AUREVIA LONGEVITY & REGENERATIVE CENTER

Transforming an established Caribbean beachfront resort into an integrated destination for longevity medicine, regenerative health, and luxury hospitality.

CONFIDENTIAL INVESTOR PRESENTATION

GRAND BAHAMA, THE BAHAMAS

JUNE 2026 | V17 — FOUNDING INVESTOR EDITION

EXISTING INFRASTRUCTURE COMPRESSES TIMELINES & REDUCES CAPITAL INTENSITY

$48.4 MILLION CAPITAL ASK

ASSET-BACKED ENTRY

Acquisition of Taino Beach Resort & Clubs provides physical collateral and immediate hospitality revenue potential across 13 confirmed parcels.

SPEED TO MARKET

Repositioning an existing asset (115–227 units) is designed to compress the development timeline compared to ground-up construction.

DIFFERENTIATED DEMAND

A physician-led clinical platform attracts a higher-value customer segment, increasing revenue per guest and extending average stay.

SCALABLE PROTOTYPE

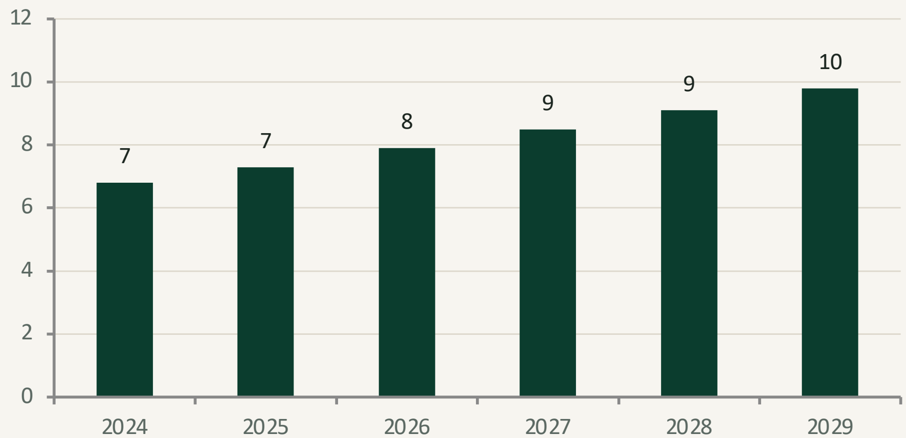
Success at Taino Beach establishes a replicable operating model for future Aurevia Longevity Destinations and management agreements.

AFFLUENT CONSUMERS ARE PRIORITIZING PREVENTIVE HEALTH OPTIMIZATION

$9.8T

GLOBAL WELLNESS ECONOMY BY 2029

GLOBAL WELLNESS ECONOMY ($T, GWI 2025 MONITOR)



7.6%

CAGR — global wellness economy growth, 2024–2029

$894B

Wellness tourism market — fastest-growing segment at 13.8% YoY

2

Demand pools captured simultaneously: wellness tourism and medical tourism

SOURCE: GLOBAL WELLNESS INSTITUTE, 2025 MONITOR. AUREVIA CAPTURES BOTH WELLNESS AND MEDICAL TOURISM DEMAND SEGMENTS.

THE COORDINATION COST OF FRAGMENTED HEALTH

Today's affluent health consumer assembles their own care team across disconnected providers, with no single party accountable for outcomes.

THE FRAGMENTED REALITY

- Disconnected luxury resorts with no clinical capability
- Isolated diagnostic centers, separate from treatment
- Fragmented physician consults across multiple practices
- Third-party recovery facilities with no shared records
- Inconsistent longitudinal monitoring between visits
- Complex travel and privacy logistics for every episode of care

THE AUREVIA PROPOSITION

- Unified medical-hospitality model under one roof, one team
- Directly operated clinical suites — not a referral network
- Coordinated, physician-led care from intake to discharge
- Integrated nutrition and performance labs on-site
- Longitudinal health membership for continuity between visits
- Single-entity accountability for the entire health journey

OPERATING DISCLOSURE: CORE CLINICAL SERVICES OPERATED DIRECTLY; COMPLEMENTARY SERVICES COORDINATED VIA VETTED PARTNERS.

EXISTING PROPERTY INFRASTRUCTURE

227 TOTAL ACCOMMODATIONS **25** SLIP PRIVATE MARINA

VERIFIED PHYSICAL ASSETS

ASSET CATEGORY	EXISTING INFRASTRUCTURE DETAILS	OPERATIONAL FUNCTION
Hospitality Wings	The Marlin (48), The Coral (45), The Ocean (64) — phased renovation across all 227 keys	Phased transformation foundation
Aquatic Complex	20,000 sq. ft. Lagoon Pool, Grotto Bar, and Hot Tub	Immediate lifestyle programming
Marine Gateway	25-slip marina with capacity for 100-foot vessels	HNWI & yacht owner acquisition
Beachfront	Private white sand beach with ferry access to Port Lucaya	Premium recovery environment

NOTE: ALL DATA VERIFIED AGAINST PROPERTY SURVEYS AND TITLE DOCUMENTS. NO FUTURE RENDERINGS DEPICTED ON THIS SLIDE.

EXISTING PROPERTY CAMPUS INFRASTRUCTURE

THIS MAP REFLECTS THE CURRENT CONFIGURATION AS-IS. THE PROPOSED TRANSFORMATION OVERLAY IS DETAILED IN THE DATA ROOM.

EXISTING PROPERTY CAMPUS INFRASTRUCTURE

01 Welcome Center	02 The Marlin (Premium)	03 The Coral (Mid-range)	04 The Ocean (Classic)
05 Housekeeping / Laundry	06 Lagoon Pool & Hot Tub	07 Waterslide & Grotto Bar	08 Activities Center
09 Sales Center	10 Beach Pavilion	11 Beach Volleyball	12 Shuffleboard / Ping Pong
13 Kiddie Play Area	14 Watersports & Tours	15 Taino by the Sea Rest.	16 Member Services
17 Tennis Court	18 Flamingo Bay Marina	19 Ferry Access	

THIS MAP REFLECTS THE CURRENT CONFIGURATION AS-IS. THE PROPOSED TRANSFORMATION OVERLAY IS DETAILED IN THE DATA ROOM.

PROPOSED TRANSFORMATION: AN INTEGRATED HEALTH DESTINATION

CLINICAL CORE

- Longevity & Regenerative Center
- Performance & Recovery Lab
- Diagnostic & Imaging Suite
- Clinical Support & Lab Services

HOSPITALITY OVERLAY

- Premium Longevity Suites
- Integrated Nutrition Program
- Health Concierge & Arrival Zone
- Program-Specific Accommodations

LIFESTYLE INTEGRATION

- Beach Recovery Pavilion
- Hydrotherapy & Thermal Zone
- Marina Wellness Gateway
- Human Performance Labs

PROPOSED CONCEPT — SUBJECT TO PLANNING, PERMITTING, REGULATORY REVIEW, AND CAPITAL APPROVAL.

FOUR INTEGRATED ENGINES DRIVING SCALABLE REVENUE & RETENTION

CLINICAL ENGINE

Diagnostics, physician-led programs, and regenerative services — including stem cell and exosome therapies — under LARTA governance.

DRIVER: HIGH-MARGIN MEDICAL SERVICES

HOSPITALITY ENGINE

Luxury accommodations across 115–227 units, premium F&B, and integrated health-concierge experiences.

DRIVER: ROOM REVENUE & ANCILLARY F&B

MEMBERSHIP ENGINE

Longitudinal health management, remote monitoring, and recurring coaching for repeat-visit loyalty and data continuity.

DRIVER: RECURRING ANNUAL FEES

LIFESTYLE ENGINE

25-slip marina gateway, human performance labs, and recovery programming for HNW and yachting segments.

DRIVER: PREMIUM EXPERIENCES & PARTNERSHIPS

REVENUE MODEL DESIGNED TO CAPTURE MULTIPLE VALUE-CREATION PATHWAYS WITHIN A SINGLE OPERATING PLATFORM.

PHYSICIAN-LED PRECISION: THE AUREVIA CLINICAL PLATFORM

ADVANCED ASSESSMENT

- Comprehensive biomarker testing & genomic analysis
- Cardiometabolic evaluation
- Advanced diagnostic imaging
- Body composition analysis

OPTIMIZATION & RECOVERY

- Physician-supervised optimization protocols
- Personalized nutrition programs
- Human performance assessment
- Advanced recovery & hydrotherapy protocols

REGENERATIVE SERVICES

- Mesenchymal stem cell & exosome therapies
- Evidence-informed regenerative protocols
- Longitudinal health planning
- Remote patient monitoring

ALL SERVICES SUBJECT TO BAHAMIAN LAW, LARTA LICENSING, AND CLINICAL GOVERNANCE STANDARDS.

SIGNATURE PROGRAMS: FROM IMMERSION TO LONGITUDINAL HEALTH

3-DAY IMMERSION

DIAGNOSTIC & LONGEVITY ASSESSMENT

- Comprehensive biomarker testing
- Cardiometabolic & imaging suite
- Physician-led longevity roadmap

TARGET: EXECUTIVES & HNW INDIVIDUALS

7-DAY INTENSIVE

REGENERATIVE & RECOVERY PROGRAM

- Physician-supervised optimization
- Regenerative medicine services
- Integrated nutrition & performance

TARGET: PERFORMANCE-FOCUSED TRAVELERS

ANNUAL CONTINUITY

LONGITUDINAL HEALTH MEMBERSHIP

- Remote biomarker monitoring
- Quarterly physician consultations
- Priority access & data continuity

TARGET: REPEAT-VISIT LOYALISTS

PROGRAM STRUCTURE ALIGNED WITH AUREVIA'S ESTABLISHED MEMBERSHIP ARCHITECTURE: SILVER, GOLD, AND PLATINUM CONTINUITY TIERS.

THE GUEST JOURNEY: BUILDING A LONGITUDINAL RELATIONSHIP

01

DISCOVERY

Qualification, intake, and remote consultation.

02

ARRIVAL

Health concierge greeting and orientation.

03

ASSESSMENT

Comprehensive diagnostics and physician review.

04

PROGRAM

Immersion in clinical and hospitality protocols.

05

MEMBERSHIP

Transition to remote monitoring and coaching.

06

RETURN

Follow-up visits and longitudinal optimization.

DESIGNED TO CREATE AN ONGOING RELATIONSHIP, NOT A SINGLE STAY.

PRECISION TARGETING: HIGH-NET-WORTH & PERFORMANCE SEGMENTS

EXECUTIVES & HNWIS

- Entrepreneurs & C-suite leaders
- Performance-focused travelers
- Preventive-health consumers
- Corporate executive groups

FOCUS: OPTIMIZATION & EFFICIENCY

YACHTING & MARINE

- Private yacht owners
- Marine recreation travelers
- Luxury medical travelers
- Marina-based members

FOCUS: ACCESS & RECOVERY

REGIONAL AFFLUENCE

- North American HNW families
- Latin American health travelers
- Bahamian resident HNWIs
- Longitudinal health members

FOCUS: CONTINUITY & PROXIMITY

DIFFERENTIATED THROUGH INTEGRATION: A DEFENSIBLE SCALE ADVANTAGE

COMPETITIVE BENCHMARKING MATRIX

CORE CAPABILITIES	AUREVIA TAINO	LUXURY WELLNESS RESORTS	STANDALONE LONGEVITY CLINICS	MEDICAL TOURISM PROVIDERS
Physician-Led Clinical	✓	—	✓	✓
Luxury Hospitality	✓	✓	—	—
Marina & Yacht Access	✓	—	—	—
Longitudinal Membership	✓	—	✓	—
Asset-Backed Scale (227 Units)	✓	—	—	—

AUREVIA IS POSITIONED AT THE INTERSECTION OF PHYSICIAN-LED LONGEVITY AND LUXURY HOSPITALITY, UTILIZING EXISTING RESORT SCALE TO CREATE A DEFENSIBLE FIRST-MOVER ADVANTAGE IN GRAND BAHAMA.

REVENUE ARCHITECTURE: DIVERSIFIED VALUE STREAMS

OWNED CLINICAL REVENUE

- Clinical longevity programs
- Advanced diagnostics & imaging
- Regenerative medicine services
- Longitudinal health memberships
- Recovery & performance services

HOSPITALITY & SHARED

- Luxury accommodations (ADR)
- Integrated nutrition & F&B
- 25-slip private marina fees
- Health concierge & experiences
- Retail & lifestyle products

FUTURE PLATFORM POTENTIAL

- Management agreements
- Brand & clinical licensing
- Future destination expansion
- Data & research partnerships
- Aurevia digital platform

REVENUE MODEL DESIGNED TO CAPTURE MULTIPLE VALUE-CREATION PATHWAYS WITHIN A SINGLE OPERATING PLATFORM.

$720K → $1.04M
MEDICAL DIVISION REVENUE, YEAR 1 TO YEAR 3

44%
MEDICAL DIVISION REVENUE GROWTH, YR 1–3

MEDICAL DIVISION REVENUE BY YEAR

METRIC	YEAR 1	YEAR 2	YEAR 3
Medical Division Revenue	**$720,000**	**$828,000**	**$1,035,000**
Medical Division Direct Cost	$324,000	$397,440	$517,500
Share of Total Property Revenue	17.9%	8.4%	4.9%

WHY MEDICAL DIVISION'S REVENUE SHARE DECLINES AS DOLLARS GROW

Medical Division revenue grows 44% from Year 1 to Year 3 in absolute terms. Its share of total property revenue declines from 17.9% to 4.9% because Rooms revenue scales far faster (427% over the same period) as renovated inventory comes fully online. This reflects the hospitality ramp-up, not underperformance of the clinical program.

SOURCE: ANNUAL PRO FORMA, INVESTOR MODEL, YEARS ONE–THREE.

FINANCIAL PERFORMANCE: 3-YEAR OPERATING SUMMARY & PHASED RAMP-UP

ANNUAL PRO FORMA (USD) — YEARS ONE THROUGH THREE

METRIC	YEAR 1	YEAR 2	YEAR 3
Total Revenue	$4,017,327	$9,800,459	$21,135,471
Total Departmental Expenses	($1,724,328)	($3,770,181)	($7,433,721)
Gross Operating Income	**$2,292,999**	**$6,030,278**	**$13,701,750**
Total Undistributed Operating Exp.	($4,406,914)	($7,075,377)	($9,890,862)
House Profit	**($2,113,915)**	**($1,045,098)**	**$3,810,888**

YEARS FOUR & FIVE — PENDING

Reserve for Replacement, Total Fixed Charges, and Net Operating Income for Years One through Three — along with the full Year Four and Five projection — are being finalized as part of the long-term capital reserve methodology and will follow in a subsequent update.

SOURCE: ANNUAL PRO FORMA, INVESTOR MODEL (YEARS ONE–THREE CONFIRMED). NET OPERATING INCOME EXCLUDED PENDING RESERVE METHODOLOGY.

VALUE CREATION: MULTIPLE REALIZATION PATHWAYS

REAL ESTATE

- Acquisition & stabilization
- Renovation & repositioning
- Asset appreciation
- Title consolidation

EXIT: STRATEGIC SALE

OPERATING

- Rate & occupancy growth
- F&B & ancillary margin
- Marina revenue optimization
- Operating distributions

EXIT: RECAPITALIZATION

MEDICAL PLATFORM

- Clinical program revenue
- Membership recurring fees
- Diagnostics & lab value
- Data continuity value

EXIT: PLATFORM SALE

BRAND & IP

- Flagship prototype value
- Management agreements
- Licensing opportunities
- Portfolio expansion

EXIT: IPO / STRATEGIC

DEVELOPMENT & LAUNCH PLAN: A DEPENDENCY-BASED EXECUTION TIMELINE

1 — 2 — 3 — 4

PHASE 1

ACQUISITION

- Closing & title transfer
- Clinical center design
- Technology architecture
- Partner contracting

PHASE 2

TRANSFORMATION

- LARTA licensing review
- Phased renovation start
- Medical equipment FF&E
- Staffing & training

PHASE 3

LAUNCH

- Clinical center opening
- Soft launch (115 rooms)
- Pre-launch sales
- Membership rollout

PHASE 4

SCALE

- Full capacity (227 rooms)
- Stabilized operations
- Data room optimization
- Expansion planning

TIMELINE IS SUBJECT TO PLANNING, PERMITTING, REGULATORY REVIEW, AND CAPITAL APPROVAL. ALL DATES ARE PROSPECTIVE AND DEPENDENT ON LICENSING MILESTONES.

REGULATORY & CLINICAL GOVERNANCE: THE LARTA FRAMEWORK

REGULATORY FRAMEWORK

- Longevity and Regenerative Therapies Act, 2024 (LARTA)
- National Longevity and Regenerative Therapy Board oversight
- Ethics Review Committee (ERC) compliance
- Facility licensing & standards alignment

CLINICAL STANDARDS

- Physician credentialing & clinical governance
- Patient eligibility & informed consent protocols
- Laboratory & pharmacy quality assurance
- Data privacy & longitudinal record management

ALL TREATMENT DESCRIPTIONS SUBJECT TO BAHAMIAN LAW, LICENSING, AND PROFESSIONAL SCOPE OF PRACTICE.

STRATEGIC RISK REGISTER: MATERIAL DISCLOSURES & MITIGATION

RISK → IMPACT → MITIGATION FRAMEWORK

CATEGORY	IDENTIFIED RISK & POTENTIAL IMPACT	MITIGATION STRATEGY & CONTROLS
REGULATORY	Dependencies on LARTA licensing and medical board approvals for specific regenerative therapies.	Engagement of specialized Bahamian counsel; direct alignment with National Longevity & Regenerative Therapy Board standards.
FINANCIAL	Construction budget for the Medical Center build is not yet fully reconciled against the disbursement schedule; capital reserve methodology for Years One through Five is still being finalized. Additionally, the cumulative preferred return accrues during Years One and Two when House Profit is negative; on current projections Year Three's cash is fully absorbed paying down this balance, with no profit split that year.	Reconciliation and reserve methodology are in active progress; updated figures will be disclosed prior to investor circulation. Preferred return accrual and timing are disclosed transparently in the Investment Terms section.
OPERATIONAL	Complexity of managing integrated medical and luxury hospitality workflows across a phased 227-unit campus.	Dual-leadership model: Hospitality GM and Clinical Director with unified governance; phased rollout (115 to 227 rooms).
MARKET	Competitive entry of other LARTA-licensed operators in The Bahamas (e.g., Nassau-based clinics).	First-mover advantage in Grand Bahama; unique asset-backed scale; integrated marina access for yachting segment.
ENVIRONMENTAL	Exposure to extreme weather events (hurricanes) and utility reliability in Grand Bahama.	Comprehensive insurance coverage; on-site utility redundancy (power/water); established property resilience history.

FULL RISK REGISTER AND MITIGATION DETAIL AVAILABLE IN THE V17 DATA ROOM. ALL RISKS ARE DISCLOSED FOR DUE DILIGENCE PURPOSES.

EXECUTIVE LEADERSHIP: FOUNDING TEAM WITH PROVEN CROSS-FUNCTIONAL EXPERTISE

JIM HOOKER

CEO & CO-FOUNDER

Strategy, capital raising, investor relations, and board leadership.

ROBERT LEWIS

COO & CO-FOUNDER

Property operations, development, construction management, and stakeholder coordination.

RALPH E. CADET

CRO & CO-FOUNDER

Revenue strategy, sales, marketing, partnerships, and demand generation.

DR. RICARDO ROSSELLÓ

CVO & CO-FOUNDER

Vision, government relations, policy navigation, strategic partnerships, and innovation strategy.

FOUNDING LEADERSHIP CONFIRMED ACROSS STRATEGY, OPERATIONS, REVENUE, AND GOVERNMENT/POLICY FUNCTIONS.

MEDICAL & SCIENTIFIC LEADERSHIP: CLINICAL DEPTH BEHIND THE LONGEVITY PLATFORM

DR. MICHAEL RAHMAN

ND, MSc, PhD, MD

CHIEF MEDICAL & SCIENCE DIRECTOR

Medical strategy, clinical protocol development, and research partnerships.

DR. HIMANSHU BANSAL

MS (Orthopedics)

CHIEF LONGEVITY & REGENERATIVE MEDICINE OFFICER

Regenerative medicine strategy, orthobiologics programs, physician training, and clinical innovation. Extensive international experience in stem cell research, PRP, and orthobiologics.

DR. MELODY M. HERNANDEZ

PhD, MD, MS, BSN, RN

CHIEF CLINICAL & SCIENTIFIC OFFICER

Clinical operations, quality assurance, staff oversight, and research implementation.

CLINICAL LEADERSHIP CONFIRMED ACROSS MEDICAL STRATEGY, REGENERATIVE MEDICINE, AND CLINICAL OPERATIONS.

$48.4 Million

INVESTMENT OPPORTUNITY: ACQUISITION & REPOSITIONING

USES OF FUNDS

Property Acquisition	$23,227,000
Construction, incl. Medical Center Build	$9,373,223
Furniture, Fixtures & Equipment	$3,595,850
Salary & Wages, Pre-Opening	$4,207,689
Operating Equipment, incl. Medical Equipment	$2,455,000
Working Capital	$1,500,000
Pre-Opening Costs	$1,283,739
Professional Fees, Supervision & Diligence	$1,245,000
Initial Costs, Intangibles & Supplies	$1,511,875

TOTAL EQUITY ASK

$48,399,376

CORE PROJECT BUDGET

$47,000,000

CONTINGENCY, INCLUDED IN ASK

$1,399,376

Fully funded as part of the raise, held against the Medical Center build and equipment.

Aurevia Health Group is seeking $48,399,376 in equity capital, inclusive of a fully funded project contingency, to acquire, reposition, and launch Aurevia Longevity & Regenerative at Taino Beach Resort.

PROPOSED INVESTMENT TERMS: FOUNDING INVESTOR STRUCTURE

DRAFT TERMS — SUBJECT TO ATTORNEY REVIEW. NOT YET APPROVED FOR CIRCULATION TO INVESTORS.

TERM	PROPOSED STRUCTURE
Preferred Return	7% cumulative, paid before any sponsor profit participation
Profit Split After Preferred Return	70% to investors, 30% to sponsor
Minimum Investment	$5,000,000 per investor, the Founders Circle entry threshold
Sponsor Co-Investment	Founders hold a fixed 60% common equity position, bearing full downside alongside investors
Governance Rights	Quarterly financial statements and an annual audited summary
Target Hold Period	5 to 7 years, consistent with renovation, stabilization, and growth timeline

Because House Profit is negative in Years One and Two, the full preferred return accrues and carries forward rather than being paid in cash. On current projections, Year Three's House Profit is applied entirely against this accrued balance, with no amount remaining for a profit split that year.

SELECTED STRUCTURE: 7% CUMULATIVE, 70/30 SPLIT, CHOSEN OVER AN 8% ALTERNATIVE CONSIDERED AND A NO-PREFERRED ALTERNATIVE CONSIDERED. ALL TERMS REMAIN SUBJECT TO COUNSEL REVIEW.

THE FOUNDERS CIRCLE

A three-tier program for founding investors, built on the same 7% preferred return and 70/30 split at every tier. Each tier adds lifetime benefits and governance rights as commitment size increases.

TIER 3

LEGACY PARTNER

$5M – $10M

- Lifetime wellness retreat access, priority scheduling
- Investor only (family not included)
- Ongoing Founders Circle governance rights
- Founders Circle membership recognition

TIER 2

STRATEGIC STEWARD

$10M – $25M

- Lifetime wellness access for investor and immediate family
- Immediate family included
- Board observer rights, plus co-investment priority
- Founders Circle membership recognition

TIER 1

FOUNDING PATRON

$25M and above

- Highest level of wellness access, investor and family
- Immediate family included
- Board seat or observer rights, plus co-investment priority
- Naming opportunities, to be defined with sponsor

All tiers share identical financial terms. Higher tiers add benefits and governance, not better economics.

TIER-SPECIFIC BENEFITS BEYOND THE BASELINE FINANCIAL STRUCTURE ARE TO BE FINALIZED BY THE SPONSOR AND REVIEWED BY COUNSEL BEFORE PRESENTATION TO ANY INVESTOR.

INVESTOR RETURN PATHWAYS: SCENARIO-BASED REALIZATION

YIELD-BASED

- Operating cash flow distributions
- Stabilized hospitality yield
- Recurring membership revenue
- Clinical service margins

ASSET-BASED

- Real estate appreciation
- Strategic refinancing
- Repositioning value-add
- Title consolidation upside

STRATEGIC

- Strategic recapitalization
- Strategic sale of flagship asset
- Portfolio expansion value
- Platform IP value creation

ALL REALIZATION PATHWAYS ARE PROSPECTIVE. YIELD-BASED DISTRIBUTIONS ARE SUBJECT TO THE CUMULATIVE PREFERRED RETURN WATERFALL; ON CURRENT PROJECTIONS, CASH FLOW IN YEARS ONE THROUGH THREE IS APPLIED FIRST TO THE ACCRUED PREFERRED RETURN BEFORE ANY PROFIT SPLIT.

THE OBJECTIVE IS NOT TO BUILD ANOTHER RESORT. IT IS TO ESTABLISH THE FLAGSHIP OPERATING MODEL FOR A NEW GENERATION OF LONGEVITY DESTINATIONS.

$48.4 MILLION INVESTMENT OPPORTUNITY

Aurevia Longevity & Regenerative at Taino Beach Resort is designed to unite an established Caribbean resort asset with a differentiated longevity and regenerative platform.

ENGAGEMENT FOR DUE DILIGENCE IS ENCOURAGED. DATA ROOM ACCESS AVAILABLE UPON REQUEST.