



MEVA PARADISE
RETREAT

Île aux Nattes · Sainte Marie · Madagascar

INVESTMENT OPPORTUNITY — PHASE 1

\$300,000 Capital Raise

The Ask

Meva Paradise — Phase 1 Capital Raise

\$300,000 capital raise for Phase 1

As the proverb goes — if you want to go fast, go alone; if you want to go far, go together. That's the spirit behind this investment: not one person building alone, but a community of investors building something lasting, together.

Why Invest

- Land already secured — beachfront site is owned outright, so capital goes straight into construction, not a land search
- Villa is already underway — construction starts in October, self-funded, so Phase 1 capital is topping up an active project, not starting from zero
- No equity dilution — investors earn a straight share of operating profit; ownership and control stay with Meva Paradise
- Downside capped three ways — 7-year term, 2× return multiple, and a buyout option protect against open-ended risk
- Fast to break ground — construction-ready design turns capital into a physical asset within weeks

- Real local impact — the on-site spa features Simply Natural Madagascar skincare products, handcrafted by talented young Malagasy people, creating real jobs in the community

Item	Cost
Villa (5BR / 3.5BA)	\$120,000
Domes (4 × \$30,000)	\$120,000
Est. annual operating cost	Under \$20,000/yr

Investment Terms

- Minimum investment: \$10,000
- 20% share of net operating profit (no equity)
- Capped three ways: 7-year term from opening, 2× return multiple, and a buyout option
- Complimentary retreat weeks over the first 5 years — 1 week per \$10,000 invested, capped at 6 weeks per year — if an investor doesn't use a week, Meva Paradise can rent it out to a paying guest instead, and the investor receives a share of that rental income (with Meva Paradise keeping a portion as a booking commission for handling the guest and stay)

This isn't a timeshare. Investors aren't buying the right to occupy a property — they're buying a profit-share in the business. The complimentary weeks are a bonus on top of

that, not the product itself: there are no annual maintenance fees, no obligation to use a week, and no long-term lock-in beyond the capped 7-year term.

Maintenance and upkeep are funded from the retreat's own operating revenue (guest bookings), as part of the annual operating costs already shown above — not billed separately to investors. The 20% profit share investors receive is calculated after these costs are paid.

How the 20% Works

- Investors don't buy equity — they buy a right to a share of the retreat's net operating profit (revenue after operating costs) once it's open and earning
- The 20% pool is split proportionally among all Phase 1 investors, based on how much each person put in
- The villa's profit is included in this same shared pool, alongside the domes
- Payouts stop at whichever cap is hit first: 7 years from opening, or 2× an investor's original investment returned

A Worked Example

Say an investor puts in the \$10,000 minimum (about 3.3% of the raise). Their share of the 20% profit pool is also about 3.3%, or roughly 0.67% of total net profit. In an early year with modest profit, that might mean a small return — growing over time as the retreat matures. Reaching the full

2× cap (\$20,000) within the 7-year term requires meaningful profit growth; if profit stays modest, the term ends first and the investor receives less than double their investment back.

Illustrative only — not a guarantee or projection of actual returns.

Built to Last

- **Steady demand drivers:** the retreat is positioned around two reliable draws — the dry-season beach getaway (roughly April–November) and the July–September whale-watching window — giving multiple reasons for guests to visit throughout the year
- **Cyclone-engineered from day one:** the domes and villa are built to cyclone-resistant standards from the start, not as an afterthought
- **Grounded in what's already working:** the land is secured and the villa is already under construction, so Phase 1 capital is building on real progress, not starting cold
- **Established, but not overrun:** Sainte-Marie is already known as a tourism destination — not an unproven bet — without the overcrowding seen at many popular destinations, leaving real room to grow

As with any hospitality investment, results depend on occupancy, seasonality, and broader economic conditions — shared here for transparency, not as a promise of specific returns.

Why Madagascar

One of the last truly original places on Earth

Madagascar split from mainland Africa over 150 million years ago. Cut off from the rest of the world, life here evolved on its own path — roughly 90% of all the island's plant and animal species are endemic, found nowhere else on Earth.

CREATURES

Found nowhere else on the planet

Lemurs — over 100 species. Chameleons that shift color before your eyes. Giant baobabs older than most nations. Humpback whales that pass right by Sainte-Marie every July to September.

RAINFOREST

Some of the last great tropical rainforest left

Dense, misty, and alive with sound from dawn to dark — a landscape found in only a handful of places on Earth.

VANILLA & SPICES

The source of the world's natural vanilla

Hand-pollinated flower by flower along the same eastern coast Île aux Nattes sits on. Cloves, cinnamon, and pepper grow alongside it — Madagascar has been a spice trader's destination for centuries.

MEDICINE, AND A WAY OF LIFE

A living pharmacy, still in daily use

Researchers have inventoried 3,245 medicinal plant species in Madagascar, of which about 60% are found nowhere else on Earth — including the Madagascar periwinkle, a small pink flower that gave the world two of its most important cancer drugs. For the Malagasy people, natural remedies are still part of daily life today, passed down through generations.

PEOPLE & HERITAGE

A culture as unique as the wildlife

Malagasy roots trace back to seafarers from Southeast Asia who crossed the open ocean over 1,500 years ago, later joined by East African, Arab, and Indian traders — 18 distinct ethnic groups and a single shared language found nowhere else in Africa. Sainte-Marie itself was a historic pirate haven and trading crossroads. But what visitors remember most is the people — the Malagasy are known for their warmth, hospitality, and genuine welcome, the kind that makes a place feel like home from the moment you arrive.

Madagascar isn't just another beach destination. Living close to nature isn't a retreat concept here — it's how people have always lived.

About the Location

Île aux Nattes, Sainte Marie, Madagascar

Île aux Nattes sits just off the southern tip of Île Sainte Marie, a whale-watching destination on Madagascar's east coast, reached by a short pirogue crossing across a narrow channel. The island is car-free — sandy paths lead to secluded beaches and a close-knit local community, with movement on foot along the beach and by bicycle through the interior. Bordered by a lagoon in shades of blue and a striking coral reef, fringed with curved, coconut palm-lined beaches.

The dry season, roughly April through November, offers the best beach weather, with July–September adding humpback whale sightings as a seasonal highlight. The island's remoteness and total absence of cars are part of its appeal — unspoiled and low-impact.

The Retreat

Meva Paradise is a beachfront retreat — not a hotel or resort — built around 6m-diameter, cyclone-engineered domes plus a larger traditional 5-bedroom / 3.5-bathroom retreat house. Phase 1 delivers 4 domes (of a planned 8) plus the villa.

- A honeymoon and romantic-getaway destination: secluded domes, private verandas, and sunset ocean

views make Meva Paradise a natural fit for couples and honeymooners seeking privacy and intimacy

- Domes: 28 sqm interior + 12 sqm veranda (40 sqm total built area); full render package (exterior, interior, floor plan, elevations)**
- Villa: 542.2 sqm, 5BR / 3.5BA over two floors; full render package**
- On-site: spa featuring Simply Natural Madagascar skincare products, handcrafted by talented young Malagasy people and creating real jobs in the community, plus a boutique / gift shop; the Meva Paradise Boat, for transfers and tours (whale watching, snorkeling), planned as a future addition**
- Table to reef: fresh fish, lobster, and seafood caught directly from the surrounding ocean — a real draw for seafood lovers, served the same day it's caught**
- Tropical fruits: mango, lychee, pineapple, papaya, coconut, passion fruit, guava, and more grown locally — fresh, ripe, and part of daily life on the island**
- Grown on-site: above-ground planter beds for fresh vegetables and produce, giving guests farm-to-table meals sourced right from the retreat**
- Accessible by design: built around 7-night stay packages, priced so an island getaway is within reach**