

#REAL ESTATE #RWA #BLOCKCHAIN

PORTFOLIO TOKEN  
The Real Estate of Blockchain

# CARARA ONE HOTEL BOUTIQUE 5 STAR

Democratizing the real estate through **blockchain & tokenization**

portfoliotoken.io

Portfolio Token is a pioneering real estate development firm located in Costa Rica. We specialize in high-end, sustainable projects that use advanced technology and a distinctive blockchain-based financing approach through Real Estate Asset Backed Yield Tokens (REABYTs). Our goal is to develop Smart Cities and sustainable initiatives that remain open to a wide range of investors.

Our mission is to make real estate investment more accessible for everyone by providing high-quality, environmentally friendly projects. We strive to positively impact local communities through our groundbreaking blockchain technology and our dedication to sustainability.

Beyond real estate, we have also expanded into commodities and introduced the innovative Kàl program, which is focused on land conservation and environmental protection. Portfolio Token merges innovation with sustainability and social responsibility, working on projects that not only serve investors but also contribute positively to communities and the natural world.

Guided by these principles, we are consistently seeking new opportunities and establishing higher standards within the real estate sector, starting in Costa Rica and extending our reach to other areas.





# LOCATION



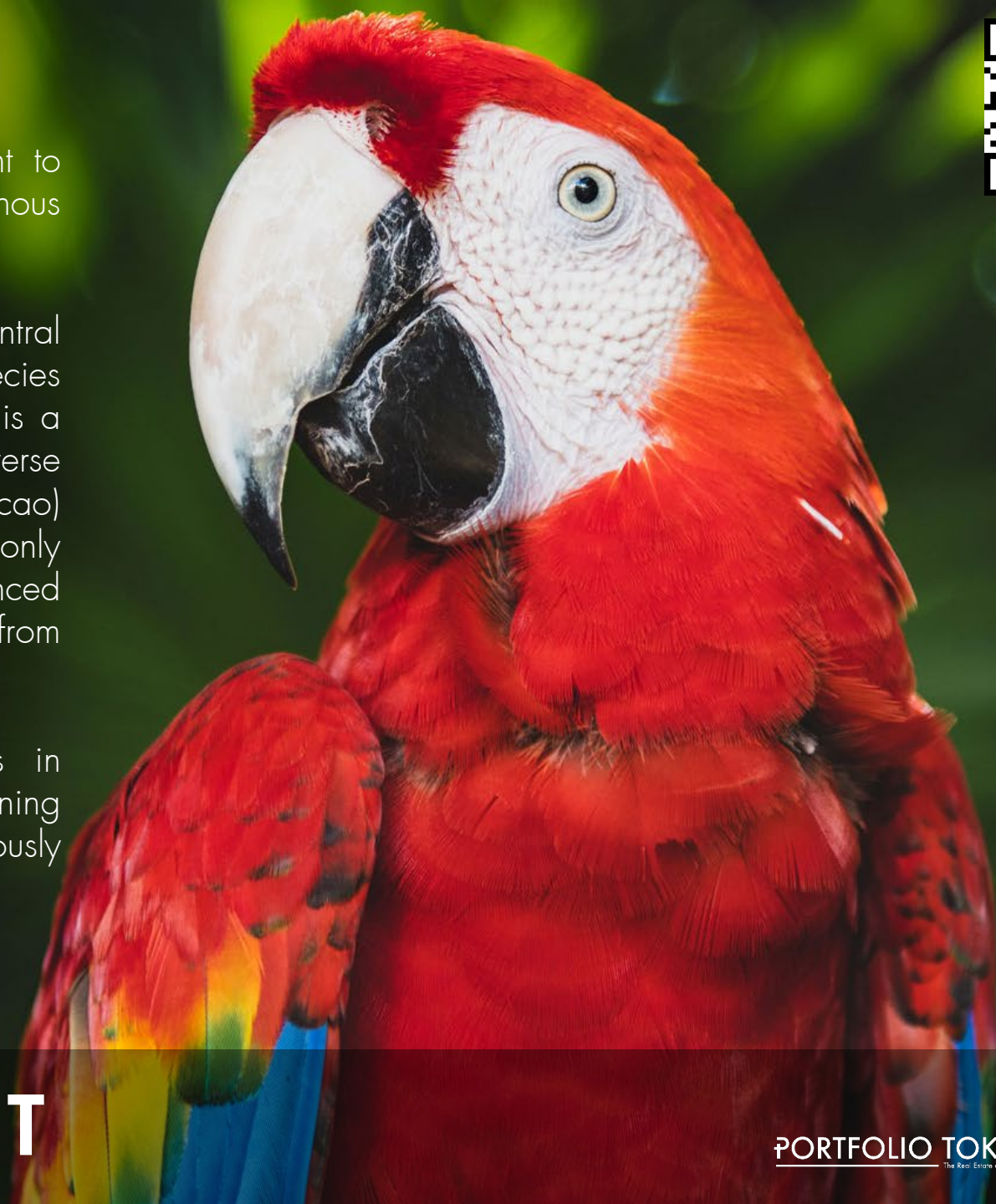


Located in Garabito, Puntarenas, our project is adjacent to Carara National Park, which in the Huetar indigenous language means "River of lizards."

This park is home to the only transitional forest in the Central Pacific, resulting in a diversity of flora and fauna where species typical of both dry and humid forests converge. The area is a world-renowned ornithological destination, noted for its diverse bird fauna, among which the Scarlet Macaw (*Ara macao*) stands out, a species that is endangered. This project not only leverages a privileged location but also integrates advanced technology and a blockchain-based financing model from Portfolio Token.

This allows us to democratize access to investments in sustainable and high-end real estate developments, opening opportunities for a broad part of the community that previously lacked the resources to invest in projects of this category.

# CARARA ONE PROJECT



# MASTER PLAN



| SPACE                     | NO. | AREA                 |
|---------------------------|-----|----------------------|
| 1-POOL AREA               | 1   | 500 m <sup>2</sup>   |
| 2-RESTAURANT              | 2   | 700 m <sup>2</sup>   |
| 3- LOBBY BAR              | 1   | 150 m <sup>2</sup>   |
| 4- SHOP                   | 1   | 150 m <sup>2</sup>   |
| 5- RECEPTION AND DROP OFF | 1   | 350 m <sup>2</sup>   |
| 6- BACK OF THE HOUSE      | 2   | 1500 m <sup>2</sup>  |
| 7- PARKING                | 1   | 750 m <sup>2</sup>   |
| 8- VILLAS                 | 40  | 3360 m <sup>2</sup>  |
| 9- COMMON AREAS           | 1   | 750 m <sup>2</sup>   |
| 10- ACCESS                | 1   | 750 m <sup>2</sup>   |
| TOTAL                     |     | 8 210 m <sup>2</sup> |

# Carara one

Luxury Green Energy Resort



**15.8 Acres**  
(6.4 HECTARES)  
of land



**40**  
luxury villas



**100%**  
eco-friendly

Located next to Carara National Park in Puntarenas, the property covers 15.8 acres (6.5 ha).

40 luxury villas and amenities such as club house, spa, restaurant, swimming pools, fishing tours, waterfall hike and much more



## CARARA ONE PROJECT

# VILLA LAYOUT

It is undoubtedly one of the main sites in the country for birdwatching. Without a doubt, you will have the opportunity to immerse yourself in the lush beauty of [Carara National Park](#).

In addition to adjacent to Carara National Park, which attracts thousands of bird watchers annually, our project has world attractions such as the Crocodile tour, the walk to the Bijagual waterfall, one of the highest in the country, ATV tours , fishing tours, kayak tours, all just minutes from your resort.

| AREAS |                      |                 |
|-------|----------------------|-----------------|
| SPACE | m <sup>2</sup>       | ft <sup>2</sup> |
| VILLA | 34.42 m <sup>2</sup> | ft <sup>2</sup> |
| DECK  | 27.19 m <sup>2</sup> | ft <sup>2</sup> |
| POOL  | 22.45m <sup>2</sup>  | ft <sup>2</sup> |
| TOTAL | 84.06 m <sup>2</sup> | ft <sup>2</sup> |

# BOUTIQUE 5 STAR HOTEL

in the Costa Rican Pacific



## AMENITIES



Food and beverage services



Health and wellness services



Productive and service spaces



Recreation and community building



Diversity and inclusion: digital nomads, retirees and families



# CARARA ONE: Where Sustainability Embraces Nature



Solar energy reduces the project's carbon footprint.



Facilities for organic food production and waste management.



Surrounded by nature with a focus on conservation.



Committed to community well-being and sustainable living.

CARARA ONE is an eco-conscious project spanning 15.8 acres (6.4 ha), designed to integrate renewable solutions and environmental harmony.



## REABYTs:

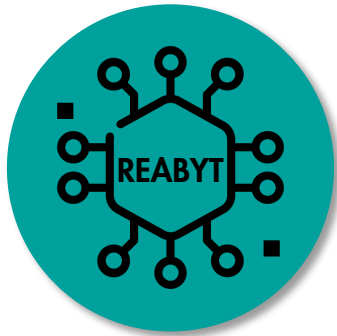
These tokens allow holders to benefit from the economic returns generated by the real estate assets they are linked to. In simpler terms, they enable investors to receive a portion of the income produced by the properties without owning the physical real estate directly.

## INCOME SOURCES INCLUDE:

Revenue is generated through various sources: unit rentals create consistent income from either long-term or short-term leases, guest services generate extra earnings from amenities and hospitality offerings, and commercial leasing brings in income from renting retail or office spaces within the properties.



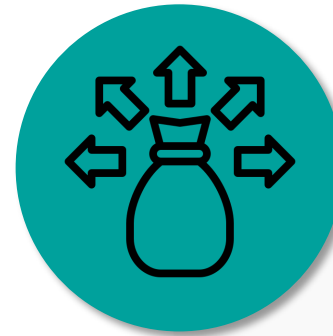
# PORTFOLIO TOKEN FINANCIAL MODEL



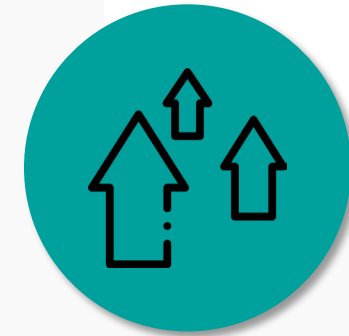
Real estate-backed Tokens are smart contracts that provide investors with **annual economic returns generated by the profits of our operations.**



They are backed by real assets, so their level of risk is brought to a minimum.



They provide continuous outflow liquidity for investors as they can be publicly traded as a secure asset on our blockchain.



An increase in economic value is projected based on the discounted sum of future cash flows from our operations.

## CARARA ONE PROJECT PORTFOLIO TOKEN FINANCIAL MODEL

**312,500**

REABYTs available  
starting at \$110\*.

**300%**

2 to 3 years estimated  
growth.

annual economic returns of up to

**UP TO 15%**

after this project becomes  
operational

This increase in economic value is based on the projected future cash flows from Carara One operations, discounted to their present value.

### REABYTs value

Based on projected cash flows  
and asset performance



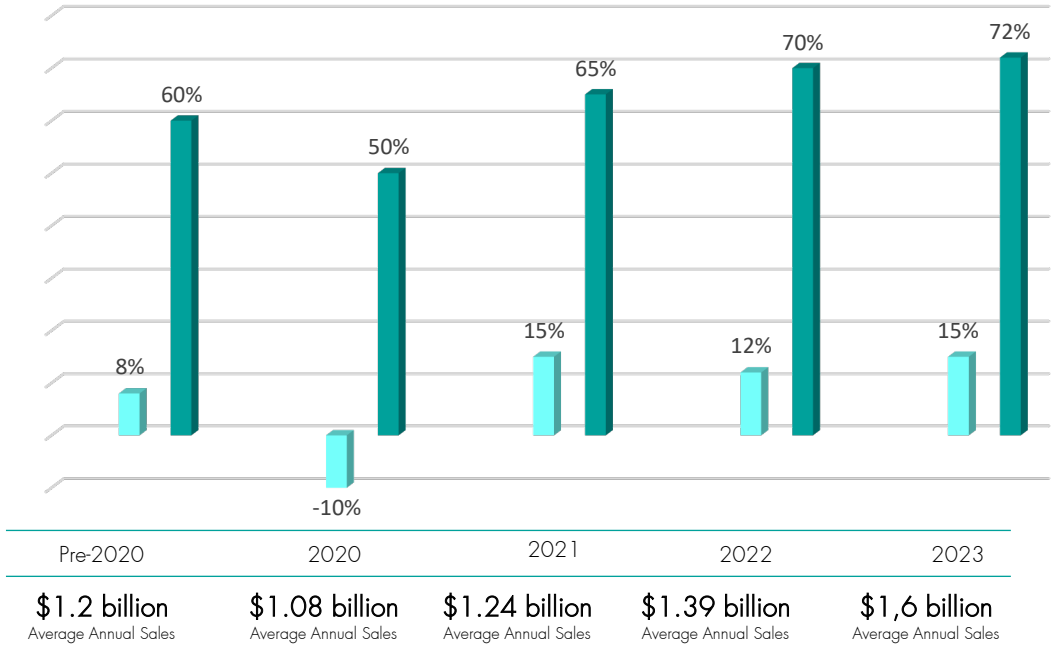
\* Please consult the NFT price at the time of purchase, as it may have changed.

## CARARA ONE TOKEN VALUATION AND YIELD ESTIMATES

| Timeline: Years & Quarters   | 2025        |             |             | 2026        |             |             | 2027                          | 2028     | 2029     | 2030     | 2031     |
|------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------------------|----------|----------|----------|----------|
|                              | 1st Quarter | 2nd Quarter | 3rd Quarter | 4th Quarter | 5th Quarter | 6th Quarter | 1 Year                        | 2 Year   | 3 Year   | 4 Year   | 5 Year   |
| REABYTs valuation            | \$110.00    | \$121.00    | \$139.73    | \$160.68    | \$192.72    | \$231.26    | \$277.51                      | \$305.25 | \$366.30 | \$384.62 | \$403.85 |
| Annual Token Yield in % rate | -           | -           | -           | -           | -           | -           | 8.41%                         | 12.10%   | 17.93%   | 24.59%   | 29.60%   |
| CONSTRUCTION STAGE           |             |             |             |             |             |             | ONCE THE HOTEL IS OPERATIONAL |          |          |          |          |

# MARKET OPPORTUNITY

## Coastal Real Estate Development in Costa Rica (Estimated Values):

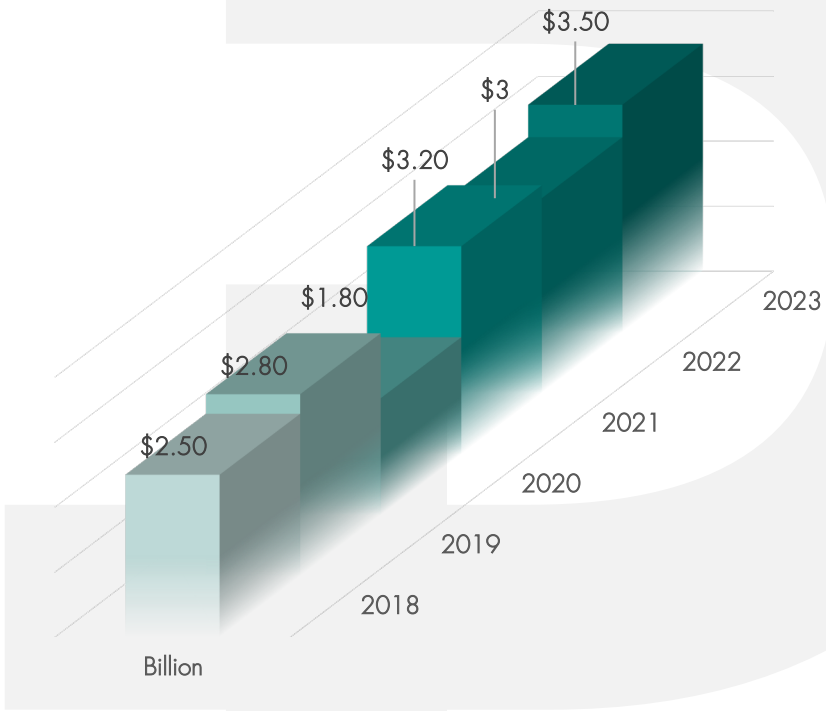


Over the past decade, Costa Rica's coastal real estate market has evolved significantly. While the market was once characterized by inefficiencies and lower prices, it has matured with stronger regulations and increased demand, especially post COVID-19. The surge in demand for coastal properties, particularly in eco-friendly developments, has made areas like Puntarenas prime locations for investment.

Our Carara One and Herradura projects are strategically positioned to capitalize on this trend, offering sustainable and attractive investment opportunities in one of Costa Rica's most desirable regions.

## Foreign Direct Investment in Costa Rica (in billions of USD):

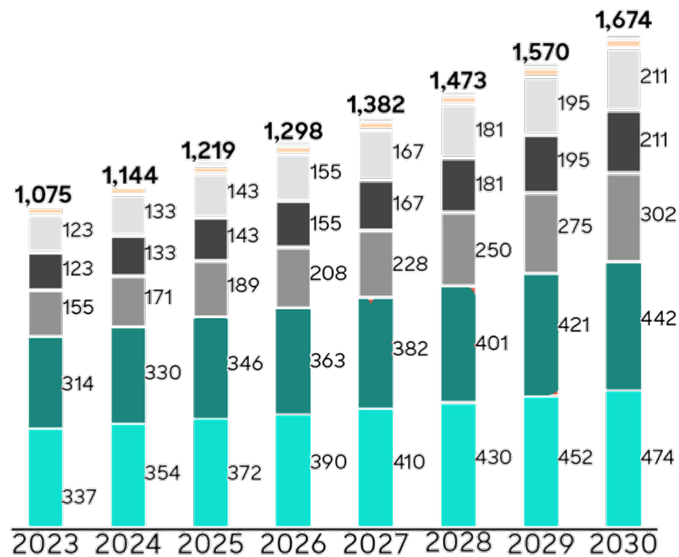
■ Growth Rate  
■ Foreign Investment Share:



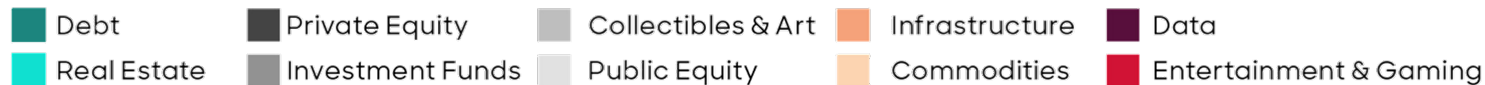
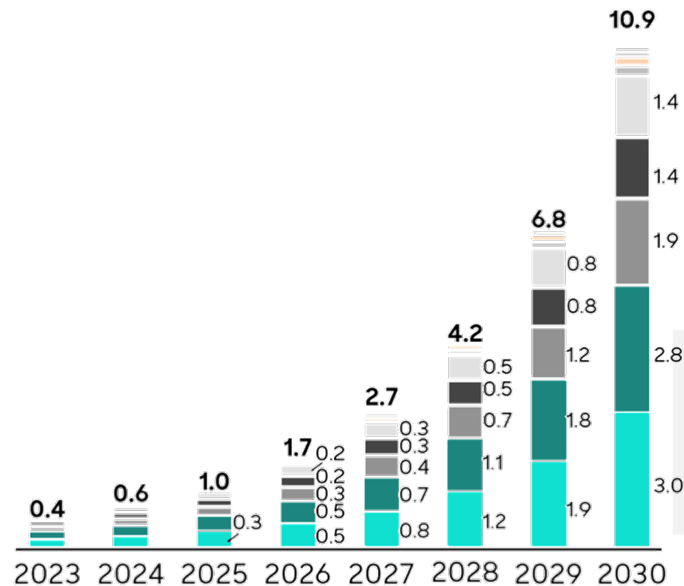
The data displays the economic resilience of Costa Rica and its increasing attractiveness to foreign investors, especially after the major downturn in 2020 caused by the pandemic. In 2021, there was a notable recovery in foreign investment, indicating a resurgence of confidence in the country's investment environment. This trend emphasizes Costa Rica's capacity to draw international capital, supported by its political stability, natural beauty, and dedication to sustainable development. Our projects are strategically designed to take advantage of this recovery. By incorporating blockchain technology and providing eco-friendly real estate options, we align with the rising demand for sustainable and innovative investments in the bright coastal areas of the nation.

# MARKET OPPORTUNITY

Real World Assets Market Size (USD trillion)



Tokenized Assets Market Size (USD trillion)<sup>1</sup>



## Real World Asset (RWA) Tokenization Market Growth

The anticipated worldwide value of tokenized assets is projected to hit \$10.9 trillion by 2030. The primary categories expected to drive this growth are Real Estate, Debt, and Investment Funds, which are fueled by the increasing use of blockchain technology.

Our project is strategically designed to take advantage of this growing market, specifically within the real estate sector. By aligning ourselves with this global trend, we aim to contribute to and gain from the considerable expansion in tokenization, providing our investors with improved liquidity and accessibility as part of this larger financial transformation.

1) Roland Berger Conservative Forecast – Assumes  
Sources Roland Berger

# TARGET MARKET



## GLOBAL INVESTORS

Experienced investors drawn to real estate projects that combine solid returns with cutting-edge technology and liquidity, making them attractive for modern financial strategies.



## YOUNG PROFESSIONALS

Individuals seeking luxury homes that align with their sustainable values, offering both high-end living and a positive environmental impact.



## RETIREEES AND EXPATS:

Those looking for a peaceful, high-quality lifestyle in Costa Rica, attracted by the country's natural beauty, stability, and welcoming communities.



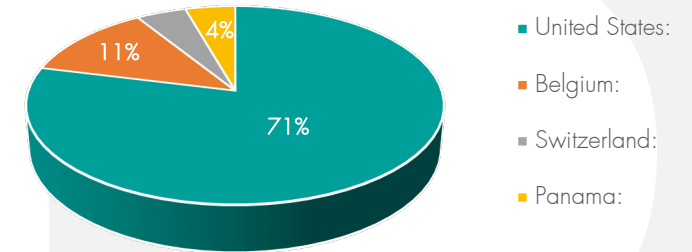
## DIGITAL NOMADS:

Remote workers in search of modern, well-connected homes that support both productivity and a balanced lifestyle in an inspiring setting.

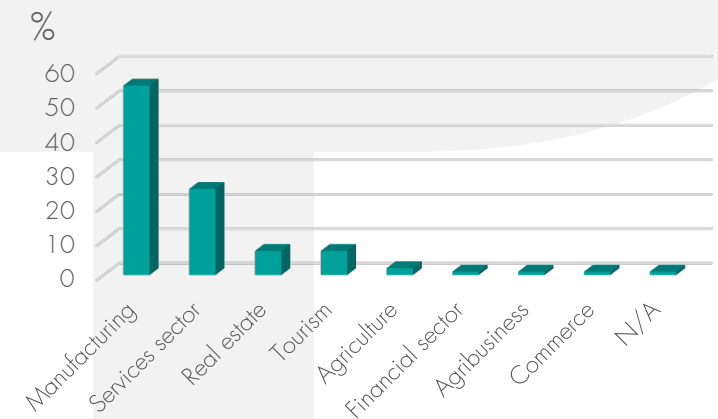


## ECO-CONSCIOUS INVESTORS

Investors committed to sustainability, seeking opportunities that offer financial returns while contributing to environmental responsibility.



% FDI in Costa Rica



% FDI by sector

## UNIQUE SELLING PROPOSITION

- Real Estate
- REABYTs
- Blockchain



We create Tokens (REABYTs) backed by our own real estate assets.



We provide the opportunity for anyone to become a commercial real estate investor.



We use Blockchain technology to build transparency, trust and security of our transactions



Fractional shares democratizes access to real estate investment by removing the barrier of high entry amounts.



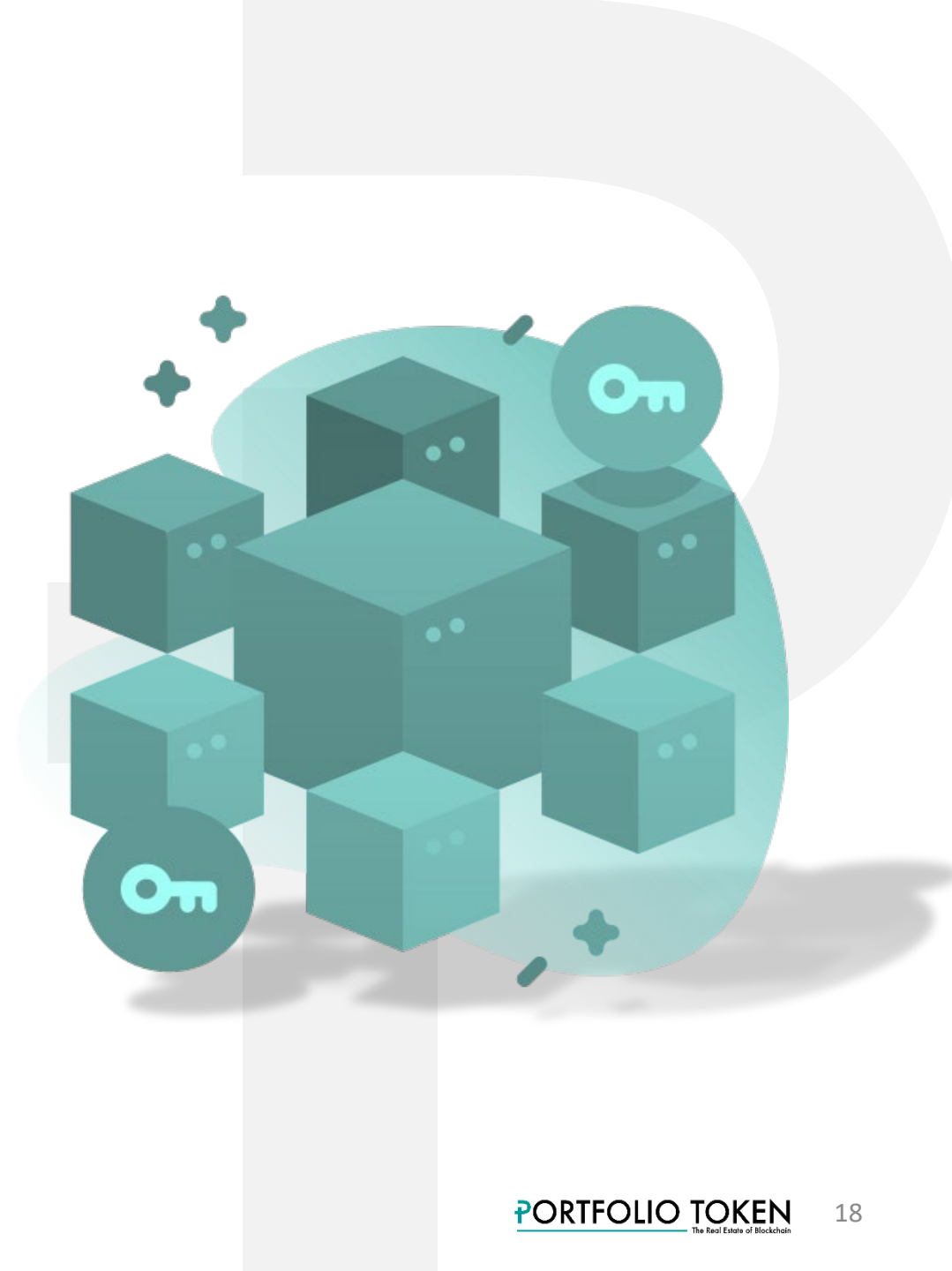
We ensure attractive annual economic returns and accelerated growth in the value of our tokens.

## REABYTs

Portfolio Token offers a distinctive investment opportunity by backing NFTs with tangible real estate assets.

This approach offers investors a combination of consistent income and the potential for property value appreciation, rooted in the stability of real-world assets.

Unlike speculative digital tokens, our model ensures that each investment is backed by tangible, real value, providing enhanced security and reducing volatility.



# UNIQUE SELLING PROPOSITION

Our REABYTs are a financial innovation that is disrupting the real estate development industry across residential, commercial, and mixed-use projects. These tradable assets provide access to economic benefits generated by the portfolio and tangible returns from community operations, such as rental income and other revenue streams (**food, beverages, tours, product sales, art**).

## Right to Economic Benefits

REABYTs owners with monthly returns after the initial operation of the hotel, paid in a stable coin (USDT)

## Projected Growth in Economic Value

Projected growth in the economic value of REABYTs driven by the success of the asset under development and its operations, based on cash flow projections after the first year.

## LIQUIDITY

Our REABYTs offer liquidity as a tradable asset on a public platform named OpenSea.

## SUSTAINABILITY & CONSERVATION:

Conservation program, Carbon Neutral tokens, Water token, Reforestation token

# UNIQUE SELLING PROPOSITION



## HIGH RETURNS AND LIQUIDITY:

By leveraging the power of blockchain and tokenization, Portfolio Token enables immediate liquidity for investors, a feature that traditional real estate investments often lack. Additionally, the projected high returns from our carefully selected real estate projects, make this an attractive option for investors seeking both income and growth potential. The combination of real asset backing, liquidity, and high returns sets Portfolio Token apart from traditional and digital-only investment models.



## INTEGRATED DIGITAL ECOSYSTEM:

Beyond the investment itself, Portfolio Token provides access to a comprehensive digital ecosystem. Investors can utilize our digital currency to seamlessly access a variety of services and goods within the Portfolio Token network, creating a fully integrated experience. This ecosystem not only enhances the convenience and utility of the investment but also positions Portfolio Token at the forefront of the digital transformation in real estate.



**SUSTAINABILITY AND INNOVATION:** Our commitment to sustainability goes beyond industry standards, integrating eco-friendly practices into every aspect of our projects. This dedication not only meets the growing demand for responsible investments but also contributes to the long-term value and appeal of our properties. Investors can be confident that they are participating in a forward-thinking, innovative approach to real estate that prioritizes environmental stewardship alongside financial performance.

# VALUE PROPOSAL

Why is real estate tokenization a good idea?



Investors face a bond-certificate market with **yields of less than 5% per year or in some cases less than 1%** and a stock market that is disconnected from the real economy.



Sophisticated fund managers seek businesses that generate **stable operating income** and returns for investors regardless of bull and bear cycles.



We create real estate-backed tokens to provide investors with the opportunity to enjoy **competitive economic returns** and significant **value growth**, while ensuring real backing in the market



Our strategy involves an **innovative real estate model** of development and continuous operation of accessible community living ecosystems, which give real support to the projects.

# GROWTH ROADMAP

## PLATFORM LAUNCH

REABYT are offered to the public.

2025-2026

## EXCHANGE LISTINGS AND EXPANSION

Listing our REABYT on exchanges to promote our projects and increase liquidity. Forming strategic partnerships to develop more projects and evaluating new opportunities outside Costa Rica.

## COMMUNICATING FAIR VALUE

Transparent and accessible information on balance sheets and operating income statements available to all REABYT owners. Detailed quarterly reports to keep investors informed about the business's key metrics.

2025-2026

## PROJECT IN COSTA RICA

Acquisition of property and obtaining necessary permits.  
Commencement of construction and development under our innovative tokenization model.

2027-2028

## GLOBAL GROWTH AND COMMUNITY EXPANSION

Expanding our community to open new tokenization businesses with our international partners. Increasing the value of the REABYT through revenue growth, dividends, and the overall value of the assets in our real estate portfolio.

ON GOING

## DIGITAL MARKETING CAMPAIGNS:



Social Media



SEO



Ads



E-mail  
Marketing

## PARTNERSHIPS:



Financial  
Institutions



Exchanges



Blockchain  
Platforms

## SCOUTING EVENTS



Sponsor key  
Blockchain - Real Estate



Real Estate/Tokenization  
Speakers



Summits  
Events worldwide

## INVESTOR ENGAGEMENT:

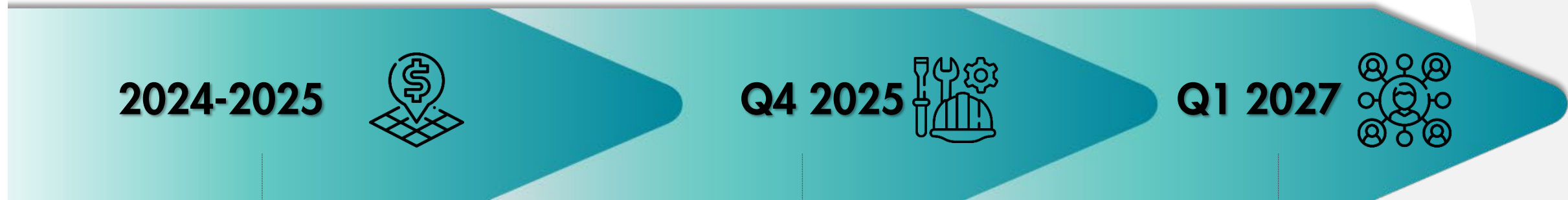


Online  
webinars



Influencers

# MILESTONES



## Land acquisition and permits

Acquisition of the 6.4 ha site and design of architectural plans. Meetings with environmental consultants and engineers ensured that the project met regulatory and sustainability objectives, preparing for the next phase..

## Construction & development

Approval of construction plans by the relevant authorities; initiation of construction for the 40 luxury villas, each featuring a private pool, along with accompanying amenities. A strong focus on environmental responsibility is maintained throughout the construction process.

## Hotel Operating

Carara One will be fully operational, the focus will be on creating a diverse and welcoming environment for members and visitors, with new projects that support community growth and providing exclusive benefits to early investors who trusted and supported the project from the outset.

# CONTACT



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Costa Rica

