

GREEN SAILING

BY CRISTIAN CELESTE

NAUTICAL • HOTEL • GASTRONOMIC DESTINATION

An integrated waterfront development combining nature, design, and a premium nautical experience.

A new landmark for Escobar.



PREMIUM MARINA



5-STAR HOTEL



GASTRONOMY



WATERFRONT PROMENADE



SUSTAINABLE



RENEWABLE ENERGY



ELECTRIC MOBILITY



CONNECTIVITY

WATERFRONT ON THE PARANÁ RIVER

DOUBLE WATERFRONT EXPOSURE



Marina and breakwater only on the left side (Facing the Paraná River)

More berths, more services, more nautical experiences.

NAUTICAL, HOTEL & COMMERCIAL DEVELOPMENT

16,000 m² OF COMMERCIAL AREA

PROJECT STRATEGIC DATA



Approval from the Municipality of Escobar



Preliminary approval from the Hydrographic Authority of Buenos Aires Province



16,000 m² available for commercialization



Waterfront on the Paraná River – double water exposure

LAND VALUE

Without project:

MORE THAN USD 3,000,000

With approved project:

+40% ABOVE LAND VALUE WITHOUT THE PROJECT

REQUIRED CAPITAL TO COMPLETE TITLE TRANSFER



Remaining amount to pay:

USD 1,600,000

to register the land under my name.

TARGET STRUCTURE



1 50% PARTNERSHIP

Complete title transfer of 50% and participate in the project's value creation.

2 INVESTOR / DEVELOPER

Investor acts as developer or brings a development partner.

STRATEGIC LOCATION



30 min from Buenos Aires City (CABA)

Direct access via Route 25

Close to urban centers and services



PREMIUM MARINA



WATERFRONT PROMENADE & GASTRONOMY



CENTRAL PLAZA



RIVERFRONT RESIDENCES



NAUTICAL SERVICES & FUEL STATION



MORE THAN 16,000 m² OF SELLABLE AREA



+90 OFFICES AND LOCAL BUSINESSES



UNIQUE VIEWS OF THE RIVER



HIGH PROFITABILITY



APPROVED PROJECT ONLY LAND

PROJECT SUMMARY

- ✓ Integrated development facing the Paraná River
- ✓ Riverfront with double waterfront exposure
- ✓ Premium marina and breakwater only on the left side
- ✓ 5-star hotel and riverfront gastronomy
- ✓ Waterfront promenade and recreational areas
- ✓ Sustainability and energy efficiency
- ✓ Connectivity and direct Route 25 access
- ✓ Unique natural environment in Escobar

CURRENT STATUS

- ✓ Advanced project with approvals
- ✓ Approval from the Municipality of Escobar
- ✓ Preliminary Hydrographic approval – Buenos Aires Province
- ✓ Technical documentation and studies completed
- ✓ 16,000 m² available for commercialization
- ✓ Ready for title transfer and development start

LAND VALUE



Without project:
MORE THAN USD 3,000,000



With approved project:
+40% ABOVE LAND VALUE WITHOUT THE PROJECT

REQUIRED CAPITAL



Remaining amount to pay:
USD 1,600,000
to register the land under my name.

To register the land under my name, a partnership is sought to secure 50% and develop the project.

NEXT STEPS

- 1 Complete remaining capital for title transfer (USD 1,600,000).
- 2 Transfer title of 50% and formalize partnership.
- 3 Define development structure: investor/developer or partner developer.
- 4 Begin development and construction stages.



UNIQUE OPPORTUNITY

An iconic waterfront project on the Paraná River, fully prepared to launch and generate exceptional value creation.

**INVEST TODAY.
VALUE TOMORROW.**

CONTACT

Cristian Celeste



+54 9 11 4947 6893



www.tip-cmc.com



info@tip-cmc.com

GREENSAILING.COM.AR

GREEN SAILING

BY CRISTIAN CELESTE

NAUTICAL • HOTEL • GASTRONOMIC DEVELOPMENT

A premier waterfront project that combines design, nature and first-class nautical experience. A new icon for Escobar.



STRATEGIC LOCATION

- 30 MINUTES FROM CABA
- DIRECT ACCESS VIA ROUTE 25
- CLOSE TO URBAN CENTERS AND SERVICES



WATERFRONT ON THE PARANÁ RIVER

DOUBLE BODY OF WATER

MARINA AND ROCK ARMOR BREAKWATER ON THE LEFT SIDE ONLY (WATERFRONT ON THE PARANÁ RIVER)

More berths, more services, more nautical experiences.

NAUTICAL, HOTEL AND COMMERCIAL DEVELOPMENT
16,000 m² OF SELLABLE AREA



STRATEGIC PROJECT HIGHLIGHTS

- Approval by the Municipality of Escobar
- Pre-approval of Hydrography from the Province of Buenos Aires
- 16,000 m² of sellable area
- Waterfront on the Paraná River
- Double body of water

LAND VALUE

- Without project: **MORE THAN USD 3,000,000**
- With approved project: **+40% OVER LAND VALUE WITHOUT PROJECT**

CAPITAL REQUIRED TO CLOSE

- Amount due: **USD 1,600,000** to have the land in my name.

STRUCTURE SOUGHT

- PARTNER 50/50**
Deed 50% and participate in the project's value appreciation.
- INVESTOR / DEVELOPER**
Investor to be the developer or partner with an aligned developer for the project.

GREEN SAILING

BY CRISTIAN CELESTE

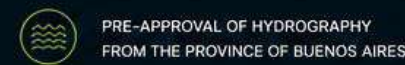
PROJECT AUTHORIZATIONS AND APPROVALS

ALL PERMITS AND APPROVALS UP TO DATE

Project with municipal approval, technical documentation submitted and provincial pre-approvals in process. A secure, transparent and ready-to-move-forward development.



PROJECT APPROVED BY THE MUNICIPALITY OF ESCOBAR



PRE-APPROVAL OF HYDROGRAPHY FROM THE PROVINCE OF BUENOS AIRES

MUNICIPAL APPROVAL

Municipality of Escobar

Escobar MUNICIPALIDAD

BUILDING PERMIT No. 11-2967/22.-

Owner: TIP Medis CMC S.A.

Property Location: Paraná de las Palmas - Partido de Escobar

Section / Block / Lot: Cinc. 5 - Sec. B - Frac. B - Parcel 1

Description: Gastronomía, hotéis, marplatá

Fee Status: PAGO

Validity: 180 DAYS

Date: 11/19/2023

Escobar MUNICIPALIDAD

BUILDING PERMIT No. 11-2967/22.-

Owner: TIP Medis CMC S.A.

Property Location: Paraná de las Palmas - Partido de Escobar

Section / Block / Lot: Cinc. 5 - Sec. B - Frac. B - Parcel 1

Description: Land leveling and networks

Fee Status: PAGO

Validity: 180 DAYS

Date: 01/19/2023

APPROVED TECHNICAL DOCUMENTATION

Plans and surveys

LOT PLAN
Paraná de las Palmas

GENERAL MASTER PLAN
Site plan

SITE PLAN
Surface to be developed
Total Area: 16,016.47 m²

GENERAL IMPLANTATION PLAN
Site plan

HYDROGRAPHY PRE-APPROVAL

Province of Buenos Aires

GOVERNMENT OF THE PROVINCE OF BUENOS AIRES

MINISTRY OF INFRASTRUCTURE AND PUBLIC SERVICES

PROVINCIAL DIRECTORATE OF HYDRAULICS

PROVINCIAL SECRETARIAT OF WATER RESOURCES

File No.: EX-2023-41674225-GOEBBA-OPHMYS/SGOP

IF-2023-0516023-GOEBBA-OPHMYS/SGOP

Ref.: Paraná de las Palmas Waterfront on the Natural Course of the Paraná at Partido de Escobar

This office acknowledges receipt of the referenced file regarding the projective development on the margin of the Paraná de las Palmas, in the municipality of Escobar.

OFFICIAL DISPOSITION N° 427
November 20, 2023
File No.: EX-2023-41674225-GOEBBA-OPHMYS/SGOP

CONSIDERED:
That the competent authority has taken knowledge of the projective development on the margin of the natural course known as Paraná de las Palmas, in the municipality of Escobar.

This office has no objection to the proposed layout, as long as compliance is ensured with the technical design requirements to be defined at the executive design stage.

Eng. Sebastián Gatz, PhD
Director
Provincial Directorate of Hydraulics

CERTIFICATES AND TECHNICAL STUDIES



PERMITS AND FEASIBILITY



APPRAISAL (CENTURY 21)

APPRAISAL REPORT

Paraná de las Palmas - Escobar
Land Area: 16,016.47 m²

MARKET VALUE (AS IS)
USD 3,800,000

Three Million Eight Hundred Thousand US Dollars

21 CENTURY 21 Real Estate

Date: November 16, 2023

Maria Jesus Real Estate Appraiser CP-4916

SUMMARY OF APPROVALS

- Current status of the project
- Approval by the Municipality of Escobar.
 - 16,000 m² of sellable area.
 - Pre-approval of Hydrography from the Province of Buenos Aires.
 - Technical documentation and studies completed.
 - Project ready to deed and start development.

PROJECT 100% IN COMPLIANCE

ALL PERMITS, APPROVALS AND TECHNICAL STUDIES UP TO DATE FOR A SECURE AND EFFICIENT DEVELOPMENT.



PROJECT APPROVED BY THE MUNICIPALITY OF ESCOBAR



PRE-APPROVAL OF HYDROGRAPHY FROM THE PROVINCE OF BUENOS AIRES

MUNICIPAL APPROVAL
Municipality of Escobar

Escobar MUNICIPIO

COMPROBANTE DE TRÁMITE N° 11-3867/23.-

Número de trámite: 11-3867/23.-
Titular del trámite / Coprop.:
Descripción inmueble:



FOLIO:
Fecha de inicio:
Vencimiento de:
Descripción de entrega:


Escobar MUNICIPIO

COMPROBANTE DE TRÁMITE N° 11-3867/23.-


Consta: N° 217461.
Cobertura: 16/21330.
Tipo de Dominio: Tojo de Dominio V.
Circunscripción: Circuns. 761-1.
Parcela: Parcela 50.
Superficie: 16.016,47 m².
Ubicación: Ubicación:
Trámite: 11390 - SD HABILITACIÓN DE RELEVAMIENTO PLANALTIMETRICO
FOLIO:
Fecha de inicio:
Descripción de entrega:

APPROVED TECHNICAL DOCUMENTATION
Plans and surveys


LOT PLAN
Paraná de las Palmas




GENERAL MASTER PLAN
Site plan



SITE PLAN
Surface to be developed
Total Area: 16,016.47 m²



GENERAL IMPLANTATION PLAN
Site plan



HYDROGRAPHY PRE-APPROVAL
Province of Buenos Aires

GOVERNMENT OF THE PROVINCE OF BUENOS AIRES

MINISTRY OF INFRASTRUCTURE AND PUBLIC SERVICES
UNDERSECRETARIAT OF WATER RESOURCES
PROVINCIAL DIRECTORATE OF HYDRAULICS

File No.: EX-2023-41674225-GDEBA-DPMHYS/PGP
EX-2023-0163053-GDEBA-DPMHYS/PGP

Ref.: Paraná de las Palmas
Waterfront on the Natural Course of the Paraná at Partido de Escobar

The Office acknowledges receipt of the referenced file regarding the prospective requirements to the margins of the Paraná at Las Palmas, in the municipality of Escobar.

OFFICIAL DISPOSITION N° 427
November 20, 2023

File No.: EX-2023-41674225-GDEBA-DPMHYS/PGP

CONSIDERED:

That the competent authority has taken knowledge of the prospective development on the margin of the natural course known as Paraná de las Palmas, in the municipality of Escobar.

This office has no objection to the proposed layout, as long as compliance is ensured with the technical design requirements to be defined at the executive design stage.

Eng. Sebastián Gatti, PhD
Director
Provincial Directorate of Hydraulics

CERTIFICATES AND TECHNICAL STUDIES
Supporting documentation

PERMITS AND FEASIBILITY
Municipal feasibility and permits

SUMMARY OF APPROVALS
Current status of the project

- ✓ Approval by the Municipality of Escobar.
- ✓ 16,000 m² of sellable area.
- ✓ Pre-approval of Hydrography from the Province of Buenos Aires.
- ✓ Technical documentation and studies completed.
- ✓ Project ready to deed and start development.

PROJECT 100% IN COMPLIANCE

ALL PERMITS, APPROVALS AND TECHNICAL STUDIES UP TO DATE FOR A SECURE AND EFFICIENT DEVELOPMENT.

APPRAISAL (CENTURY 21) – INDEPENDENT EVALUATION OF THE LAND
Professional appraisal issued by Century 21 Panasci & Asociados – Escobar

CENTURY 21
Panasci & Asociados

Paraná de las Palmas - Escobar
Land Area: 16,016.47 m²

Appraisal Report

Date: November 10, 2023

Mattias Jimen
Real Estate Appraiser
CSI 4816

SUMMARY OF THE APPRAISAL

PROPERTY
Paraná de las Palmas - Escobar

LOCATION
Paraná de las Palmas - Escobar, Escobar, Province of Buenos Aires.

LAND AREA
16,016.47 m²

TYPE OF PROPERTY
Waterfront land on the Natural Course of the Paraná

VALUATION DATE
November 10, 2023

MARKET VALUE (AS IS)
USD 3,800,000
Three Million Eight Hundred Thousand US Dollars

CENTURY 21
Panasci & Asociados

INFORME DE TASACIÓN

1. SOLICITANTE
TIP MEDIO CNC S.A.

2. OBJETO DE LA TASACIÓN
Valuación correspondiente a la fracción de terreno ubicada en Paraná de las Palmas, Partido de Escobar, Provincia de Buenos Aires.

3. IDENTIFICACIÓN DEL INMUEBLE
Ubicación: Paraná de las Palmas, Escobar, Partido de Escobar, Provincia de Buenos Aires.

4. DESCRIPCIÓN DE LA ZONA
Zona de desarrollo náutico, residencial y comercial, con excelente acceso desde Ruta 25 y cercana a centros urbanos y servicios.

5. DESCRIPCIÓN DEL TERRENO
Terreno de forma irregular con frente sobre el curso natural del Río Paraná de las Palmas. Topografía plana. Aptitud para desarrollo náutico, hotelero y comercial. Acceso por vía terrestre consolidada.

6. DOCUMENTACIÓN ANALIZADA

- Escritura
- Plano y mensuras
- Certificados municipales
- Estudios técnicos y de factibilidad
- Normativa urbanística aplicable

7. METODOLOGÍA UTILIZADA
Para la presente tasación se ha aplicado el enfoque de comparación de terrenos, considerando operaciones recientes de inmuebles similares en la zona, ajustadas por factores de ubicación, características y potencial de desarrollo.

8. INVESTIGACIÓN DE MERCADO
Se analizaron operaciones comparables de terrenos con frente de río en la zona de Escobar y alrededores, considerando ofertas de venta y de venta reciente. Los valores obtenidos oscilan entre USD 200 y USD 280 por m².

9. CÁLCULO DEL VALOR
Superficie del terreno: 16,016.47 m²
Valor unitario adoptado: USD 237.30 por m²
Valor total del terreno (redondeado):
USD 3,880,000
(Tres Millones Ochocientos Mil Dólares Estadounidenses)

10. CONCLUSIÓN
En base al análisis realizado, certifico que el valor de mercado del inmueble, en su estado actual (de tipo de mejoras), al 10 de noviembre de 2023, asciende a:
USD 3,800,000
(Tres Millones Ochocientos Mil Dólares Estadounidenses)

Mattias Jimen
Martillero y Corredor Público
CSI 4816

ADDITIONAL OFFICIAL DOCUMENTATION