choose to be part of the beginning of our history.

We will highlight here just some of the benefits that will be offered in this first phase: approximately 50% of a financial advantage, considering discounts and bonuses (initially, being 20% on the acquisition of the module and 20% on the acquisition of the house); 10% key delivery bonus; preference in choosing modules; priority in housing construction; 40% of our Net Equity; among other advantages that can be seen in the table alongside.

Increased assets - discounts on the value of modules and houses	Approximately 50% of a finance advantage considering discounts and bonuses applied at different times, initially being 20% on the acquisition of the module and 20% on the acquisition of the house.
House Key Delivery Bonus	10% key delivery bonus
Natural increased assets	Value of the asset throughout the project, as prices will rise according to demand and time elapsed. The units available each year are: 1st phase = 5 units 2nd phase = 5 units 3rd phase = 7 units 4th phase = 10 units 5th phase = 11 units
Financial income increase dividends	The financial income arising from the invested working capital is accounted for the distribution of dividends.
Preference advantage in choosing module	Priority in the choice of modules.
Construction of houses	Priority in the construction of houses.
% Investor Equity	40%
Quotes Valuet	Quota value: BRL 2,500,000 with 100% of the value converted into a module with a 20% guaranteed rebate as change at the end of the project.

MODULES
AND HOUSES
AVAILABLES

		PHASE I		PHASE II		PHASE III		PHASE IV		PHASE V	
		INVESTORS	ACQUIERS	INVESTORS	ACQUIERS	INVESTORS	ACQUIERS	INVESTORS	ACQUIERS	INVESTORS	ACQUIERS
Modules and Houses availables		5		5		7		10		11	
Quotes Value US\$		500.000		500.000		500.000		500.000		500.000	
Module Price	US\$	400.000	500.000	464.000	580.000	512.000	640.000	528.000	660.000	528.000	700.000
	Discount	20%	0%	20%	0%	20%	0%	20%	0%	20%	0%
Houses Price	House (150m²)	240.000	300.000	288.000	360.000	312.000	390.000	324.000	405.000	324.000	420.000
	House (200m²)	320.000	400.000	384.000	480.000	416.000	520.000	432.000	540.000	432.000	560.000
	House (350m²)	560.000	700.000	672.000	840.000	728.000	910.000	756.000	945.000	756.000	980.000
	Discount	20%	0%	20%	0%	20%	0%	20%	0%	20%	0%
Total Price (module + house)	House (150m²)	640.000	800.000	752.000	940.000	824.000	1.030.000	852.000	1.065.000	852.000	1.120.000
	House (200m²)	720.000	900.000	848.000	1.060.000	928.000	1.160.000	960.000	1.200.000	960.000	1.260.000
	House (350m²)	960.000	1.200.000	1.136.000	1.420.000	1.240.000	1.550.000	1.284.000	1.605.000	1.284.000	1.680.000
House Key Delivery Bonus	House (150m²)	19.200	0	23.040	0	24.960	0	25.920	0	25.920	0
	House (200m²)	25.600	0	30.720	0	33.280	0	34.560	0	34.560	0
	House (350m²)	44.800	0	53.760	0	58.240	0	60.480	0	60.480	0
	Rebate	10%	0%	10%	0%	10%	0%	10%	0%	10%	0%

*The financial values and forecasts presented here represent estimates, based on average market indices and practices, according to variations that can be determined until September/2023 and based on the legislation in force on the same date. Therefore, HOM Group undertakes to make its best efforts to comply with such forecasts, not being responsible, however, for fluctuations due to possible variations in real estate prices and elements beyond its control, such as changes in tax legislation, crises in the national and international financial system, cases of fortuitous events and force majeure in general, etc.



DATA AND PROJECTIONS



VGV 38 HOUSES

Module discount for investors	20%
Construction discount for investors	20%
House Key Delivery Bonus	10%

Total Revenue	51.907.244
Total Costs	-24.119.620
NET PROFIT	27.787.623
Investors Dividends	40% - 11.115.049
Module Discounts	1.600.000
House Key Delivery Bonus	655.200

Investors Equity	8.000.000
Cash Flow - Investors	13.370.249
Expected Returns on Investments	5.370.249
	67% - 5 Years
	10,82% / Year

QUOTAS SIMULATIONS (in USD)

HARMONIOUS SCENARIO

QUOTAS	16	6	1	0,5	0,1
QUOTAS VALUE	500.000	500.000	500.000	500.000	500.000
INVESTED AMOUNT	8.000.000	3.000.000	100.000	250.000	50.000
MODULE DISCOUNT (REBATE CASBACK INVESTOR)	1.600.000	600.000	-	-	-
CASH FLOW INVESTORS	13.370.249	5.013.843	835.641	417.820	167.128
EXPECTED RETURNS ON INVESTMENTS	5.370.249	2.013.843	335.641	167.820	67.128
%	67,13%	67,13%	67,13%	67,13%	67,13%
A.A.	11%	11%	11%	11%	11%

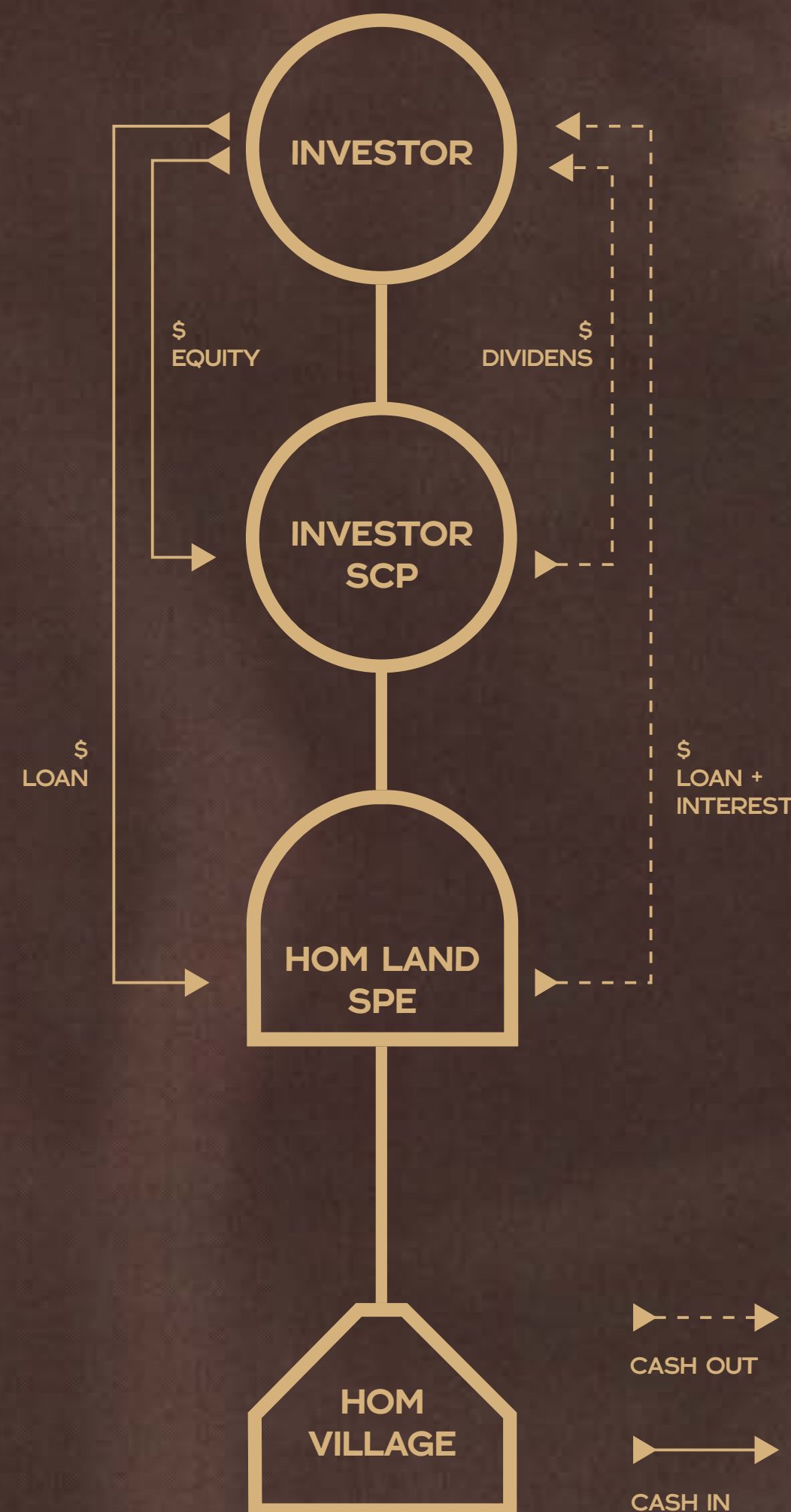


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INVESTMENT LEGAL STRUCTURE





LEGAL ASPECTS FOR INVESTORS ADMISSION

- As discussed in the Investment Description slides, the investment modalities will necessarily be hybrid, in the forms of: (i) Unit + Equity; and (ii) Equity + Debt;
- Being the investor's choice (i) Unit + Equity - the investment shall be compensated by the future acquisition of a HŌM Project residential unit + participation in the venture's Equity;
- Being the investor's choice (ii) Equity + Debt - the investment shall be compensated by participation in the venture's Equity + capital remuneration. In this case, the Equity + Debt proportion will always be regulated at the ratio of 1 Equity to 1.5 Debt;
- In this sense, investments for the acquisition of the property and effective implementation of the HŌM Project must be paid/compensated to investors through: (i) effective acquisition of future units in the residential/community area of the real estate development; (ii) partial conversion into future Equity interest from the project; (iii) partial future remuneration of invested capital;
- For each category of investment and contribution amount, there will be a distinct and specific legal structure. Such structures include: (i) loan agreements ("CM"); and (ii) unincorporated joint ventures/special partnership ("Sociedade em Conta de Participação" - "SCPs");
- The guarantees/security/warranty for investments may fall on part of the property, in the form of real estate guarantee;

(*NOTE: All the details of the legal format described above are still hypothetical, therefore, subject to adjustments and changes, in order to reflect the most efficient and beneficial structure for all the Parties involved)

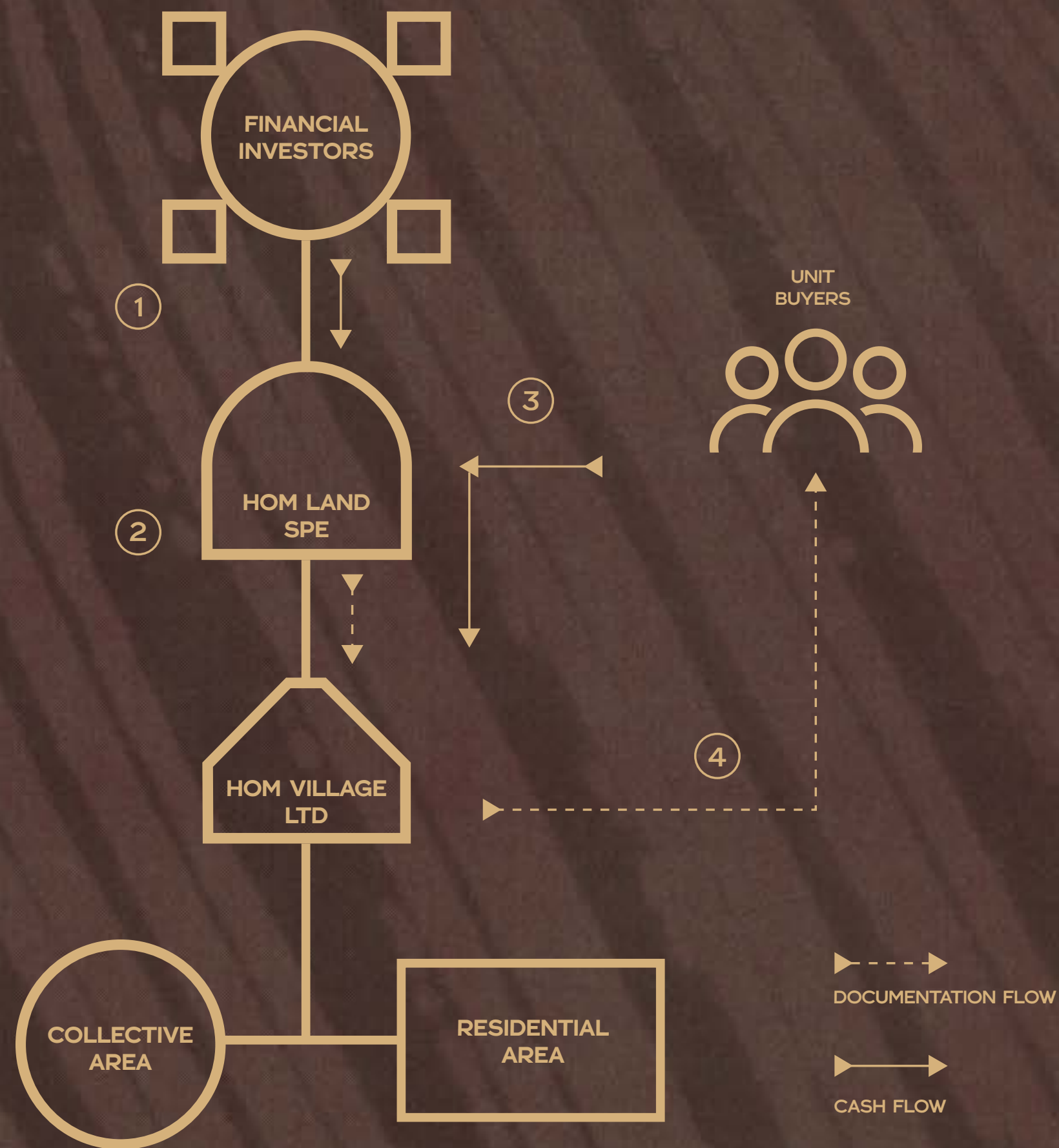
(**NOTE: The project mentioned above refers to the residential real estate part of the HŌM Project, not being included in the return on investment forecast, participation in any other: (i) operating front, (ii) business line, or (iii) accessory revenue)

LEGAL ASPECTS FOR ACQUISITION OF RESIDENTIAL UNITS

The ownership of the residential units of the HŌM Project will be acquired in the form of shares of the company HŌMVillage, in a legal model analogous to that of the traditional real estate development ("incorporação imobiliária". Thus, each group of HŌMVillage shares will correspond exclusively to a unit in the residential/community area;

- Similar to the acquisition of autonomous units in traditional condominiums, acquirers will have all their rights and obligations guaranteed, in the form of Contracts, Statutes and Internal Regulations;
- There will be, within the scope of HŌMVillage, a Shareholder's Agreement, similar to a Condominium Collective Agreement, which will regulate relevant issues related to the maintenance and exercise of rights over the units, such as: forms of sale, right of first refusal, obtaining financing, rules for succession by inheritance, entry and exit of new acquirers, coexistence and cohabitation rules, etc.;
- For the purposes of succession by inheritance, there will be specific rules that will guarantee the heirs the exercise of all ownership/estate rights over the unit, either by joining the Project or by receiving the amounts corresponding to the unit;
- Financing for construction in the unit can be obtained through the company HŌMVillage, being the borrowing shareholder bound to pay the amounts related to its financing, without any burden to the other shareholders.

(*NOTE: All details of the legal format described above are still hypothetical, therefore subject to adjustments and changes, in order to reflect the most efficient and beneficial structure for all Parties involved)



DOCUMENTATION AND FINANCIAL FLOW

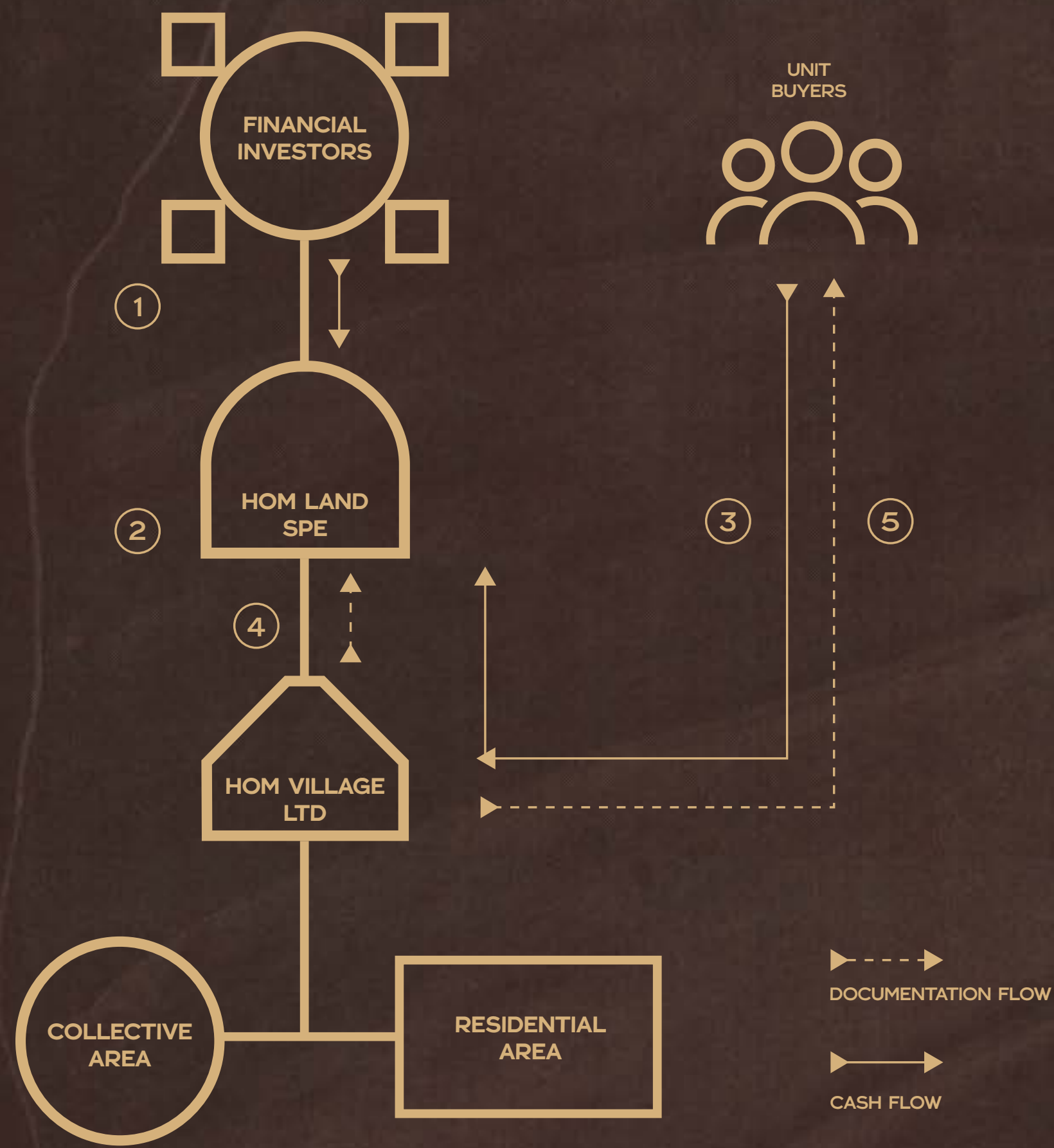
MODEL FOR BRAZILIANS

1
HOMLAND receives seed money from investors to buy the land and execute the project.

2
HOMLAND shall operate as a Specific purpose company (SPE).

3
Unit buyers acquire HOMLAND units by paying HOMLAND the respective purchase price, executing a public deed and enrolling it before the Real Estate Registry Office. Subsequently, the units will be transferred to HOMVillage, through the payment of share capital. Therefore, ownership of the units will be held by the buyers by means of HOMVillage shares.

4
Hence, unit buyers will then own a percentage of HOMVillage equity proportional and linked to the unit purchase.



DOCUMENTATION AND FINANCIAL FLOW

MODEL FOR FOREIGNERS

1
HŌMLAND receives seed money from investors to buy the land and execute the project.

2
HŌMLAND shall operate as a Specific purpose company (SPE).

3
Unit buyers purchase HŌMLAND units by adding capital to and becoming HŌMVillage shareholders.

4
Subsequently, HŌMVillage acquires the unit chosen by the buyer, directly from HŌMLAND.

5
Unit buyers will then own a percentage of HŌMVillage equity proportional and linked to the unit purchased.

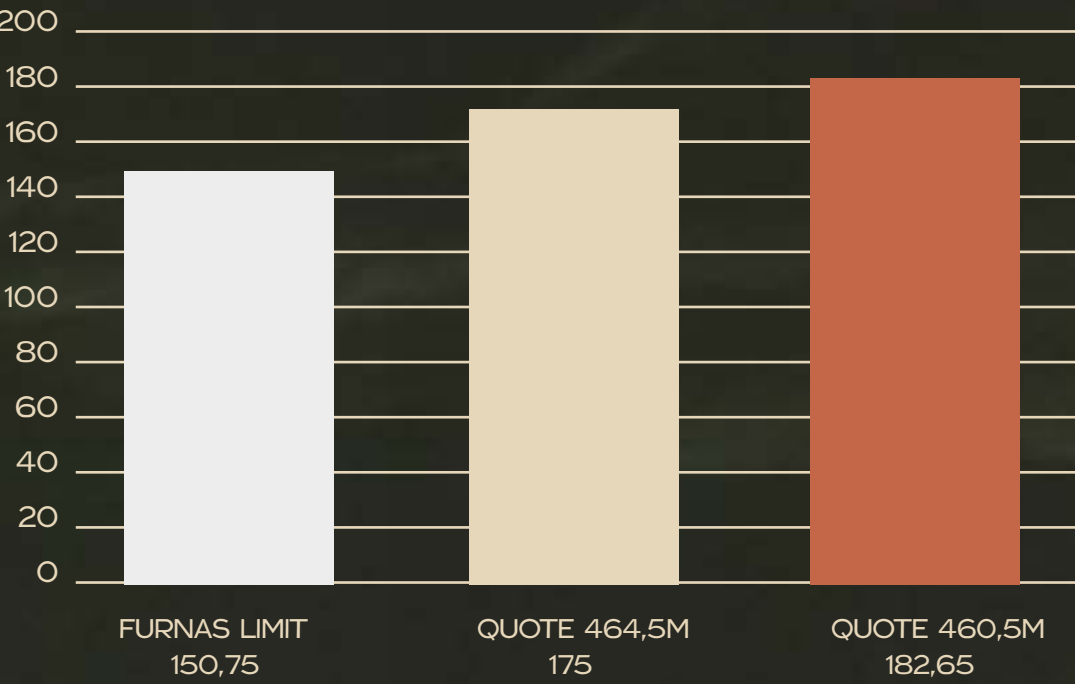
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POINTS OF ATTENTION



FURNAS

REMAINING AREA



CONVENTIONS

- ISOLINES
- Master level curve 2,5m
 - Secundárias
 - Quote 464,5m
 - Quote 460,5m
 - Expropriation Limit - FURNAS
 - Quote Area 460,5m
 - Quote Area 464,5m
 - FURNAS's expropriation area
 - Land Limits
 - Placed landmarks
 - Georeferenced bases



SCENARIOS (HA)	GLEBE 1	GLEBE 2	GLEBE 3	TOTAL
Registration Area	36,88	93,53	58,34	188,75
Expropriation - Quote 464,5m	6,17	7,58		13,75
Remaining area 1	30,71	85,95	58,34	175
Expropriation - Quote 460,5m	2,03	4,07		6,1
Remaining area 2	34,85	89,46	58,34	182,65
Expropriation - FURNAS	10,4	27,6		38
Remaining area 3	26,48	65,93	58,34	150,75

LOCATION MAP



Colinas Do Sul - Goiás

FURNAS

RATING
LOW RISK
■ ■ □ □ □ □ □ □ □ □

Measurement of the land in the expropriation lawsuit milestone mistakenly carried out 30 years ago - could impact the common areas of the project

IMPACT
LOW IMPACT
■ □ □ □ □ □ □ □ □ □

Even still, if the original demarcation is maintained, there will be no impact on the number of units to be developed;

Part of the common areas may be located within the expropriated area belonging to Furnas

The selling party must compensate for the expropriated area and the new area may cover the possibility of building new units to be developed;

MITIGATION
- □ □ □ □ □ □ □ □ □ □ -

- Contractual security to compensate for loss of area
- Technical team revalidating the demarcation with an expected result favorable to HÔM

PROJECT APPROVAL AND LICENSING

RATING
MEDIUM RISK
■ ■ ■ ■ □ □ □ □ □ □

Possibility of the public agencies viewing the project as an irregular land subdivision in a rural area

IMPACT
MEDIUM IMPACT
■ ■ ■ ■ □ □ □ □ □ □

Delay of the approval and licensing process

Reduction of the number of units to be developed due to potential readjustments

MITIGATION
- □ □ □ □ □ □ □ □ □ □ -

- Legal structure analogous to traditional real estate developments in Brazil ("incorporação imobiliária")
- Other similar projects were implemented in nearby regions (favourable precedents)

COMMERCIAL

RATING
MEDIUM RISK
■ ■ ■ ■ □ □ □ □ □ □

The market evaluation of the prices may be considered overestimated

Adverse change in the legislation that regulates the acquisition of rural real estate in Brazil

Relevant geopolitical event

IMPACT
MEDIUM IMPACT
■ ■ ■ ■ □ □ □ □ □ □

Decrease in revenue and alterations in the final result of the project

Decrease in sales speed

MITIGATION
- □ □ □ □ □ □ □ □ □ □ -

- Custom project with a list of buyers with understanding of the product concept

HÕM

VISION



This is the first of many projects with the same concept that will be developed in other Brazilian biomes. We want to be a reference in the real estate development market, showing the viability of a business model devoted to human development, economic sustainability and the creation of possibilities for a more harmonious and intelligent life.



VISION

Upcoming projects: Amazon and Santa Catarina

We're HÕM,
A reality where we flourish



HỒM



INTENDED LEGAL MODEL



MAIN FEATURES OF THE INTENDED LEGAL MODEL:

1- Through a format analogous to traditional real estate developments in Brazil ("incorporação imobiliária"), buyers will become holders of their residential units in the form of shares of the HŌMVillage Company;

2- The ownership interest of each buyer in HŌMVillage will correspond, in rights and obligations, exclusively to the unit chosen by him/her;

3- Due to the legal restriction on the acquisition of rural properties in Brazil by foreigners, different legal paths were designed for the acquisition of units for Brazilians and foreigners;

4- A Partners' Agreement will be established within the scope of HŌMVillage, in order to better detail sensitive aspects of the legal and patrimonial relationship, such as: (i) forms of decision-making; (ii) succession/inheritance; (iii) rules for disposal of quotas/units; (iv) possibility of blocking the entry of third parties in disagreement with the vision and governance of the HŌM project; (v) clear indication of which residential unit corresponds to each group of quotes (which will guarantee the rights over the residential modules by the buyers); among others;

5- The management of cohabitation may occur through a Association of Residents, which will deal with the day-to-day life of the residential nucleus, receiving amounts related to monthly contributions and other payments to be made for the community management purposes.

(*NOTE: All details of the legal format described above are still hypothetical, therefore subject to adjustments and changes, in order to reflect the most efficient and beneficial structure for all Parties involved)

