



Project Oceanside is a secluded, low density, ultra-luxury residential and marina development. It was designed on sound economic footing, with great care and responsibility to the environment and pristine nature of the area in South Abaco, while providing significant improvement to the infrastructure and employment opportunities for the local community.¹

STATEMENT OF ENVIRONMENTAL, SOCIAL AND CORPORATE GOVERNANCE COMMITMENTS AND PRACTICES

Tyrsoz Family Holdings, Ltd. ("Developer") is undertaking the development of an ultra-luxury resort community in Great Abaco, Bahamas (the "Project" or "Development") with the highest regard for environmental preservation and social responsibility. With sustainability at its core, the Project promises to promote long-term economic opportunity in the region with minimal impacts on the environment.

This document highlights Developer's specific commitments and practices with respect to (i) Environmental Stewardship, (ii) Social Impact and (iii) Responsible Governance.

ENVIRONMENTAL STEWARDSHIP

South Abaco is a pristine and beautiful ecosystem with dense pine tree forest, spectacular ocean vistas and vibrant marine life. From the Project's inception in 2017, Developer has committed to sustainability and stewardship of the environment at every step in the development process. Below are specific considerations taken into account to fulfill this commitment.

i. Compliance with Strict Bahamian Environmental Laws and Regulations

In 2019, the Parliament of the Bahamas enacted the Environmental Planning and Protection Act (EPPA), for the purposes of, *inter alia*, conservation and sustainable use of the environment. In compliance with the requirements of the EPPA, the Project has filed an Environmental Impact Assessment (EIA) with the Department of Environmental Planning and Protection of the government of the Bahamas (DEPP) in November 2020.² In a letter dated April 16th, 2021, DEPP conveyed the support of the Prime Minister of the Commonwealth of The Bahamas and the Minister of Environment and confirmed the conclusion of the EIA-phase of review.³

ii. Preservation and Enhancement of the Abaco Ecosystem

a. Expansion and Enhancement of Parklands

In the Heads of Agreement signed between Developer and The Government of the Commonwealth of the Bahamas on February 13, 2020 (the "HOA"), Developer agreed to

¹ This Mission Statement is included in the original Vision Book created for this Project, which was submitted to the government of the Bahamas in 2018. See "Vision Booklet" in Project Oceanside Data Room.

² See "EIA" in Project Oceanside Data Room.

³ See "EIA Approval April 2021" in Project Oceanside Data Room.

several investments that will enhance and preserve the natural beauty and unique ecosystem in South Abaco. Under the HOA, Developer will be making significant contributions to the local area, including:

- \$250,000 for the restoration of Alexandria Village ruins.
- Conveying 175 acres to the Bahamas National Trust for inclusion in the Abaco National Park along with a \$350,000 investment to transform this area into a nature preserve.
- Donating \$1,000,000 to the Bahamas National Trust to enhance and develop the Bahamas National Park surrounding the Project.
- \$1,500,000 investment to restore and improve the historically significant Hole in The Wall Lighthouse to allow re-opening to the public.

iii. **Sustainability**

a. **Clean and Renewable Energy**

On average, the Bahamas have 340 days of sunshine annually. The Project is committed to make extensive use of Solar Power including incorporating the state-of-the-art technology for the storage of solar power.

b. **Rain Recapture and Wastewater**

The Project is committed to constructing infrastructure that will allow for significant amounts of rain to be captured, treated and used for the majority of the Project's water needs. Wastewater will be directed to a centralized plant for processing and only greywater will be used for irrigation. Recycling of grey water will reduce water demands for the Development and minimal ground-water will be used for irrigation on the Property. Water conservation is of prime importance.

iv. **Environmentally Conscious Site Selection and Design**

a. **Preservation of Natural Beauty Through Low Density**

Out of respect for the natural beauty inherent to South Abaco, Developer has designed the Project to have the lowest density of any development of this type in the entire Caribbean, adding to its unique appeal. Baker's Bay in Abaco and Albany in Nassau, two highly successful projects built in the last ten years, are more than twice as dense as the Project. The low-density of the Project ensures it is better integrated into nature while allowing for the preservation of the pristine environment.

b. **Climate Adaptive Site Selection**

Developer is conscious of the climate risks associated with oceanfront properties. Developer had a choice of multiple sites on Abaco to locate a project on. The selection of this specific site for the Project was made due to its climate resiliency.

The site's unique elevations, generate awe-inspiring vistas, ensures that the Project will be protected from rising sea levels for the next 100 years and beyond, but most importantly provide high level of hurricane protection.

Given the resilient location and the most stringent building codes and practices, the Development would be able to withstand a direct hit from the worst hurricane on record with only minor damage expected.

c. Golf Course Considerations

While current plans for the Project (including those approved as part of the EIA) contemplate a 217 acres golf course, Developer believes that an alternate plan to use this area as a land conservation area, providing nature, hiking and biking trails and large water lakes may add to the cachet of the Project as an eco-conscious ultra-luxury Development in line with the tastes of the Project's target clientele.

Should Developer proceed with a golf course based on strong demand from potential buyers, state-of-the-art technology and systems are contemplated to minimize its environmental footprint. In the plans, the golf course is located behind the ridge bisecting the area of the Development known as Lantern Head. This non-prime location, which lacks views of the ocean was chosen in order to ensure that no nutrients and fertilizers used on the course would be at any risk of flowing into the ocean.

d. Marina Development

Developer has made a conscious decision to develop the marina via excavation on land, as opposed to ocean dredging. While this method is more expensive, it will minimize the disruption to the coastline and restrict to a minimum the interruption to marine life which would have resulted from extensive dredging. In addition, the marina will adhere to the Blue Flag standards, thus ensuring environment responsibility during operations.

SOCIAL IMPACT

The Project is located on a part of Great Abaco Island that is secluded and uninhabited. The nearest village, Sandy Point, with a population of about 600 lies about 25 miles to the north-west of the Project. Despite its distance from inhabited parts of the island, Developer views the Project as an important contributor to the economic development of both Abaco and the Bahamas. Sound economic footing and improving local conditions are foundational to the Project and have been part of the mission statement from inception. With that in mind, Developer devoted significant time and put a substantial effort into incorporating local businesses, job creation and community investment to have a positive impact on the community. For these reasons, the Project has gained the support of the local government of South Abaco.⁴

i. Economic Development

a. Two Billion Dollar Economic Impact

In 2018, Developer commissioned a report from CBRE to assess the Economic, Employment and Fiscal Impact of the Project and associated investments in the Sandy Point Airport and national parks. After reviewing the plans, CBRE concluded that in the aggregate, the Project will have almost a \$2 Billion effect on the local economy in the first 10 years alone.⁵

b. Financial Support for Local Entrepreneurs

An important part of the Project vision is to create opportunities for entrepreneurial Bahamians to start or grow their own businesses to be located within or service the Project. To this end, Developer has earmarked a \$7,000,000 fund to provide grants to qualified Bahamians. Some of these opportunities will include retail outlets in the Marina Village, a portion of which will be reserved for local business owners and leased out rent-free for the initial years of operation.

c. Significant Job Creation During Construction and Operations

Once the Project is fully operational, the Development will create 600 permanent jobs. At peak construction, the Project will create as many as 900 construction jobs - very significant given the 15,000 residents of Abaco.

⁴ The local government has sent two strong letters of support to the office of the Prime Minister of the Bahamas, the first in April 2019 and the second in October 2020. The letters ("Local Gov. Support 2019" and "Local Gov. Support 2020") can be viewed in Project Oceanside Data Room.

⁵ See "CBRE Economic Impact" in Project Oceanside Data Room.

ii. **Community Investment**

a. **Local Infrastructure Enhancements**

Developer has allocated millions of dollars for investments to improve the local infrastructure, including the development of the Sandy Point Airport and \$750,000 for a community center to serve the residents of Sandy Point.

b. **Bahamian Artist Village**

An "Artist Village" will be located near the marina, with the aim to create a welcoming environment to bolster the talented artisan community and introduce residents and guests to local culture. The Artist Village will be composed of 20 individual homes offering free residencies to local artists to spend time focusing on their art. An Arts & Crafts market will be established to allow these artists to sell their works to visitors.

c. **Community Involvement and Assistance**

The people of Sandy Point have always welcomed the Project and the Developer with open arms. Not only are local residents support the Projects, but they have also become friends. In the aftermath of the devastation caused by Hurricane Dorian, Developer provided much needed and timely assistance to the people of Sandy Point.⁶

⁶ See Project Oceanside Data Room.

RESPONSIBLE GOVERNANCE

Developer takes great pride in its vision, work and ethics and aspires to set the highest standard of excellence for luxury communities globally. Under Developer's stewardship, the Project will be recognized worldwide as a best-in-class resort community in all respects, a true leader in responsible development.

a. Ownership Structure

Tyrsoz Family Holdings, Ltd ("Tyrsoz"), a special purpose vehicle formed in Gibraltar by the Ben-Zur family to create and own the Project. Tyrsoz is owned by the children of Ra'anán Ben-Zur: Omer, Shachar, Roei and Zohar Ben-Zur in equal shares.

Tyrsoz, its shareholders, and Ra'anán Ben-Zur have passed stringent "Know Your Client" processes in connection with this Project, including for the Government of the Bahamas and the law firm of Graham Thompson (the leading international law firm in the Bahamas), as well as other firms, investors and institutions.

b. Partnership with Yacht Club De Monaco (YCM)

The Project gained the endorsement and support of the Yacht Club de Monaco. In adherence with the policies of the Principality of Monaco, YCM has made environmental responsibility and sustainable operations a core of its mission statement and value. These values, common to both the YCM and Developer, will ensure that marina operations will be conducted with the utmost responsibility to the environment.⁷

c. Ethical Standards and Compliance with Laws

Developer is committed to running the Development in strict adherence to all applicable law, rules and regulations and to maintaining the highest level of ethical conduct throughout the process of development and operation of this Project, including a commitment to anti-bribery.

Developer has established that it will not do business with any entity or person who is on any of the prohibited persons lists of the US, the UK or the European Union, directly or indirectly. As part of this commitment, no condo units, homes or development sites will be sold to any person on such prohibited persons lists.

We intend to work in partnership with all stakeholders in the Project to ensure its success from a financial, environmental and community perspective. In the spirit of this document, Developer continues to evaluate the environment, social and governance elements of the Project with an eye toward continuous improvement.

⁷ See "YCM Letter" in Project Oceanside Data Room.