

US SHOWCASE INVITATION PRIVATE PLACEMENT INTRODUCTION

BRINGING US SANCTUARY CAPITAL TO
REGIONAL NEW ZEALAND.



- * NZ SHOWCASE SPONSORS
- * US SHOWCASE SPONSORS

<https://nZRural.farm>

SHOWCASE OWNER-SPONSOR INVITE



- ❑ This is my invitation to “Angels” to partner with me in the operation of a FL “Showcase” with all profit derived from operations passing through to the Showcase Owner-Sponsors via an “S” Corp.



- ❑ The Showcase listings will focus on regional NZ Natural Capital assets for presentation to the UHNW / HNW community in the US that seeks to invest in sanctuary properties abroad.

NZ-US SHOWCASE: OUR LOCATION



- ❑ Our Showcase is located just 500 yards from the largest mega-yacht pier in Ft Lauderdale. (*Graeme Hart docks here!*)
- ❑ Over 100 marinas & 50,000 watercraft are registered in Ft Lauderdale.
- ❑ Owners include billionaires and Ultra High Net Worth individuals / families who own luxury, blue water yachts.
- ❑ Showcase area has bars, restaurants, cafés and condos where wealthy “preppers” live ‘n play all year round.
- ❑ A prime NZ Showcase location for “preppers” looking to invest abroad.


NORTHLAND ANGELS—US SHOWCASE ENTRY




- ❑ Northland Angels Ltd (“NAL”) was formed to partner with Florida incorporated, “**NZ Showcase USA Inc**” to operate an “*Invest in NZ*” Showcase in Ft Lauderdale, Florida, USA to present regional Northland / NZ investment opportunities to US investors.
- ❑ NAL has issued a Private Placement Memorandum (PPM) to raise NZD800k (USD480k) in 80 parcels of 10,000 shares priced at NZD10k (USD6k) per parcel. 40 allocated to NZ / 40 to US resident “angel” partners to fully launch the Showcase.

NZ ANCHOR SHOWCASE OWNER-DIRECTOR






Northland Angels Limited - "NAL" incorporated in New Zealand



NZ SHOWCASE
USA INC.
INC IN FLORIDA USA

NZ - AGRIBIZ SANCTUARY PLUS PROGRAM

OUR NZ INVESTMENT SHOWCASE IN FL.




Our office manager took this carpark view pic on a Sunday morning before the shops and pub opened! That's Bob's car parked in front of the shop!

The "Hilton Marina", where billionaires tie up their mega-yachts is just 500 metres down the street. Heading past the mega-yacht pier towards the beach, are many more marina areas where 1,000's of millionaire owned yachts are moored in Ft Lauderdale, FL, USA.

BTW, I will have a "real artist" render up shortly. Just wanted potential NZ clients to see how cool our location is!

PRIVATE PLACEMENT MEMORANDUM
NZD800K / USD480K SERIES A ROUND

Placement of 80 Showcase Sponsor Parcels ("LSP") of 10,000 shares per parcel in "NAL", stapled to 10,000 shares in NZ Showcase USA priced at NZD1.00 / US\$0.60c per share with qualifying parties. The capital applied to an investment in NZ Showcase USA Inc, a regional NZ agribiz / agritech investment Showcase in the world's yachting capital, Fort Lauderdale, FL for viewing by UHNW / HNW parties looking to purchase Agribiz Sanctuary Plus ("ASP") assets in regional New Zealand.



US Sanctuary Capital
Investing in New Zealand.

Linda Brink-President
NZ Showcase USA Inc
9/21/2024

Welcome to FLORIDA

DOC-8219

- ☐ “NZ Anchor Showcase Owner-Director” to take-up 60% of the NZ allocation in the US Showcase.
- ☐ Subscribe for 240,000 shares at NZD1 each. Entry investment of NZD240k stapled to 240,000 free carry shares in US Showcase owning Corp. (*NZ Showcase USA Inc*).
- ☐ Takes up directorship in (1) Northland Angels Ltd (2) NZ Showcase USA Inc.
- ☐ DOC-8219 presents the investment offer and ROI details. (Cover illustrated).

SHOWCASE INVESTMENT PROCESS/BENEFITS





EXPRESSION OF INTEREST INVITATION
Attracting US Sanctuary Capital to Northland & regional New Zealand
Agribiz Sanctuary Plus ("ASP") US investor program



NORTHLAND ANGELS N.Z.

NORTHLAND ANGELS LIMITED NZ\$800,000 / USD480,000 SERIES A ROUND INVITATION



SYNOPSIS
Launch of the "Invest in Northland" campaign at the "Invest in NZ Showcase" in Ft Lauderdale, Florida USA through the subscription by "Northland Angels Ltd" to acquire a 48% stake in "NZ Showcase USA Ltd." An investment that will enable Sponsors to lead the opening of the US Showcase in the presentation of regional Agribiz Sanctuary Plus, ("ASP") investment opportunities to High Net Worth American investors looking to sanctuary invest in NZ.



OUR NZ INVESTMENT SHOWCASE IN FL

L Brink - US Showcase Director
NZ Office +64-9-945 6927 Mobile +1-954-203 6233
linda@sanctumstays.us

- ☐ NZ resident "Showcase Owner-Sponsor" shareholders to subscribe for NAL shares via 40 x 10k parcels priced at NZD10k each.
- ☐ US resident investors to subscribe directly through NZNC via 40 parcels of 10k priced at USD6k per parcel.
- ☐ NZ Showcase Sponsors will earn origination fees of (a) 4% on sanctuary asset products, (b) 4% on angel investment product closings.
- ☐ On closing, all Showcase Owner-Sponsors will share in the success fees passed-through from the Showcase owning Corp.
- ☐ DOC-8002 presents EOI details. (Cover illustrated).

NZ-US SHOWCASE LISTINGS PROFILE



- ❑ “Showcase Owner Sponsors” in NZ will source “Agribiz Sanctuary Plus (“ASP”)” investments for Showcase listing. These listings will include both income producing assets and early-stage investments that could support a NZ Investor Visa application by US investors.
- ❑ Sanctuary investments over 5ha will be curated to meet the closing requirements of a US investor and comply with NZ law. A cost that a Showcase Sponsor will factor in when setting the Showcase listing price with their client.



- ❑ A Partner / Sponsor will post non-curated offerings as success fee-based listings in the Showcase via a cloud hosted 3rd party app.
- ❑ As all assets are located in NZ, investment contracts will be made, entered and closed under NZ law.

THE US “PREPPER” EXPLOSION



- ❑ This group of Americans, fearful of “Doomsday” has more then doubled in size since 2017, to over 20,000,000 people.
- ❑ This embrace of a prepping culture reflects the deeper, growing anxieties linked to US political polarization & social divide.
- ❑ This community includes a growing number of Ultra High Net Worth families who are buying up sanctuaries abroad in anticipation of “the event”, i.e. “doomsday” in some form.
- ❑ Because of distance from perceived doomsday events, the two destinations most asked about in the US are (1) Alaska, (2) NZ.
- ❑ With food for survival being a major concern, many see a rural NZ agribiz asset as a doomsday sanctuary with food & safety.

PREPPER CONCERN #1 FOOD!

- ❑ The increasing issues associated with climate change and its negative impact on agriculture and food production is the major issue for Americans planning to survive “**doomsday**” in a bunker.
- ❑ Many who come into our realty office in Ft Lauderdale, tell us that they think New Zealand is the best place to go because of its remoteness and world leading agricultural sector which will produce all the food they will need for survival in a NZ agribiz sanctuary.



US Bunker Sanctuary Food



NZ Agribiz Sanctuary Food

CURATED LAND BASED PACKAGES



OIA Consent Exempt

With no OIO consent required, income producing orchards up to 5 hectares in size enable a shorter S&P timeframe.

This is the category that the “Showcase” focuses on, Catering to the growing pool of **HNW** investors across America wanting to own a safe “trophy” sanctuary for the family with **USD5M+** being a starting point.

OIA Consent Required

Over 5ha requires OIO consent. This can stretch the S&P process out to a year or more.

Larger income producing agribiz assets in the **USD10M+** category. Typically purchased by **UHNW** families as legacy assets with all trading passing through into a family’s US tax structure.

NZ RESIDENCY:

To support NZ residency applications that demonstrate “economic benefit to NZ”, all curated packages will include a minimum investment of not less than **USD1M** into a post-seed capital, early-stage, regional NZ agribiz or agritech company seeking “angel” expansion capital.

CURATED SEED STAGE VENTURES



There are many seed & early-stage ventures in NZ that could be funded with foreign capital that would support the NZ Investor Visa Application process.

AGRIBIZ CAPITAL

While New Zealand is globally renown for its agricultural sector, there is a paucity of early-stage capital providers to bring many innovative concepts to market ready. A situation not helped by the challenges faced where Māori land is a component in a capital delivery equation. Private, foreign investment should be directed towards this need.

AGRITECH CAPITAL

Covering the spectrum from food growing through the harvest phase and into integrated, value adding, there are a vast number of opportunities available for foreign investors to come into all four spheres of New Zealand's "Natural Capital" economy. i.e., agriculture, apiculture, horticulture and aquaculture all open exciting investment avenues.

Investments that provide capital to Māori led, early stage agribiz ventures supports the NZ Reserve Bank's policy of creating access to capital for Māori entrepreneurs to help build greater economic resilience in the heartland.

OUR SHOWCASE. ITS “SOFT LAUNCH”



- ❑ Both the Showcase property and its 40+ year-old Florida State licensed realty business is owned by my family company which setup “**NZ Showcase USA Inc**” as a Florida Special Purpose Corp to take ownership of the property and Sanctuary realty operations as a JV with NZ Showcase Owner Sponsors.
- ❑ Ideally, NZ Owner-Sponsor will be based in NZ’s 16 regional capitals from where they will develop procurement strategies to acquire regional Showcase product listings.
- ❑ The “soft-launch” strategy for the Showcase was developed to create early awareness with US investors of access to a growing stock of agribiz sanctuary asset / angel investment listings in NZ.
- ❑ Receipt of the USD480k placement will enable full repurposing of the property into an exciting, NZ tribally themed Showcase.

CREATING A “WHARENUI” LOOK!



Americans love showmanship and entertainment. Two attributes that the Showcase will exude to all visitors and our “spectators” in the carpark.

This will happen under the direction of my long-time friend, Shona Hammond-Boys, NZ Childrens ArtHouses founder who is tasked with directing the artwork required to create a distinctly NZ “wharenuui” look and feel to the Showcase.



Each of NZ’s 16 regions will have its own “*poupou*” inside the Showcase which will have a “*wharenuui*” feeling with the tribally themed wall mural art creating a “*tukutuku*” appearance around each region, highlighting its uniqueness.

One thing for certain, “**we will get noticed**”, assuring us of early media coverage and publicity.

“OUR” SHOWCASE CASH FLOW



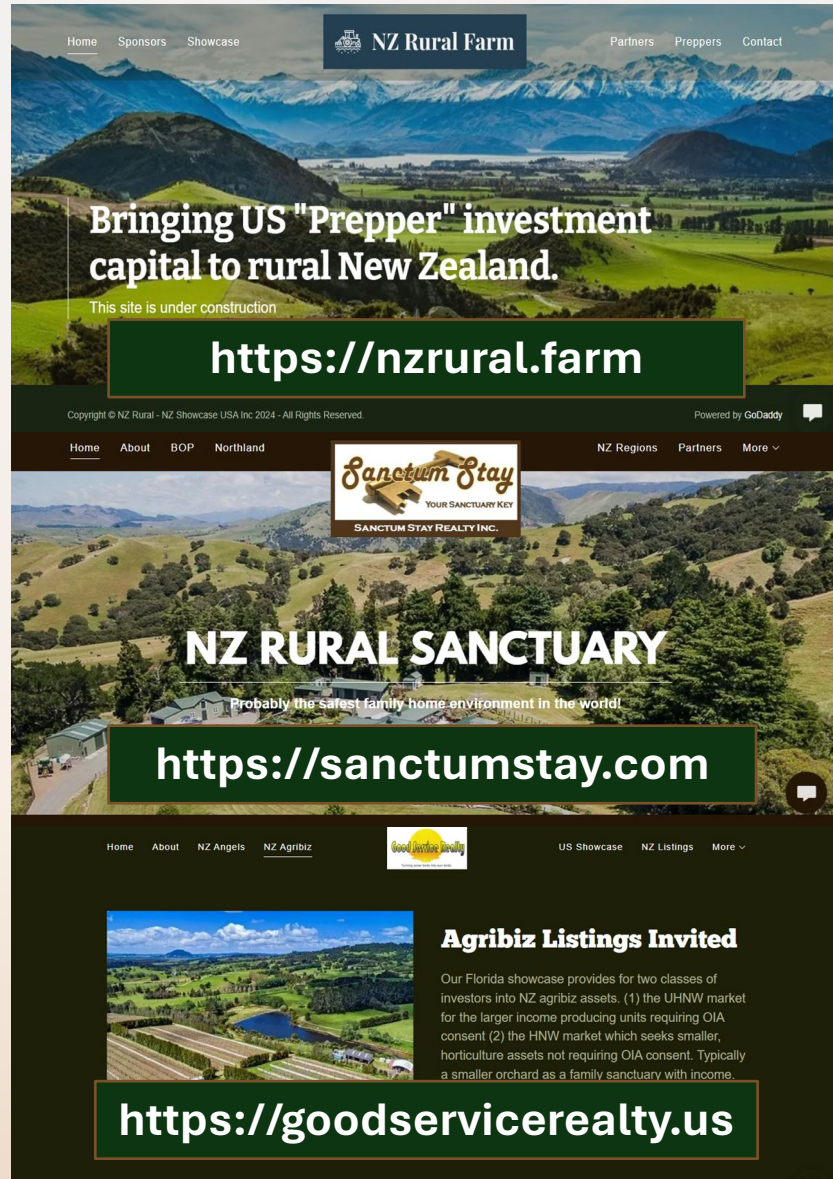
The Showcase investment parcels have been setup for conversion into a “Passthrough” S Corp post-closing the Private Placement of all 80 “Showcase Sponsor” share parcels on offer.

An S Corp where all free cash flow is passed through to each Owner-Sponsor shareholder. As with a NZ “look-through-company”, the conversion will allow the following cash flow-based benefits to flow directly back to all Showcase Owner-Sponsors.

- 1) Entry shareholding quantum determines income allocation.
- 2) Quarterly cash disbursements of Showcase free cash flow.
- 3) Supports internal taxation strategy planning by Shareholders.

OK, it's time to chat!....

IT'S ME LINDA, LET'S CONNECT AND CHAT!



Before I return Florida to takeover the family's licensed realty business, I am looking forward to having a NZ "Anchor Owner-Sponsor" in place who has strong connections and networks across their home region and NZ.

Sponsors who I can work with when I get home, putting together deals for my fellow Americans, who like me, plan to invest millions of our family's dollars into a rural way of life in the safest country on earth.

Awaiting your call!

Linda Brink
Founder

*"Koffee 'n Korero" sometime?
Yes, when you come to Florida!*



MY US CONNECTION

Linda Brink
US Resident Director
Office: +1-954-761 3300
Mobile: +1-954-203 6233
linda@sanctumstay.us

MY NZ CONNECTION



Nicholas Iverson
NZ Resident Director
Office: +64-9-945 6927
Mobile: +64-21-178 7637
nic@sanctumstay.us

ARCTIC OCEAN

BEAUFORT SEA

ALASKA

GULF OF ALASKA

CANADA

NORTH

UNITED STATES OF AMERICA

MEXICO

CENTRAL AMERICA

Foreign investment that is welcomed in NZ.

BEYOND DOOMSDAY

SAFE ON YOUR OWN "TROPHY SANCTUARY ORCHARD" IN NZ.

Station-1

SIBERIA

SEA OF OKHOTSK

MONGOLIA

GOBI DESERT

NORTH KOREA

SOUTH KOREA

SEA OF JAPAN

EAST SEA

JAPAN

CHINA

TIBET

NORTH CHINA PLAIN

VIETNAM

LAOS

THAILAND

CAMBODIA

CHINA SEA

PHILIPPINES

INDONESIA

BRUNEI

MALAYSIA

INDONESIA

GREATER SUNDAS ISLANDS

PAPUA NEW GUINEA

SOLOMON IS.

MELANESIA

VANUATU

NEW CALEDONIA

NEW ZEALAND

TASMAN SEA

AUSTRALIA

WESTERN PLATEAU

GREAT DIVIDING RANGE

CORAL SEA

SEA OF JAPAN

EAST SEA

SEA OF OKHOTSK

GOBI DESERT

MONGOLIA

SIBERIA

ARCTIC OCEAN

BEAUFORT SEA

GULF OF ALASKA

ALASKA

CANADA

NORTH

UNITED STATES OF AMERICA

MEXICO

CENTRAL AMERICA

HAWAIIAN ISLANDS

LINE ISLANDS

KIRIBATI

POLYNESIA

SOUTH PACIFIC OCEAN

Station-1

Put to work benefiting the NZ economy through job creation.



Putting projects like my USD3M “Tribal” NZ mānuka & kānuka tea tree agribiz project in Northland to work.

Creating jobs, generating wealth for Māori landowners as per the Reserve Bank’s focus.

case USA Inc - NZ agribiz sanctuary inv

Pre Series A Round
NZD450,000



The offer captioned herein is open to NZ Wholesale Investors only.

LET’S PUT THIS 1,000KG “BEAST” TO WORK.

Extracting mānuka and kānuka oil from NZ tea tree biomass. New Zealand’s unique Natural Health Product (“NHP”) for export to the USA packed as Regulatory compliant, retail shelf-ready Stock Keeping Units (SKU) for nature based Personal Infection Protection.



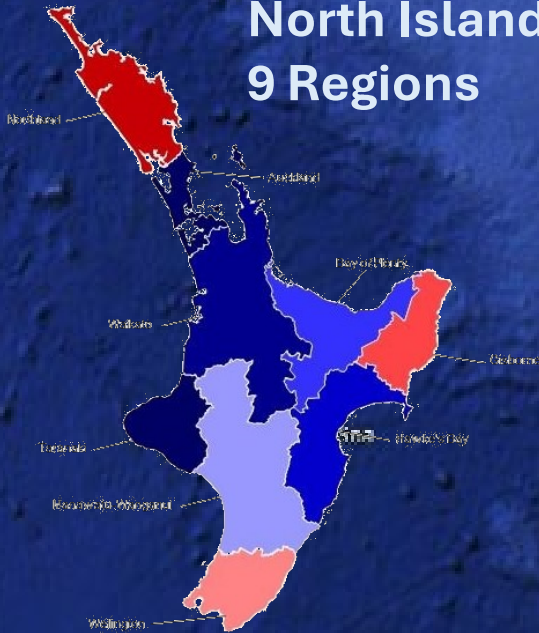
TAKING FAR-NORTH AGRIBIZ TO THE WORLD.

As a “Natural Capital” investment company, Tribal Natural Healthcare Ltd has developed an innovative “Business Combination” partnership which includes interalia, a long term contract to purchase from Luke, an expat entrepreneur, the therapeutic grade, NZ mānuka and kānuka tea tree oil produced by his newly imported, state-of-the-art extraction unit for export to the US. A long term commitment to this nascent far-north agribiz sector by a family who have lived on their intergenerational farm since its purchase in 1836. Four years before the Tiriti ‘O Waitangi partnership with the Māori tribes.

Published by Tribal Health Corp (US). This DOC-787 is not an offer document but an invitation only to NZ Wholesale investors to contact us.

DRIVING INCREASING FLOWS OF GRASS ROOTS LEVEL FOREIGN CAPITAL. PERMEATING INTO ALL 16 OF NEW ZEALAND'S REGIONS.

North Island 9 Regions



77% of the population on 43% of the land mass

If safety is
"Your thing"

New Zealand is
"Your place"

South Island 7 Regions



23% of the population on 57% of the land mass

THREE SMALL ISLANDS @ THE SOUTHERNMOST TIP OF THE VAST SOUTH PACIFIC OCEAN.
ONE OF MOST REMOTE GLOBAL LOCATIONS IN AN INCREASINGLY TROUBLED WORLD.
PROBABLY NOW THE SAFEST PLACE TO LIVE IN A TROUBLED WORLD.