

AVISTA BEACH VILLAS & RESORT

“Where Purpose Meets Profit — and
Every Token Builds a Better World.”

Presented by *The Trillium Exchange \$NRGT / OTC*



AVISTA BEACH
VILLAS & RESORT



■ OUR VISION

To lead a global movement that bridges sustainable tourism, real estate innovation, and digital finance.

Avista Beach Villas & Resort combines the stability of beachfront property with the accessibility of blockchain-based tokenization — empowering investors to own a share of paradise while fueling economic revitalization in one of Colombia's most naturally rich and culturally vibrant regions.

This is the future of purpose-driven investing: profitable, transparent, and transformative.

Tokenized in partnership with The Trillium Exchange (\$NRGT) — a publicly traded OTC company bringing transparency and institutional-grade standards to digital asset ownership.

THE OPPORTUNITY

Invest in a real, income-producing beachfront resort backed by the power of a publicly traded company.

Avista Beach Villas & Resort is being tokenized and offered through The Trillium Exchange (\$NRGT)—a public OTC company bringing institutional-level transparency to the \$10T RWA tokenization boom.

This is your chance to own fractional equity in a beachfront eco-resort, earn from tourism growth, access exclusive vacation benefits, and participate in a regulated, next-generation digital asset ecosystem.



THE PROJECT



Located in one of Colombians
most vibrant Caribbean regions
LOS CORDOBAS

- 15 Luxury homes
- 30 apartments
- 30 Eco-Villas
- Gated Entrance with 24 /7 Security.
- Beach Club with Restaurant-Bar & SPA
- Beach Fire Pit
- Star observatory
- Nature Trails





- A purpose built resort with zero environmental impact.
- Located in a high growth undiscovered coastline.
- Community regeneration at the core.
- Tokenized by a publicly traded company \$NRGT.
- Dual Value proposition: ROI + Vacation Utility.
- RWA tokenization into a \$10T global mega trend.
- A showpiece development with global branding potential.

KEY ADVANTAGES



It's where purpose-driven development meets the future of real estate and digital finance.



HYBRID BUSINESS MODEL

*Let's Grow
Together*



- Profit Sharing: Earn annual returns from rentals and all resort revenue streams.
- Travel Utility: Receive flexible Stay Credits plus preferred rates for additional nights.
- Global Access: Enjoy access to Interval International exchange benefits worldwide.

MARKET VALIDATION



Tokenization Surge

RWA TOKENIZATION HAS GROWN 380% IN THE PAST THREE YEARS AND EXPECTED OVER 10T BY 2030



Tourism Growth

OVER \$10 BILLION US REVENUE FOR COLOMBIAN TOURISM IN 2024 AND EXPECTED TO GROW SIGNIFICANTLY.

“AVISTA LEVERAGES SURGING COLOMBIAN COASTAL TOURISM AND A MULTI-TRILLION DOLLAR RWA MARKET TO CREATE A UNIQUELY INVESTIBLE, TOKENIZED RESORT.”

INVESTMENT TERMS AND PACKAGES

General Terms

- \$299 USD per Avista Token
- Expected ROI on token 14% annual.
- Minimum investment: 1 token
- Tokenholders become members of Avista E Club, gaining access to discounted stays and the ability to convert revenue share into Avista E-Coins for global travel.

1. Avista Traveler — \$850 USD

- 3 Avista Tokens
- 1 Dream Vacation Week (valid for 2 years)
- Discounted resort week through Interval International
- Prices start at \$329 for 7 nights

2. Avista Owner — \$2,800 USD

- 10 Avista Tokens
- Leisure Time Passport (2-year validity)
- Access to deeply discounted resort weeks
- Additional vacation perks and upgrades
- 2000 E Tokens equivalent to 100 USD

3. Avista Investor — \$7,000 USD

- 25 Avista Tokens
- Full 3-Year Interval International Membership
- 10,000 Avista E-Coins, redeemable for 1 full week at Avista Beach Villas & Resort or exchangeable within Interval's exchange network



OUR TEAM

A Proven Ecosystem of Companies.

Avista Beach Villas & Resort is powered by a multi-company structure that brings together development, hospitality, tokenization, technology, and community impact under one coordinated vision.





TRACTION & MILESTONES

Achievements so far:

- Land acquired free and clear of debt
- Permits or approvals.
- Architectural design complete.
- Partnerships formed.
- Construction begins Jan 2026
- Investor ready for Feb. 2026

FINANCIAL SNAPSHOT

Avista Investor: \$16,230 in Total Economic Benefit

Year	Cash ROI %	Cash Return (\$)	Token Appreciation %	Token Value (\$)	Vacation Utility	Total Annual Benefit
0	—	—	—	\$7,475	—	—
1	0%	\$0	0%	\$7,475	\$2,100	\$2,100
2	8%	\$598	0%	\$7,475	\$2,100	\$2,698
3	12%	\$897	+5%	\$7,849	\$2,100	\$2,997
4	14%	\$1,099	+5%	\$8,241	\$2,100	\$3,199
5	16%	\$1,318	+7%	\$8,818	\$2,100	\$3,418

A \$7,000 Avista Investor package generates over \$16,000 in combined benefits within 5 years — through hybrid returns, token appreciation, and global vacation utility. A purpose-driven investment with real-world value and lifestyle rewards.



All projections are based on an estimated ADR of \$199, a 50% occupancy rate, and additional food, beverage, and service income equal to about 70% of room revenue. Estimated distributable profit is modeled at 60% of rental income and 25% of F&B/other income. These figures are illustrative only and actual results may vary. Vacation benefits depend on each member’s personal use of the Avista Vacation Club and availability within the program.

EXIT STRATEGY — HOW TOKENHOLDERS CAN REALIZE VALUE



Multiple exits, real-world value.

Tokenholders may realize returns through secondary market liquidity, potential resort buybacks, ongoing yield, future recapitalizations, or conversion events — all supported by the rapidly expanding global RWA investment market.



IMPACT STATEMENT

Avista Beach Villas & Resort rises in a breathtaking yet resilient region long overlooked and shaped by the shadows of armed conflict. Despite hardship, its people protected something priceless—rich gastronomy, music, folklore, and a cultural identity the world has yet to fully discover.

Avista marks a new beginning: a zero-impact development that proves growth can honor nature while generating qualified jobs, training, and real opportunity for families ready to rebuild their future.

Backed by a publicly traded company and the power of tokenized real-world assets, investment is finally reaching communities forgotten by traditional capital. Each token helps ignite innovation, restore hope, celebrate culture, and protect the land that has protected its people. Avista isn't just a resort—it is a catalyst for healing, uplift, and sustainable transformation.

CALL TO ACTION

This is more than an investment - it's a chance to shape the future of an entire region.

Join us in building a beachfront sanctuary where profit meets purpose, where preservation fuels growth, and where lifestyle and income rise together.

Become an Avista tokenholder and help unlock a new model of wealth— one that restores communities, protects nature, and rewards those bold enough to believe in a better way forward.

The opportunity is real.
The impact is lasting.
The time is now.”