



Bartica Riverfront Resort

Luxury Riverfront Destination Development — Bartica, Guyana

CONFIDENTIAL INVESTOR PRESENTATION

A Landmark Luxury Development at the Center of Guyana's Economic Transformation

A 265-key luxury resort on the Essequibo River in Bartica — Guyana's gateway to the interior. Designed to capture demand from oil & gas, business travel, eco-tourism, and government sectors.

\$142M–\$180M

Total Development Cost

\$325

Blended ADR

66%

Stabilized Occupancy

225

Total Keys

✓ **First-mover advantage:** Institutional-grade luxury resort in an undersupplied, high-growth market.

A Structural Demand Gap in a Rapidly Expanding Economy

Guyana is one of the fastest-growing economies globally, driven by offshore oil discoveries and sustained foreign investment. Yet luxury hospitality infrastructure remains severely underdeveloped.

- No comparable luxury resort in Bartica or the Essequibo region
- Georgetown nearing capacity constraints
- Rising demand for premium accommodations across all segments

Conclusion: This project captures a first-mover advantage in an emerging luxury market with no comparable supply.





LOCATION & POSITIONING

Bartica — Gateway to Guyana's Interior Economy

Located at the confluence of the Essequibo, Mazaruni, and Cuyuni rivers, Bartica is a commercial hub for mining and resource industries — and the strategic access point to Guyana's most significant eco-tourism assets.

55–75 Acres

Expansive developable land with elevated topography ensuring natural flood resilience

2,000–3,000 ft River Frontage

Premium Essequibo River frontage enabling marina, beach club, and villa positioning

Strategic Access

Direct connectivity to mining corridors, eco-tourism gateways, and regional infrastructure

A 225-Key Integrated Luxury Resort Destination



- **Premium Hospitality:** 265 luxury keys capturing high-yield corporate, government, and international demand.
- **Advanced Conferencing:** Purpose-built MICE facilities anchoring regional summits to alleviate Georgetown's capacity constraints.
- **Wellness & Leisure:** High-end spa infrastructure and curated riverfront eco-excursions maximizing ancillary spend.
- **Integrated Infrastructure:** A self-sustaining destination engineered for maximum operational efficiency and security.

185-Room Main Hotel
6-story tower with river-facing balconies and premium finishes

40 Ultra-Luxury Villas
Riverfront private residences with terraces and plunge pools

38,000 sqft Conference Center
Full-scale MICE facility serving corporate and government demand

Marina, Spa & Beach Club
Signature amenities maximizing length of stay and spend per guest

Two Distinct Products. One Powerful Revenue Strategy



Main Resort — 185 Rooms

Six-story river-facing tower with premium finishes, private balconies, and full-service amenities. The volume driver — delivering consistent occupancy across corporate, government, and leisure segments.



Riverfront Villas — 40 Units

Ultra-luxury standalone residences with private terraces and plunge pools. Commanding a significant ADR premium, villas materially increase RevPAR and overall project profitability.

A Self-Contained Luxury Destination

Every amenity is designed to maximize length of stay, increase guest spend, and reinforce the resort's positioning as Guyana's premier luxury address.



Full-Service Spa & Wellness

Signature treatments and holistic wellness programming



Multiple Infinity Pools

River-facing pools with panoramic Essequibo views



Signature Dining & Bars

Curated culinary experiences celebrating Guyanese and international cuisine



Private Marina & Beach Club

Exclusive waterfront access for guests and yacht arrivals



Retail Village

Boutique retail and local artisan experiences

Not Just a Resort — A Destination Experience Platform



- Exclusive Geography: Utilizing our premier riverfront placement at the gateway to the interior to offer immediate, unparalleled access to Guyana's untouched ecosystems.
- Bespoke Curation: Delivering hyper-customized itineraries and private eco-excursions tailored specifically for ultra-high-net-worth and corporate travelers.
- Experiential Premium: Transforming standard hospitality into a high-value destination asset, driving exceptional brand equity and premium Average Daily Rates (ADR).

→ Kaieteur Falls Excursions

Private access to one of the world's most spectacular single-drop waterfalls

→ Cultural Immersion Programs

Authentic indigenous heritage and local community engagement

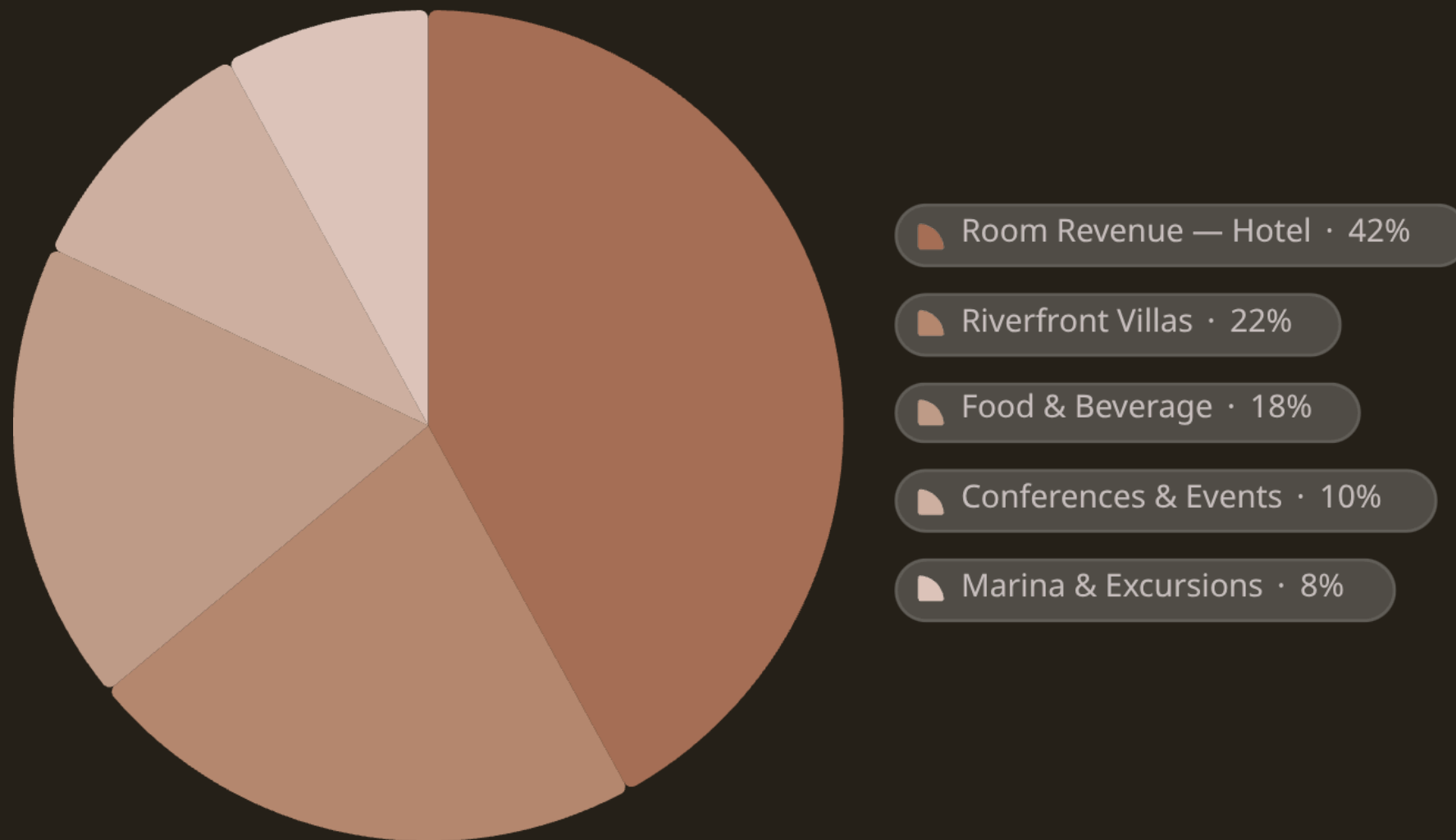
→ Rainforest Expeditions

Guided jungle treks, wildlife observation, and canopy experiences

→ River Tours & Sport Fishing

Private charters on the Essequibo, Mazaruni, and Cuyuni rivers

A Diversified Revenue Architecture Built for Stability and Upside



- **Luxury Villas:** Premium branded real estate driving high-margin yield.
- **Destination F&B:** Waterfront dining and event catering capturing regional spend.
- **MICE Infrastructure:** Turnkey corporate and public sector event monetization.
- **Ancillary Services:** High-value spa amenities and curated eco-excursions.

Stability

Corporate and government segments provide consistent year-round occupancy

Upside

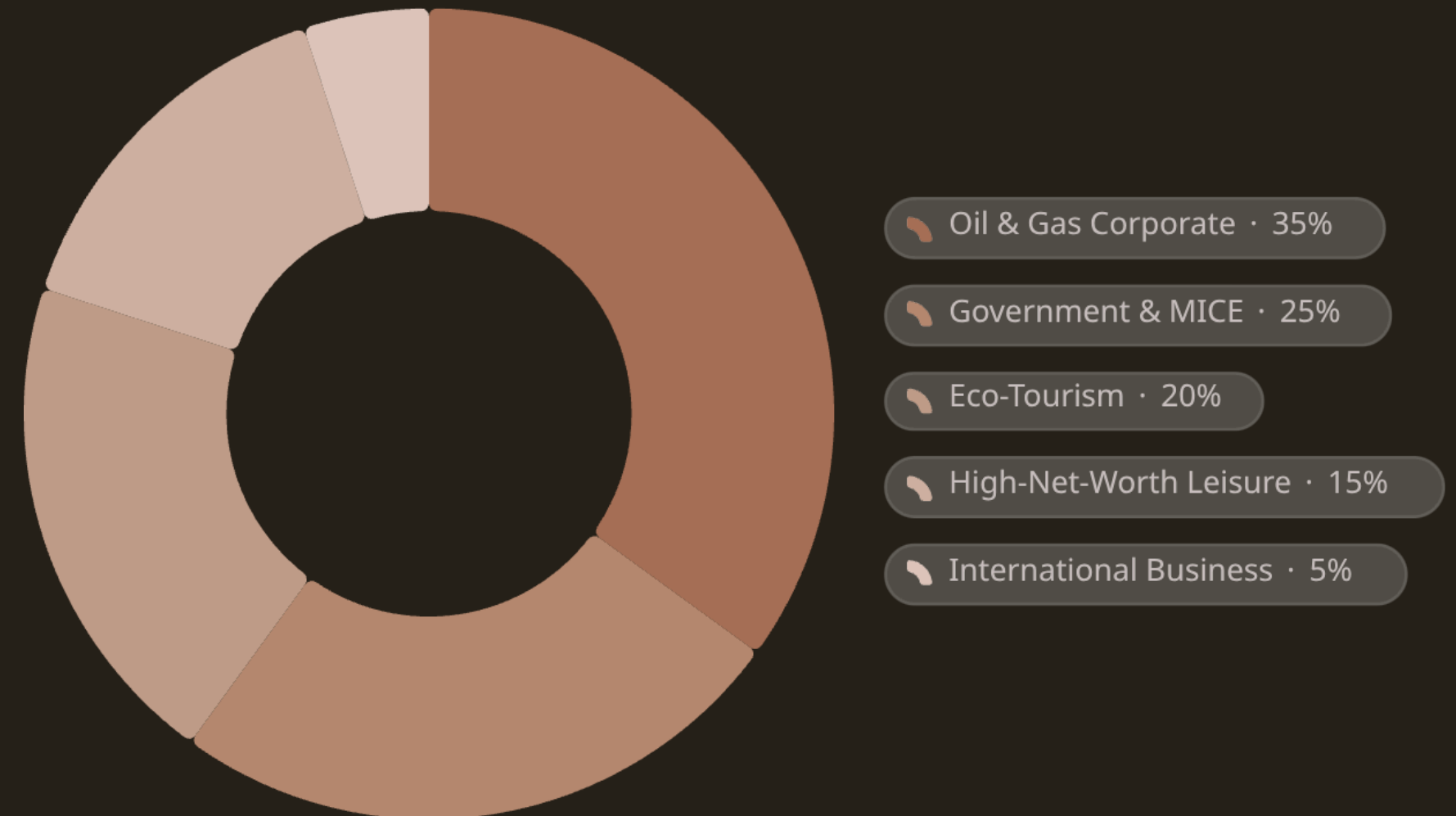
Villas, F&B, and events deliver premium yield and margin expansion

Resilience

Diversified demand base protects against sector-specific downturns

Four Core Demand Channels — Diversified, Year-Round, Rate-Insensitive

- **Corporate Energy:** Mid-week baseline volume from multinational O&G executives and consultants.
- **Public & Diplomatic:** Recurring government summits and regional public sector conferences.
- **International Tourism:** High-margin foreign travelers seeking premium eco-luxury experiences.
- **Domestic Leisure:** Premium weekend travel from Guyana's rapidly expanding affluent class.



Oil & Gas Corporate Travel

Year-round, rate-insensitive, and growing with offshore production

Government & MICE

Conference and official travel demand from Georgetown overflow

Eco-Tourism Growth

International travelers seeking authentic Guyanese rainforest experiences

High-Net-Worth Leisure

Premium travelers drawn to exclusivity and natural wonders

Stabilized Performance Targets

Positioning Drivers

Supply Shortage

Premium pricing supported by limited luxury inventory in region

First-Mover Advantage

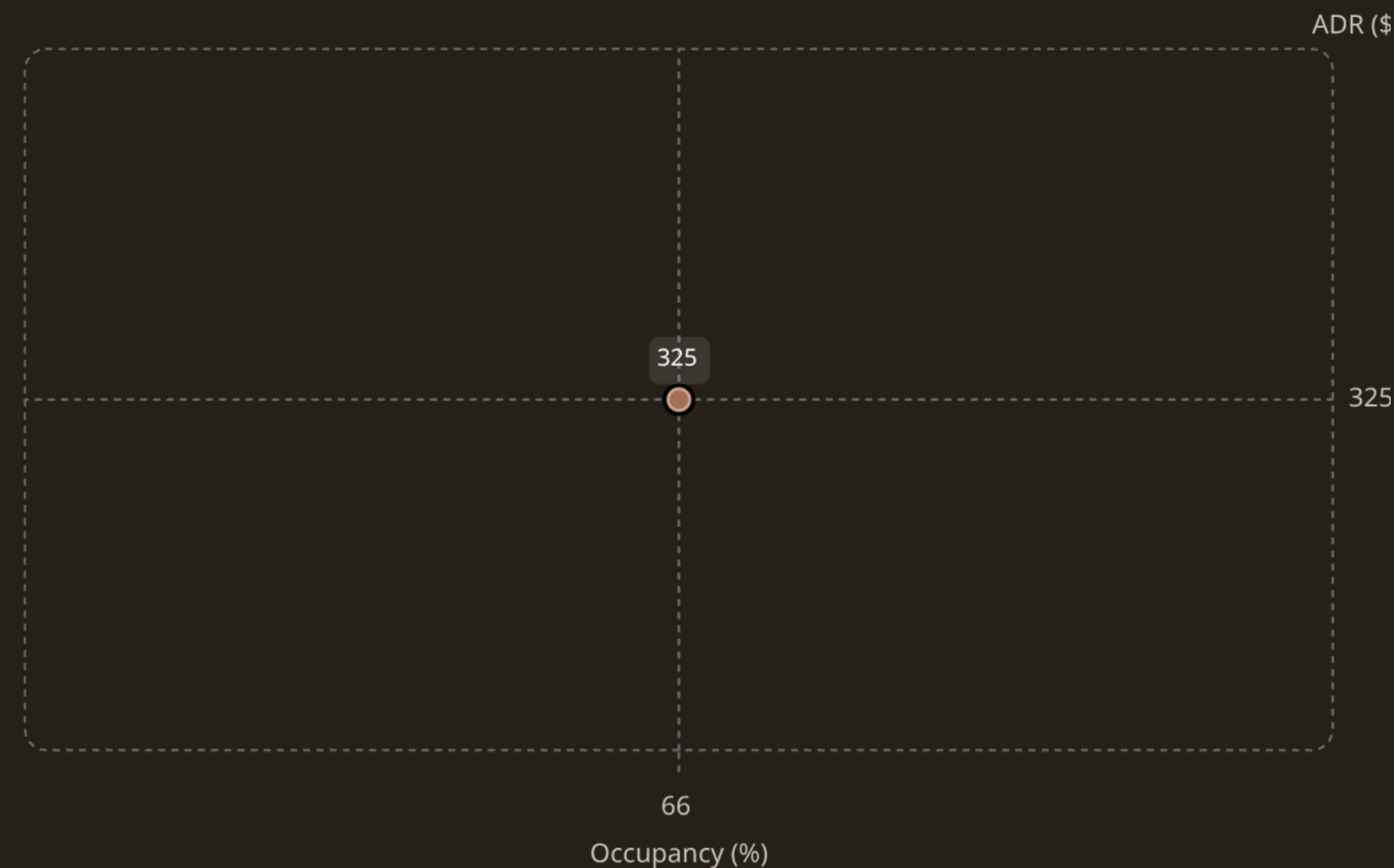
Institutional-grade property in undersupplied market

High-Value Demand Base

Corporate and government segments are rate-insensitive

✔ **Strong EBITDA margins expected from diversified revenue streams and premium positioning**

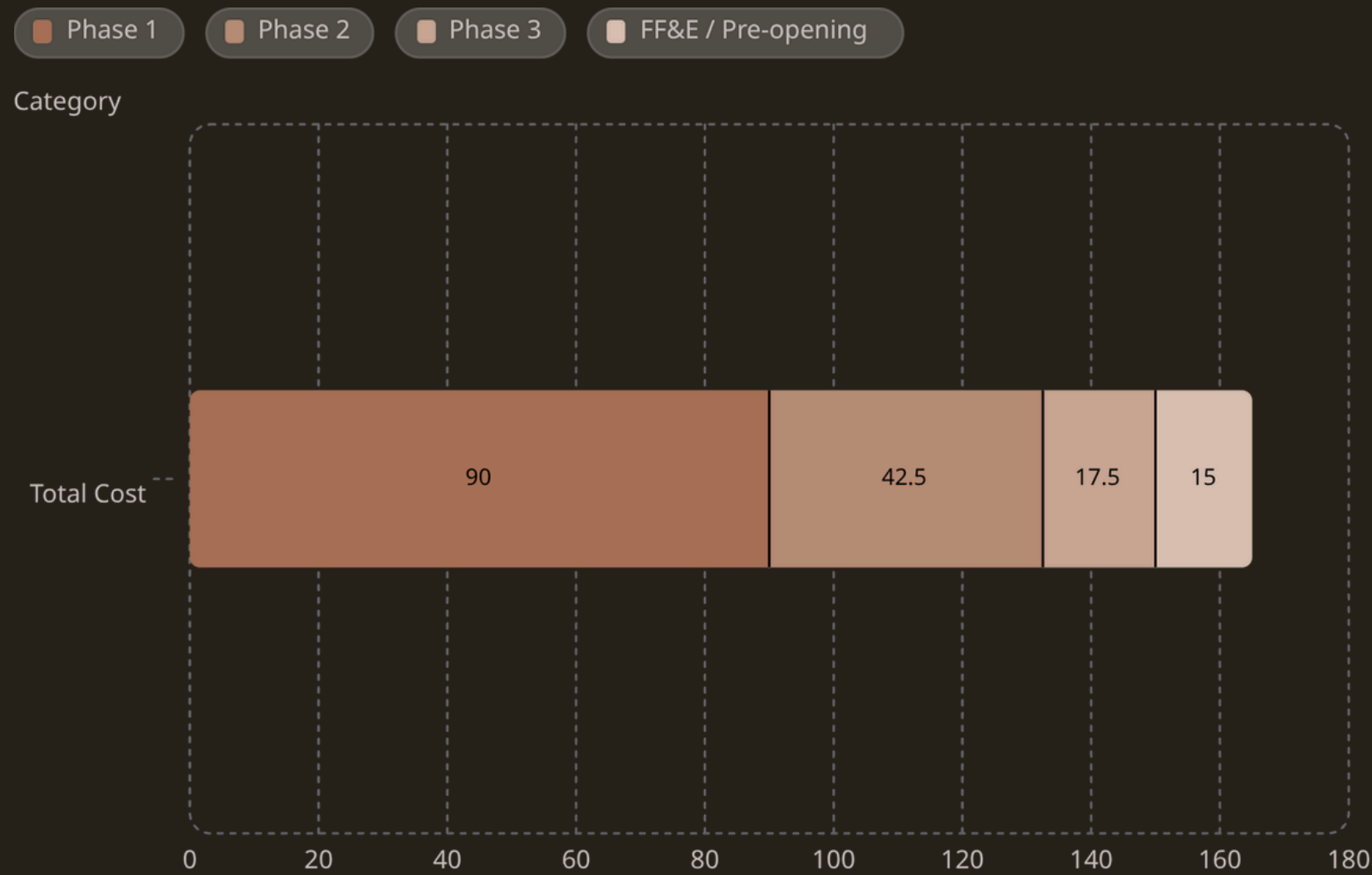
● ADR (\$)



This scatter plot visualizes the blended target point for ADR and Occupancy, positioned within the projected ranges. The target of \$325 ADR and 66% Occupancy represents a balanced performance objective for the resort.

Development Cost Structure

✔ Phased investment reduces capital risk and enables staged revenue generation



Total Development Cost

Phase 1

Phase 2

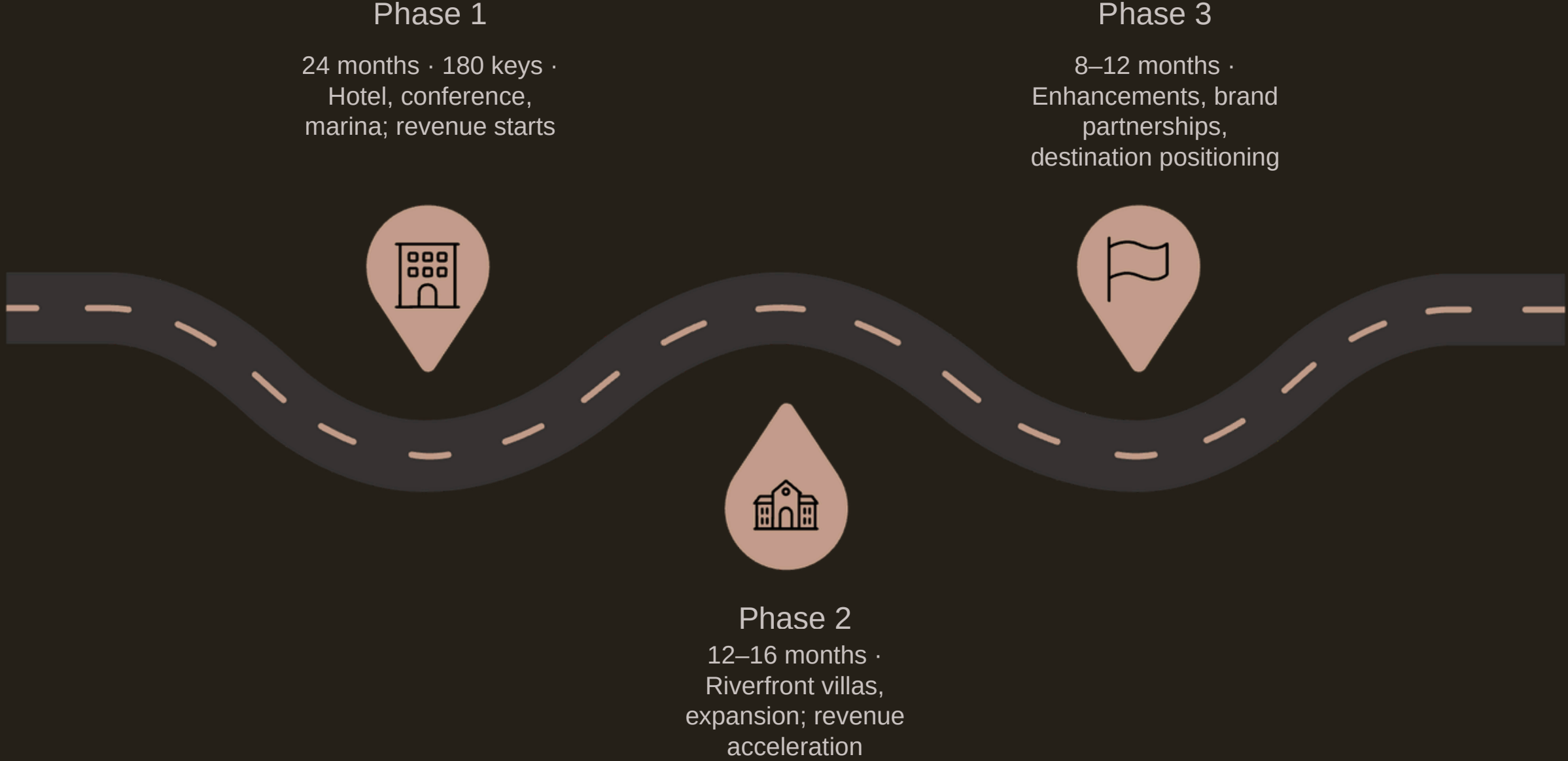
Phase 3

FF&E / Pre-opening

Development Phasing & Execution

✔ Staggered completion enables early revenue capture and de-risks capital deployment

Total Timeline: 44–52 months
Key Milestone: Phase 1 revenue generation funds subsequent phases
Strategic Advantage: Phased approach allows market validation and capital efficiency



Key Risks & Mitigation Strategies

1

1. Construction Cost Escalation

Material and labor cost inflation in emerging markets

2

1. Phased Development

Staged investment reduces capital exposure and allows cost management

3

2. Market Absorption Risk

Demand validation in a new luxury market segment

4

2. Conservative Projections

Financial models built on achievable, validated demand assumptions

5

3. Regulatory Approvals

Environmental and development permitting timelines

6

3. Early Government Engagement

Proactive stakeholder alignment and regulatory pathway clarity

7

4. Environmental Considerations

Flood resilience and ecological impact management

8

4. Sustainable Design Strategy

Elevated site design and eco-conscious operations minimize environmental risk

 Comprehensive risk framework ensures project resilience across market, regulatory, and operational dimensions

Government Alignment & National Impact

450+

Job Creation

Construction jobs
280+ permanent operations roles

Bartica

Regional Development

Positioned as Guyana's premier
destination hub

First

Tourism Infrastructure

Institutional-grade luxury resort in the
interior region

\$142M–\$180M

Foreign Investment

Direct capital inflow

Tourism Diversification Strategy

Expands Guyana's luxury hospitality footprint beyond Georgetown

Economic Decentralization

Drives interior region development and reduces capital concentration

Sustainable Development Goals

Eco-conscious design, community employment, and responsible
tourism

 Project aligns with Guyana's Vision 2040 economic diversification and positions government as enabler of transformational infrastructure

Sustainability Strategy — Eco-Luxury Development

Low-Impact Construction

Minimized site disruption, responsible material sourcing, and waste management protocols

Renewable Energy Integration

Solar and hydroelectric infrastructure (future-ready for full transition)

Water Management Systems

Rainwater harvesting, wastewater treatment, and river ecosystem protection

Preservation of Natural Riverfront

Elevated design respects riparian ecology and maintains scenic integrity

Positioning as Guyana's Model Eco-Tourism Resort

The resort demonstrates that luxury hospitality and environmental stewardship are complementary, not competing priorities. This positions Bartica as a destination for conscious travelers and aligns with global ESG investment trends.

- ✔ Sustainability is not an add-on—it's foundational to the resort's brand identity and long-term value creation

Legal & Approval Framework — Regulatory Readiness

Land Acquisition / Lease Structure

Secure riverfront site with clear title and long-term development rights

Environmental Permitting Pathway

Comprehensive EIA process aligned with Guyana's environmental standards

Zoning Compliance Strategy

Confirmation of land use designation and development zone compatibility

Government Partnership Opportunities

Formal engagement with Ministry of Tourism and regional authorities

Regulatory Alignment Strategy

The project is designed with full regulatory compliance as a foundational requirement, not an afterthought. Early government engagement, transparent environmental assessment, and clear legal structures minimize approval timelines and reduce execution risk.

- Objective: Ensure full regulatory alignment from inception and establish government as active project partner

Development Team & Strategic Partnerships



Visionary leader driving the Bartica Riverfront Resort project with deep expertise in luxury hospitality development and emerging market expansion



Strategic Brand Partnerships

The resort is positioned to attract partnerships with leading international hotel brands, enhancing operational excellence and global market reach.

Hilton

Global hospitality leader with luxury portfolio

Hyatt

Premium brand positioning and service excellence

Marriott

Extensive distribution network and loyalty programs

✔ Strategic partnerships amplify brand credibility, operational expertise, and market access while maintaining local development leadership

Investment Opportunity — Bartica Riverfront Resort

Capital Requirement

Total Investment:
\$142M–\$180M

Phased Deployment:
Phase 1 (\$80M–\$100M),
Phase 2 (\$35M–\$50M),
Phase 3 (\$15M–\$20M),
FF&E (\$12M–\$18M)

Financing Structure

Leveraging a robust capital stack to optimize IRR and mitigate deployment risk across development stages.

| | |
|----------------|-----------|
| Sponsor Equity | 20% – 30% |
| LP Equity | 30% – 40% |
| Senior Debt | 40% – 50% |

Why Bartica Riverfront Resort

A uniquely positioned asset capturing the rapid institutionalization of Guyana's hospitality sector.

First-mover advantage in a booming market.
Premium pricing power through eco-luxury.
Scalable long-term institutional asset.

✔ Bartica Riverfront Resort represents a rare opportunity to capture transformational growth in Guyana's emerging luxury hospitality market with institutional-grade execution and government alignment

A Generational Opportunity

Strategic alignment with national economic priorities to yield premium returns and structural asset value.

Irreplaceable Riverfront Asset

Exclusive 1,000ft+ frontage
at the historic confluence of
Guyana's major river
systems.

No Direct Competition

The first and only
institutional-grade eco-luxury
resort in the Bartica gateway
region.

Explosive Macro Growth

Leveraging Guyana's status
as the world's fastest-
growing economy
(GDP +38%).

High-Margin Positioning

Targeting ultra-high-net-
worth travelers with premium
ADR and high yield
potential.

Join Us

We are building more than a premier resort; we are anchoring the infrastructure of Guyana's luxury transformation. Partner with us to capture first-mover advantage at the gateway of the world's fastest-growing economic corridor.

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