



EVERGREEN
— GLOBAL HOLDINGS LTD —

INVESTMENT OPPORTUNITY

THE BAMBEREAUX INTEGRATED DEVELOPMENT PLATFORM

A rare opportunity to acquire and reactivate a premium, government-recognised destination development platform in Saint Vincent & the Grenadines.



CONFIDENTIAL
INVESTOR TEASER
FOR DISCUSSION
PURPOSES ONLY



OPPORTUNITY SNAPSHOT

Acquire and control Bluesteel International Ltd (BVI) and its development platform in Layou, Saint Vincent & the Grenadines, and unlock significant value through disciplined execution.

THE ASSET

- Prime beachfront site in Layou, Saint Vincent & the Grenadines
- Government-recognised development platform with historical approvals
- Masterplanned for integrated residential, hospitality and healthcare development
- Scarce, large-scale, beachfront development opportunity in the Caribbean
- Strong local relationships and community support

THE VISION

To create a world-class, sustainable integrated development platform combining residential, hospitality and healthcare assets that delivers attractive risk-adjusted returns and long-term value for investors, stakeholders and the nation.



RESIDENTIAL

70–80 luxury villas and branded residences



HOSPITALITY

100–key premium hotel and branded resort facilities



HEALTHCARE

30–40 bed private hospital and wellness infrastructure



TOTAL DEVELOPMENT VALUE

US\$158M+

Projected End Value



TARGET ACQUISITION

Bluesteel International platform

US\$25–35M

Indicative Range

INVESTMENT HIGHLIGHTS



SCARCE ASSET

One of the last remaining large-scale beachfront development sites in Saint Vincent.



DE-RISKED PLATFORM

Historical approvals, planning groundwork and strong foundational work already completed.



ATTRACTIVE RETURNS

Clear pathway to substantial value creation and multiple revenue streams.



STRONG EXECUTION TEAM

Experienced leadership across capital formation, hospitality, healthcare, development and government relations.



SUSTAINABLE IMPACT

Long-term economic, social and environmental benefits for Saint Vincent & the Grenadines.



SCALABLE PLATFORM

Designed for future expansion and replication across the Caribbean.



OUR COMMITMENT: Robust governance. Transparent reporting. Aligned execution. Sustainable long-term value.



BUILDING LEGACIES. CREATING VALUE. INSPIRING FUTURES.

STRUCTURE OVERVIEW



GOVERNANCE & INVESTOR PROTECTIONS

-  **Investor Board Representation**
Active oversight and governance

-  **Reserved Matters**
Key decisions require investor approval

-  **Information Rights**
Regular reporting and transparency

-  **Step-In Rights**
Right to step-in upon default

-  **Security Protections**
Share pledges and asset security

-  **Alignment of Interests**
Management and investor alignment

KEY STRUCTURE BENEFITS

- ✓ Direct control of the asset holding company (BVI)
- ✓ Single purpose SPV for development execution
- ✓ Clear ring-fenced structure for investor capital
- ✓ Strong governance and downside protection
- ✓ Designed for scalability and future capital raises

LOI STATUS



NON-BINDING LOI AGREED

with the shareholders of Bluesteel International Ltd to support the next phase of due diligence, exclusivity and acquisition discussions, subject to definitive documentation.



WHY THIS STRUCTURE?

- ✓ Provides clarity of ownership and control
- ✓ Protects investor capital and rights
- ✓ Aligns all stakeholders for long-term value
- ✓ Enables efficient development execution
- ✓ Supports multi-asset platform scalability



LEADERSHIP, GOVERNANCE & EXECUTION

THE TEAM DRIVING THE BAMBAREAUX INTEGRATED DEVELOPMENT PLATFORM

Experienced leadership across capital, development, hospitality, healthcare, government and local asset stewardship.



Jason Kehoe

Founder & Executive Chairman
Evergreen Global Holdings Ltd

- Project Sponsor
- Capital Formation
- Strategic Direction
- Investor Engagement
- Commercial Leadership

"Responsible for establishing and leading Evergreen Global Holdings Ltd and sponsoring the Bambereaux platform."



Ian Jarvis

Executive Chairman –
Bambereaux Integrated
Development Platform

- Platform Strategy
- Governance Framework
- Investment Memorandum & Due Diligence
- Healthcare & Hospitality Platform Integration
- Execution Oversight

"Responsible for development of the integrated investment platform and investor readiness programme."



Paul Clark

Board Director –
Hospitality & Real Estate
Former Virgin Hotels Executive

- Hospitality Strategy
- Hotel Operator Engagement
- Real Estate Development
- Hospitality Commercial Validation

"Provides international hospitality and destination development expertise."



Dr Carlon Fitzpatrick

Board Director –
Clinical Governance &
Healthcare Strategy

- Clinical Governance
- Healthcare Infrastructure
- Epidemiology & Demand Validation
- Workforce Strategy
- Health-System Integration
- Outcome Measurement

"Leads healthcare strategy, governance and healthcare validation."



Charles Giles

Government &
Stakeholder Relations

- Government Engagement
- Public Sector Relationships
- Regulatory Liaison
- Strategic Partnerships
- Community Stakeholder Alignment

"Supports alignment between the development platform, government stakeholders and national economic development objectives."



David Kenchington

Bluesteel Representative &
Asset Stakeholder

- Bluesteel International Ltd Representation
- Historical Development Knowledge
- Asset Stewardship
- Landholding Continuity
- Local Project Relationships

"Provides continuity between the historical Bambereaux development platform and future execution."

GOVERNANCE FRAMEWORK



ROLE CLARITY

FUNCTION	LEAD
Project Sponsor & Capital Formation	Jason Kehoe
Platform Strategy & Governance	Ian Jarvis
Hospitality & Real Estate	Paul Clark
Healthcare Strategy & Governance	Dr Carlon Fitzpatrick
Government & Stakeholder Relations	Charles Giles
Asset Stewardship & Bluesteel	David Kenchington
Investor Governance	Evergreen Global Holdings Ltd

INVESTOR MESSAGE

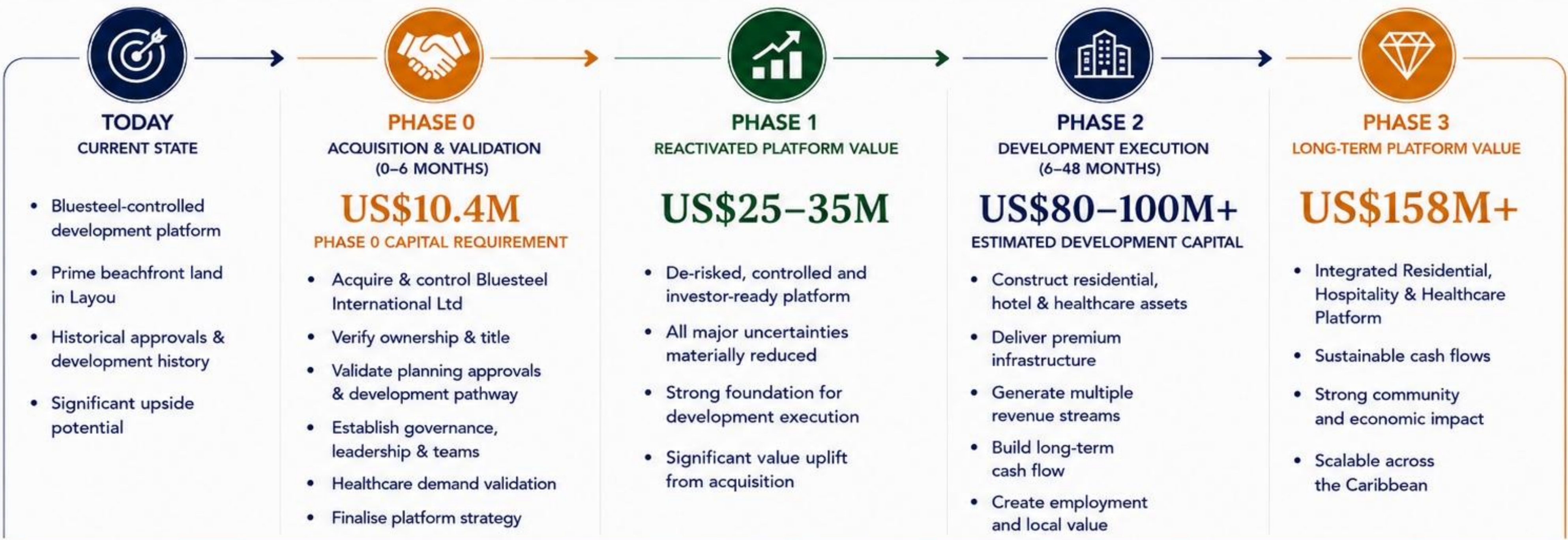


The Bambereaux Integrated Development Platform brings together leadership across capital formation, governance, hospitality, healthcare, government engagement and asset stewardship.

Together, we have the multidisciplinary capability required to acquire, validate and execute a destination-scale development platform in Saint Vincent & the Grenadines.

FEASIBILITY & VALUE CREATION ROADMAP

FROM ACQUISITION TO A US\$158M+ INTEGRATED PLATFORM



KEY VALUE DRIVERS

