EXTRAORDINARY
PEOPLE
BRIGHTER
TOMORROWS

PANAMA

PEOPLE | PLACE | PURPOSE

NEVE PANAMA

INVESTORS DECK

A new luxury Jewish beachfront community
15 minutes outside of Panama City.

NATURAL BEAUTY | VIBRANT COMMUNITY | SMART INVESTMENT

A STRONGER TOMORROW,
TOGETHER

EXTRAORDINARY PEOPLE
BR GHTER TOMORROWS

The Concept

A purpose-driven community, a strategic Plan B, and a real-estate investment thesis.

Neve Panama is envisioned as a Jewish beachfront community near Panama City for families, retirees, and investors seeking safety, belonging, lifestyle, and long-term value.

Community + belonging

Jewish, family-oriented, international, and close to Panama City.

Plan B

For individuals and families seeking safety and lifestyle.

Residency pathway

Panama real estate purchases provides pathway to permanent residence.

Hard asset

A real estate-backed opportunity in a growing west-corridor market.

The demand backdrop

Canada:
6,800
antisemitic incidents recorded in 2025.

United States:
9,354
antisemitic incidents in the latest official annual ADL audit.

Jewish people face 71% of all religious motivated hate crimes in Canada.

EXTRAORDINARY
PEOPLE
BRIGHTER
TOMORROWS

Why Panama?

Why the country—*and its* Jewish community fit the Neve Panama vision.

Established Jewish community

A respected and well-established Jewish population with schools, synagogues, kosher food, and communal infrastructure.

Lifestyle + access

Beachfront living close to Panama City, with year-round tropical weather and urban convenience.

U.S. dollar economy

Panama's dollarized economy supports financial famillarity for many North American buyers.

Outside the hurricane belt

A meaningful lifestyle and resiliency advantage versus many other coastal markets.

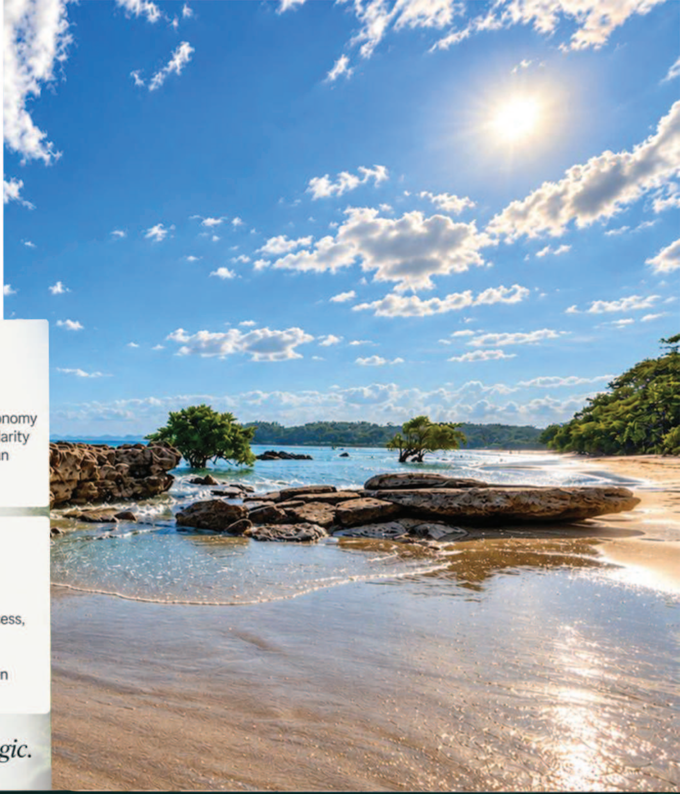
Residency appeal

Panama is widely viewed as investor-friendly, with real-estate-related residency routes available subject to government criteria.

Regional connectivity

International airport access, private healthcare, and established business infrastructure strengthen the case.

For Neve Panama, Panama combines community, quality of life, and investment logic.



NEVE
PANAMA

NATURAL BEAUTY. VIBRANT COMMUNITY. LASTING OPPORTUNITY.

A STRONGER
TOMORROW.
TOGETHER

Investments Shaping Panamá Oeste

WHY THE WEST CORRIDOR AROUND ARRAIJÁN CONTINUES TO STRENGTHEN AS A REAL-ESTATE MARKET.

Arraiján and Panamá Oeste are experiencing a new era of growth, driven by major infrastructure, global business hubs, modern amenities and an exceptional lifestyle. Together, these investments are transforming the west corridor into one of Panama's most attractive real estate markets, with long-term value and opportunity.

A STRONGER TOMORROW, TOGETHER

Population growth

One of Panama's fastest-growing districts, fueled by suburban expansion and urban migration.

Rising westward expansion

Increasing demand for residential, commercial and lifestyle developments in Panamá Oeste.

Infrastructure investment

Major projects like Metro Line 3 and the Fourth Bridge are transforming connectivity and accessibility.

Lifestyle + access

Beaches, nature, international schools and modern amenities create a unique value proposition for residents and investors.

01 15 minutes from Panama City

Direct access via the Bridge of the Americas and the Panamá–Arraiján corridor.

02 Metro Line 3

24.5 km line linking Albrook to Ciudad del Futuro in Arraiján, improving west-side connectivity.

03 Fourth Bridge over the Panama Canal

Major link expected to expand capacity and reduce bottlenecks between the capital and Panamá Oeste.

04 Panama Pacifico

A major mixed-use business and residential hub with 400+ companies and roughly 17,000 jobs.

05 Westland Premium Outlets

Regional retail anchor in Arraiján with 260+ stores and 3,500 parking spaces.

06 Playa Bonita / The Westin

Established beachfront hospitality destination supporting the coastal lifestyle proposition.

A STRONGER TOMORROW, TOGETHER

The Plan

A phased master plan designed to reduce risk, prove demand, and expand deliberately.

01 Phase A — FOUNDATION

2 buildings, 120 units including amenities.
Master plan designed for expansion to
10 hectares, totaling 500 homes.

02 Phase B — EXPANSION

Acquire the additional 8 hectares and expland
to 500 units including houses and commercial units.

03 Phase C — LONG-TERM GROWTH

Mountain uppersight expanstion with a
further 15 hectors on hold.

What the full vision includes

- Beach club and pools
- Synagogue and communal gathering space
- Kosher retail / dining potential
- Wellness, recreation and family amenities
- Clubhouse
- Built in investstment revenue stream with safe rental support

EXTRAORDINARY
PEOPLE
BRIGHTER
TOMORROWS

Phase A Investment Opportunity

This investor raise is focused on the first step of the Neve Panama buildout.

2 hectares
PRIME BEACHFRONT LAND

2 beachfront buildings
PHASE A DEVELOPMENT

120 units
PREMIUM RESIDENCES

5 storeys
BOUTIQUE, LOW-RISE LIVING

Why Phase A matters

- Secures the beachfront starting position
- Creates the first sellable product and market proof
- Launches the community brand
- Helps unlock the broader 10-hectare vision

Primary use of capital

- Land control / acquisition
- Architectural and engineering work
- Permits and approvals
- Early infrastructure and site preparation
- Presales and market launch

EXTRAORDINARY
PEOPLE
BRIGHTER
TOMORROWS

PANAMA
PEOPLE | PLACE | PURPOSE

How the Project Is Funded

A capital structure designed to minimize reliance on expensive bank debt.

01
Investor capital
Phase A investors help fund land control, design, approvals, infrastructure, and launch costs.

02
Buyer deposits / presales
Demand from qualified buyers supports early momentum and can contribute meaningful non-bank capital.

03
Expansion capital
Successful Phase A execution can support follow-on growth into the additional 8 hectares.

Strategic opportunity - A rare opporutnity that offers a 30-40% return

NEVE
PANAMA

NATURAL BEAUTY | VIBRANT COMMUNITY | SMART INVESTMENT

Final capital stack may evolve as the project advances.

A STRONGER
TOMORROW,
TOGETHER

Execution Roadmap

What has been done and what comes next.

01

✓ COMPLETED

Site vision and initial feasibility

Defined the vision, confirmed market fit and initial feasibility for a world-class beachfront community.

02

✓ COMPLETED

Topography, site analysis, and water studies

Completed details site analysis, topography studies, and water resource assessments to validate development potential.

03

✓ COMPLETED

Zoning application submisson

Zoning submission currently in approval stages for all 10 hectors.

04

✓ COMPLETED

Master plan completed

Masterplan has been completed for the entire 10 hecters.

05

○ NEXT

Secure land, hire architect

The land purchase is finalized once zoning is approved for multi-use zoning (5 story apartment buildings, houses and commercial)

06

○ NEXT

Obtain permit approval and launch presales December 2026

Architect completes the design and obtains permits. Pre-sale launches December 2026.

Timing remains subject to legal, municipal, and construction milestones.

Budgets & Cost Framework

Reference economics based on the user-provided pre-feasibility study.

A STRONGER
TOMORROW,
TOGETHER

DEVELOPMENT FINANCIAL OVERVIEW

02 — Land

Site acquisition

The land line covers purchase price plus the pre-construction studies required before permitting: topography, soils, and environmental impact.

	Concept	Cost	$/m² sellable
1	Land cost	$800,000	—
	Demolition	$0	—
	Topography	$1,000	—
	Soil study	$7,000	—
	Environmental impact study	$15,000	—
	Total land cost	**$823,000**	**$135.14**

03 — Construction

Hard costs

Construction at cost, including contractor fees, is priced at $1,800 per m² across the full 6,090 m² of sellable area.

	Concept	Area	$/m²	Total
2	Construction at cost, incl. fees	6,090 m²	$1,800	$10,962,000

04 — Soft costs

Fees, financing, and go-to-market

Design, legal, financing, infrastructure, and sales costs — most calculated as a percentage of hard cost or of projected sales.

	Concept	Basis	Total	$/m²
3	Plans, incl. approval	—	$150,000	$24.63
4	Technical inspection	0.2%	$48,000	$7.88
5	Interim interest (80% LTV)	8% / 12 mo.	$0	$0.00
6	Interim commission	0.35%	$0	$0.00
7	Legal expenses	0.5% of hard cost	$54,810	$9.00
8	Bank inspection	$550/mo.	$0	$0.00
9	Registration & improvements	1%	$109,620	$18.00
10	Contingencies & guarantees	5%	$548,100	$90.00
11	Administrative expenses	5%	$548,100	$90.00
12	Infrastructure	—	$1,500,000	$246.31
13	Advertising	Updated marketing budget	$300,000	$49.26
14	Sales tax	4.5% of apt. sales	$1,027,687.50	$168.75
15	Sales commission	2% of apt. sales	$456,750	$75.00
	Total soft costs		**$4,743,067.50**	**$778.83**

TOTAL
All-In Development Cost
Land, hard costs, and soft costs — total project cost.

TOTAL PROJECT COST
$16,528,067.50

ALL-IN COST PER M²
$2,713.97

05 — Projected Sales & Profitability

Projected Sales & Profitability

Based on anticipated sales price and total development cost.

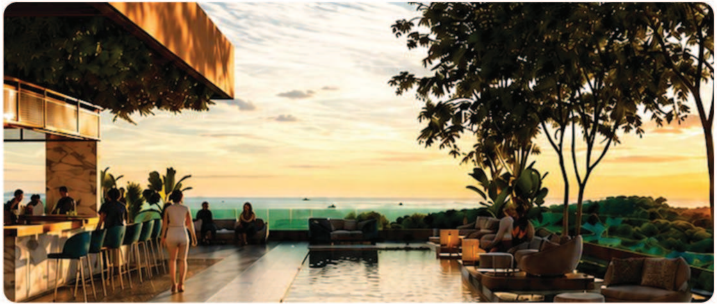
Sales at $3,750/m² × 6,090 m²	Correct net profit	Return on total cost
$22,837,500	**$6,309,432.50**	**~38.2%**

Net profits: $6.31 million per building | **Total Phase 1 profits: $12,620,000**

REAL ESTATE DEVELOPMENT — BUILDING VALUE, TOGETHER

Compelling Price Positioning

Neve Panama is targeting condominium sales at approximately $3,750/m² — roughly **38%** below The Westin Residences Playa Bonita currently offered from approximately $5,600/m².



EXTRAORDINARY
PEOPLE
BRIGHTER
TOMORROWS

EXTRAORDINARY PEOPLE
BRIGHTER TOMORROWS

Leadership & Investment Summary

WHY THIS OPPORTUNITY DESERVES A SERIOUS LOOK FROM QUALIFIED INVESTORS.

AMIR EPSTEIN

Amir is the face and CEO of Tafsik, one of Canada's most recognized and respected Jewish to drive global awareness and presalesnal media citations. to drive global awareness and presalesPanama is driven by Amir's personal vision for diaspora security. Amir will utilize his extensive personal relationships with world leaders, major global philanthropists, and top-tier Jewish influencers to drive global awareness and presales.

ORLY REITKOP

Orly is an entrepreneur, investor, and operating executive with over 25 years of experience across hospitality, wholesale, SAAS, e-commerce and real estate. She has founded, acquired, operated, and exited multiple businesses, bringing hands-on experience in strategy, growth, and execution. Born in Israel, raised in Toronto, and based in New York City for the past 20 years, Orly will help ead operations, sales, and community outreach for Neve Panama.

LOCAL DEVELOPMENT PARTNERS

Neve Panama is supported by an experienced team of local development partners with deep knowledge of Panama's real estate, construction, permitting, and development landscape. Ricardo Riba, an architect with 13 years of experience and a member of the Riba Smith family, serves as Project Development Manager and leads day-to-day coordination on the ground.

The project is further supported by two established Panamanian firms with extensive experience across residential, hospitality, commercial, and mixed-use development. Casis Mock Architects has worked on projects including residences at Ocean Reef Islands, Imaterra and Hillridge at Panama Pacífico, and the Santa Clara Beach Club, among others. The firm has also received multiple SPIA architecture awards.

AMIJAI Group brings more than 25 years of real estate development experience, with a portfolio that includes Condado Gardens, Zaita Point, Zaita Park, and Los Naranjos Townhouses, as well as construction projects for internationally recognized brands including McDonald's, H&M Home, New Balance, Mazda, Adidas, and Skechers. Together, these partners provide the local architectural, construction, project-management, and execution capabilities required to guide Neve Panama from planning and permitting through construction and delivery.

Neve Panama is intended to combine purpose, place, and long-term value creation.