



The Angels Circle

Building the Heart of Terra Rosa Together

We invite you to join the **Terra Rosa Angels Circle** - a dedicated group of supporters who believe in the power of our community and want to be part of its growth.

The Angels Circle was created for those who wish to support the evolution of Terra Rosa through a meaningful investment while becoming true partners in our vision. This isn't just a financial instrument; it's an invitation to join the project's inner circle. By joining, you gain a stable and structured financial return, alongside a unique package of long-term rights, privileges, and a deep, lasting connection to the land and the ongoing life of Terra Rosa. This is your opportunity to grow with us economically and spiritually as we build this sanctuary together.

Current Investment Status & This Round

Terra Rosa is already supported by a small group of committed Angels who have chosen to take part in the project at an early stage. To date, **four supporting Angels** have joined the Terra Rosa Angels Circle, contributing a total of **€410,000** to the development of the project. These funds have enabled key stages of construction, infrastructure preparation, and long-term planning.

In the current round, we are opening the Angels Circle to additional partners with the objective of raising **€500,000**. The funds from the Angels Circle will be directly reinvested into our community infrastructure, transforming the land into an even more vibrant space for human connection and well-being.

Here is how we are evolving:

- **The Nature Spa:** We wish to transform our pool area, **currently awaiting renewal**, into a wellness sanctuary featuring a refreshingly updated pool, a

dedicated spa area, a sauna, and a jacuzzi.

- **Digital Nomad Hubs:** Creating specialized outdoor workspaces designed for focus and flow, allowing our community to work while staying rooted in nature.
- **Enhanced Living:** Expanding and upgrading our residential areas and room offerings to welcome more guests in comfort.
- **Vitality & Healing:** Upgrading our gym and a dedicated treatment pavilion for wellness and bodywork.
- **Earth Connection:** Developing community gardening zones to deepen our relationship with the land and sustainable living.
- **Social Landscapes:** Designing new gathering spaces intended for deep conversation, spontaneous connection, and the magic of being together.

1. Angel Investment Tiers

The Angels Circle is structured around three investment tiers. Each tier offers a different level of financial return and usage benefits at Terra Rosa.

Tier Name	Investment Amount (€)	Fixed Discount at Terra Rosa	Annual Interest (Years 2–7)
<i>White Angel</i>	€10,000 – €49,000	25%	5%
<i>Blue Angel</i>	€50,000 – €99,000	30%	6%
<i>Pink Angel</i>	€100,000 and above	35%	7%

The fixed discount applies to accommodation, workshops, events, and in-house activities throughout the entire investment period.

2. Cash Flow Schedule & Return Forecast (7-Year Model)

The investment follows a seven-year structure designed to allow Terra Rosa to grow sustainably while providing clarity and predictability to Angels.

- **Year 1** is defined as a *Rooting Year*. This is a full grace period with no interest accrual or payments.
- **From Year 2 onward**, interest is paid once per year.
- **From Year 7 onward**, the principal may be withdrawn, subject to six months' prior notice.

An important note from us at Terra Rosa:

While the formal investment structure is set for 7 years, our vision for the Angels Circle is lifelong. Upon the completion of the 7-year term, you are warmly invited to

keep your investment within Terra Rosa and continue your journey as a pillar of our project. By choosing to remain invested, you will continue to enjoy the full suite of Angel benefits, privileges, and community rights indefinitely. We are looking for partners who want to grow with us and remain at the heart of the Terra Rosa family for the long run.

Example Annual Interest Payments

Investment Tier	Example Investment	Year 1	Annual Payment (Years 2-7)
White Angel	€20,000	€0	€1,000
Blue Angel	€50,000	€0	€3,000
Pink Angel	€200,000	€0	€14,000

3. Combined Yield – The Yield Multiplier

We believe that investing in Terra Rosa should benefit you **every time you visit**.

Discount as Yield

For Angels who actively stay at the property, the fixed discount functions as an additional form of return. Savings on accommodation, food, and activities are equivalent to increasing the annual interest by an estimated **1%–3%**, depending on usage.

Flexible Convert-to-Stay Model

Angels may convert their annual interest payments, in full or in part, into stays at Terra Rosa at no cost. This allows returns to be enjoyed as meaningful experiences and time at the property, often with a value higher than their monetary equivalent.

4. Angel Benefits Package – Full Details

Connection to the Land

A tree will be planted in your name in the **Terra Rosa Founders' Forest**. The tree will be marked with your name and will stand as a living testament to shared growth and long-term commitment.

Hosting & Priority (V.I.P.)

- A complimentary **one-week stay (7 nights)** at Terra Rosa upon signing (one-time benefit).

- Priority room selection and early access registration for all events, workshops, and retreats.
- A fixed members' discount (25%, 35%, or 45%) on all accommodation, workshops, events, and activities during the investment period.

Involvement & Strategy

- Participation in quarterly **Angels meetings** with one of the founders, including project updates, data sharing, and strategic discussions.
- Priority access and early-bird pricing for future shared-ownership models or property-related opportunities.

5. Professional Terms Summary

Financial Instrument

The investment is registered as a private participative loan.

Investment Currency

Euro (€), providing full protection against local currency fluctuations.

Repayment Schedule

- Year 1: Rooting Year, no interest payment
- Years 2–6: Annual interest payments (or optional conversion into stays)
- From Year 7 onward: Full principal may be withdrawn with six months' prior notice

Angels are welcome to continue the investment beyond the seventh year and enjoy ongoing interest payments, benefits, and discounts.

Purpose of the Raise

Funds are allocated to construction, land value enhancement, and development of Terra Rosa's infrastructure.

6. Fair Use Policy & Benefit Redemption Terms

A. Annual Discount Cap

To ensure Terra Rosa remains financially resilient while rewarding our most dedicated supporters, we use a "**Discounted Spending Cap.**" This mechanism allows us to offer deep discounts while maintaining high operational standards. It is designed to encourage your active participation, inviting you to visit, learn, and grow as a living part of the community you helped build, while keeping the project's economy secure.

Understanding the Cap

The "**Spending Cap**" refers to the original value of the services before the discount is

applied. Once your total purchases for the year exceed this cap, any additional services will be charged at the standard community rate. This ensures that every Angel can enjoy their stay while the sanctuary remains financially sustainable.

Tier Breakdown

White Angel

- Tier Discount: **25%**
- Annual Spending Cap: **€6,000**
- How it works: You can purchase up to €6,000 worth of services per year with a discount. After applying your 25% discount, you pay only €4,500, resulting in a **net saving of €1,500.**

Blue Angel

- Tier Discount: **30%**
- Annual Spending Cap: **€8,000**
- How it works: You can purchase up to €8,000 worth of services per year with a discount. After applying your 30% discount, you pay only €5,600, resulting in a **net saving of €2,400.**

Pink Angel

- Tier Discount: **35%**
- Annual Spending Cap: **€10,000**
- How it works: You can purchase up to €10,000 worth of services per year with a discount. After applying your 35% discount, you pay only €6,500, resulting in a **net saving of €3,500.**

B. Exclusions

Third-Party Services

Discounts apply only to in-house services and do not apply to external facilitators or third-party workshops operated under sublease arrangements.

No Double Discounts

Discounts may not be combined. If a promotional price is available, the Angel may choose between the promotion or their Angel discount.

Join us in shaping the next chapter of Terra Rosa.