

عاشق

EARTH

THE MOST HEALTH CONSCIOUS,
SUSTAINABLE & LONGEVITY FOCUSED
REAL ESTATE ON EARTH!

BY

REAL ESTATE

R•EVOLUTION

DEVELOPER

REAL ESTATE
R • EVOLUTION
FOR WELLBEING

IRR: **33%** | ROE: **160%** | OVER **3.5 YEARS**

THE FUTURE OF SUSTAINABLE, HEALTH-CENTRIC LIVING
- AND A COMPELLING INVESTMENT

An investment opportunity in three flagship residential developments with 50% equity in each

Eyeza

Health-forward, regenerative real estate for a connected global platform

المنارة
EARTH

BUILDING THE WORLD'S FIRST REGENERATIVE CIVILIZATION PLATFORM



المنارة
GULF COURT HOTEL
BUSINESS BAY

A UNIQUE INVESTMENT IN A CURATED PORTFOLIO OF THREE FLAGSHIP PROJECTS

Defining the Next Era of Health-Conscious Living

Executive Summary

Opportunity: Invest in a portfolio of three flagship residential developments - EYWA Tree of Life, EYWA The Way of Water, and EYWA Inspired By - with a 50% equity stake in each project.

Vision: Real Estate Generation 5.0 - health-centric, future-forward living that integrates regenerative principles for people, communities, and the planet.

Value proposition: Demonstrated proof of concept through owned EYWA flagship assets, acting as R&D environments, certification benchmarks, and cultural anchors for scalable global deployment.

Target metrics (illustrative): IRR 33%, ROE 160%, projected total return over 3.5 years.





القاء
INSPIRED BY...



الغياض

TREE OF LIFE

DUBAI



الغياض

WAY OF WATER

DUBAI



Deal Structure

Initial capital: \$567 million structured with equity buyout and a loan component at a fixed 6% annual interest rate.

Reinvestment policy: All future development costs will be funded through reinvested profits generated by existing projects.

Exit and returns: After 3.5 years, investors receive a total return of \$1.5 billion, corresponding to an IRR of 33% and an ROE of 160%.

Cashback: Investor to receive a \$25 million cashback, issued by the partner in month 1, paid out after 18 months from the profit realization of EYWA Tree of Life.

Cash flow timing: The 18-month cashback is funded fully from dividend flows generated by EYWA Tree of Life and EYWA The Way of Water.

Investment Rationale

Strategic assets: Eywa flagship properties serve as scalable proof of concept, certification benchmarks, and cultural anchors for a globally scalable platform.

Health-forward differentiator: The portfolio emphasizes physical, emotional, and environmental health embedded in design, infrastructure, and lifestyle - positioning for growing demand in sustainable, regenerative living.

Structural efficiency: Reinvested profits for ongoing development costs aim to optimize capital efficiency and compound returns over the project horizon.

Upside optionality: Ownership of 50% in three flagship assets provides diversified exposure within a single platform, with potential leverage for future roll-ups and accelerated scalability.

Key Terms (proposed)

Projects: EYWA Tree of Life (Project A), EYWA The Way of Water (Project B), EYWA Inspired By (Project C)

Equity stake: 50% in each project

Capital stack: \$567 million initial investment; 6% fixed-rate loan component; equity buyout provisions

Profit reinvestment: All future development costs funded from profits generated by existing projects

Return profile: Total \$1.5 billion after 3.5 years; IRR 33%; ROE 160%

Cashback: \$25 million payable to investor in month 1; disbursed after 18 months from partner's profit realization for EYWA Tree of Life

Cash flow source for cashback: Dividend flows from EYWA Tree of Life and EYWA The Way of Water

Risk and Mitigation (highlights)

Market risk: Hedge via diversified flagship assets and embedded regenerative health framework, with certifications and benchmarks to de-risk external validation.

Execution risk: Strong governance with aligned incentives between sponsor, operator, and investors; phased milestones with performance covenants.

Capital discipline: Reinvestment policy designed to leverage operating profits, reducing dependence on external fundraising for subsequent development.

Litigation/regulatory: Proactive compliance program across jurisdictions; regular external audits and third-party verification of health and environmental metrics.

AWAKENING
GLOBAL WELLTH
& LONGEVITY
THROUGH
REGENERATIVE
REAL ESTATE

عقار

Eywa is a multi-platform ecosystem
for designing human life.

- Architecture as a carrier of health
- Technologies as amplifiers of ancient wisdom
- Data as a new form of wisdom
- Wellbeing as a measurable asset
- Community as the ecosystem's protective layer
- IP as a scalable value



ENERGY

YOUTHFULNESS

WELL-BEING

ANCIENT KNOWLEDGE

Eywa in Sanskrit means "Sacred Love"

FEASIBILITY PROJECTIONS



Investments

EYWA Tree of Life	USD 135 361 668
EYWA Way of Water	USD 131 080 692
Eywa Inspired By	USD 582 186 167
Re-invested from EYWA TOL and EYWA WOW	USD 281 584 086
Net investments to EYWA Inspired By	USD 300 602 081
Total Investments	USD 567 044 441

Possible decrease up to AED 50M due to Rental revenue in Year 1

Return

EYWA Tree of Life	USD 181 868 773
Loan Pay Back	USD 91 291 195
Interest Rate	USD 7 833 179
Dividends	USD 82 744 399
EYWA Way of Water	USD 220 248 233
Loan Pay Back	USD 111 037 077
Interest Rate	USD 28 259 269
Dividends	USD 80 951 888
EYWA Inspired By	USD 1 481 175 130
Loan Pay Back	USD 702 719 087
Interest Rate	USD 94 667 020
Dividends	USD 683 789 022
Total Return:	USD 1 471 959 296
Loan Payback	USD 702 719 087
Interest Rate	USD 94 667 020
Dividends	USD 674 573 188
Cashout	USD 25 000 000
IRR	33%
ROE	160%

Would be reinvested in EYWA Inspired by Development

Would be reinvested in EYWA Inspired by Development

At month 18 as a part of R.Evolution dividends from EYWA TOL and EYWA WOW Projects

INVESTOR CASHFLOW



Timeline

	AED	USD
Month 1- 6	-AED 1 912 412 241	-USD 521 093 254
Month 7- 12	-AED 66 180 560	-USD 18 032 850
Month 13- 18	-AED 10 710 296	-USD 2 918 337
Month 19- 24	AED0	USD 0
Month 25- 30	AED0	USD 0
Month 31- 36	AED0	USD 0
Month 37- 42	AED0	USD 0
Month 43- 48	AED 5 402 090 617	USD 1 471 959 296
Profit	AED 3 412 787 520	USD 929 914 856

First six months:

Month 1:

USD 284 608 137 - **EYWA Tree of Life** Buy Out and Re-financing, **Eywa Way of Water** Buy Out and Re-financing, advance payment for the **EYWA Inspired By** Land plot

Month 2 - 3:

USD 12 506 207 – **EYWA Tree of Life** and **EYWA Inspired By** project costs

Month 4:

USD 208 746 427 – **EYWA Inspired By** final payment for the land plot, **EYWA Tree of Life** project costs

Month 5 – 6:

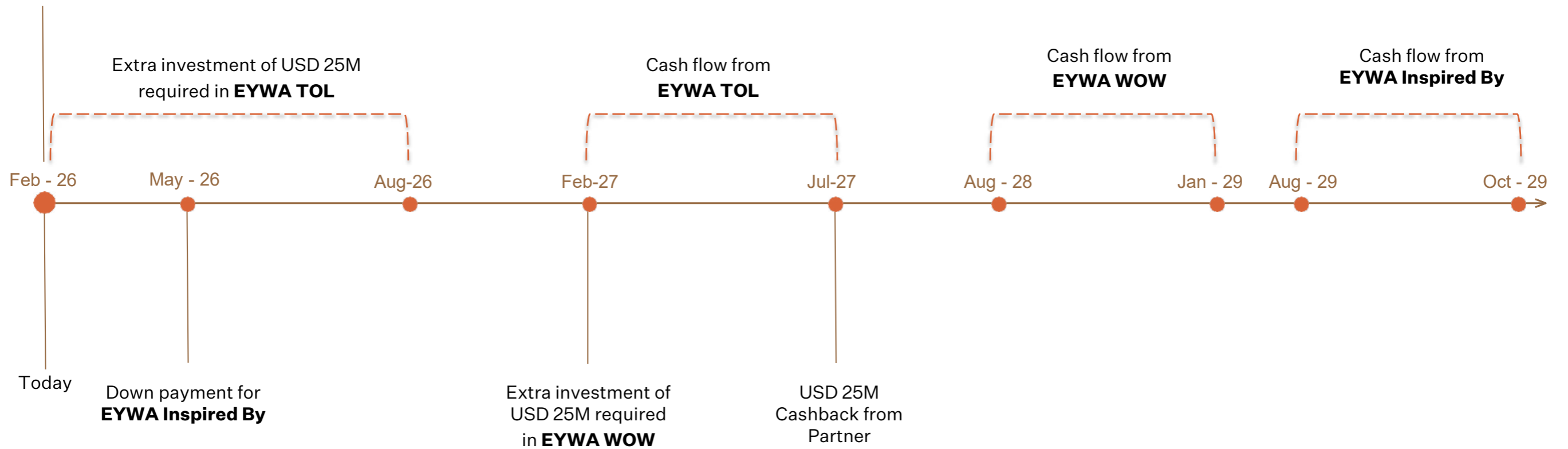
USD 15 232 483 – **EYWA Tree of Life** and **EYWA Inspired By** project costs

PROJECT TIMELINE

Re-financing and Buy Out **EYWA Tree of Life**

Re-financing and Buy Out **EYWA Way of Water**

Advance payment for **EYWA Inspired By** Land plot



REAL ESTATE GENERATION 5.0



THE WAY OF WATER & TREE OF LIFE

are a regenerative real-estate and life-intelligence ecosystem platform for future living developed by R.EVOLUTION, integrating architecture, longevity science, ancient knowledge systems, and artificial intelligence to extend human healthspan, wellbeing, and cultural value. They reimagine real estate, transforming it from static assets into living infrastructure—environments that actively support physical, emotional, cognitive, and spiritual development over time and are designed to support business success and the fulfillment of life goals.

EYWA is designed as a civilization-scale platform for future successful living, where buildings, data, rituals, products, and communities operate as one coherent system.



EYWA
TREE OF LIFE
DUBAI

Key Facts

Project Name	EYWA – Tree of Life
Project Location	Business Bay, Dubai
Project Area	Plot Area: 37,284 sqft / Gross Floor Area: 236,790 sqft
Total Number of Residences	50 Residences + 2 Penthouse Residences
Unit Mix	2, 3, 4, & 5 Bedrooms
Unit Size	3,064 – 16,256 sqft
Handover Date	Q4 2026

شجرة

TREE OF LIFE

DUBAI

YOUR HOME
YOUR TREE OF LIFE



The Most Health-Conscious & Longevity
Focused Buildings On Earth.



عوىة
WAY OF WATER
DUBAI

Key Facts

Project Name	Eywa - Way of Water
Project Location	Business Bay, Dubai
Project Area	Plot Area: 37,284 sqft / Gross Floor Area: 234,125 sqft
Total Number of Residences	61 Residences + 3 Duplex Residences + 1 Penthouse
Unit Mix	2, 3, 4, & 5 Bedrooms
Unit Size	2,149 – 24,756 sqft
Handover Date	Q3 2028

الفايز

WAY OF WATER
DUBAI

AWAKENING A NEW ERA OF
LONGEVITY & WEALTH



The Most Health-Conscious & Longevity
Focused Building On Earth.



ULTRA-LUXURY RESIDENTIAL COMMUNITY

the Next Chapter in Visionary Urban Development



Overview

EYWA Inspired By... is an ultra-luxury residential community that extends the EYWA concept into a seamless blend of signature villas, premium residences, and an Advanced Longevity Center. Grounded in regenerative design principles, the project aims to meet and exceed future standards, delivering a holistic living environment that is as meaningful as it is luxurious.

Value Proposition

Regenerative Luxury:

Wealth is defined by wellbeing, impact, and cultural legacy, not merely assets. From Consumption to Creation: Every investment extends life, meaning, and value for residents and stakeholders.

Resilience and Durability:

The development is engineered to perform through market volatility while building lasting cultural equity.

Outcome

A pioneering, holistic community that fuses villas, high-end residences, and wellness-focused amenities into a vibrant urban ecosystem. The objective is transformational living that transcends conventional luxury and delivers measurable value to residents, partners, and investors.

EYWA Inspired By... embodies a living ecosystem where homes are emotive spaces that nurture ideas, family growth, inner balance, and well-being, integrating ancient wisdom with modern science and technology within a dynamic urban fabric.

Strategic Vision

Position EYWA Inspired By... as a beacon of luxurious, meaningful living in Dubai, integrating residential spaces with a premier Longevity Center.

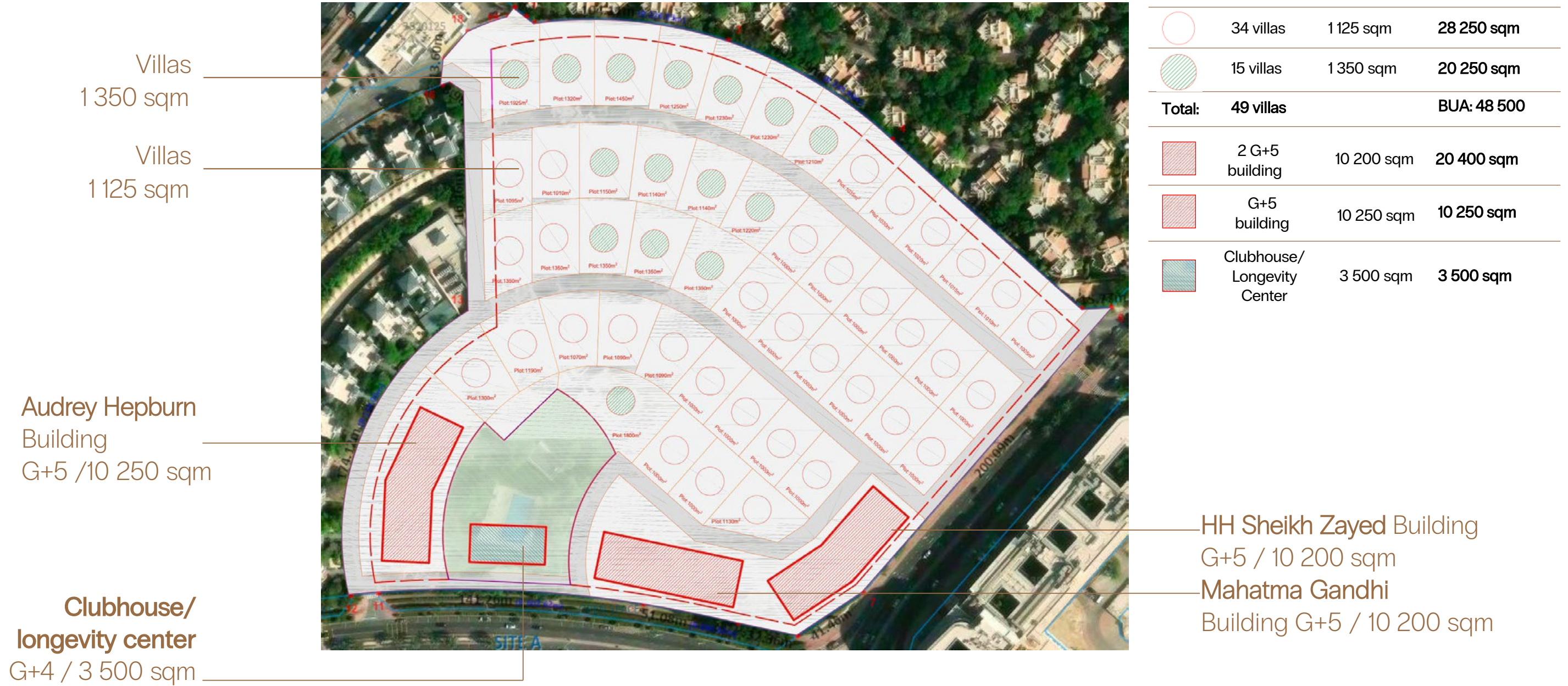
Deliver a transformational living experience that elevates daily life, fosters well-being and longevity, and unlocks human potential through a synergistic blend of ancient wisdom, science, and culture.

Create a quarter that is futuristic yet human-centered, ensuring present relevance and enduring appeal for the future.

Regeneration ethos: Implement regeneration principles that advance benefits for the planet, community, and people.

AREA DISTRIBUTION

The **EYWA Inspired By...** community will comprise 49 signature villas and a 175-residence luxury building, all conceived within the EYWA concept, with wellbeing at the core of every design decision. As part of this vision, we will also construct a state-of-the-art Longevity Center spanning 40,000 square feet—dedicated to health, balance, and conscious living.



عقدا

INSPIRED BY...

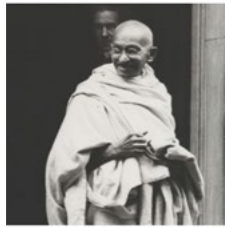
MAHATMA GANDHI

DECODE PRINCIPLE IN RESIDENTIAL BUILDINGS •



'If you want to change the world, start with yourself.'

Mahatma Gandhi



ASCETICISM



Nature and simplicity, primary needs over desires



DISCIPLINE



Rhythm, self-control, principles and fasting



PARADOX



Contradictions and possibilities for interpretation

The Building Inspired By Mahatma Gandhi



SPIRITUALITY

- WINDOW TO ENLIGHTENMENT

THE CHARKHA
THE SPINNING
WHEEL

SIMPLICITY IN
CLOTHING &
LIFESTYLE

ASCETICISM

NATURAL MATERIALS,
SIMPLE, CLEAR SHAPES

MIGHTINESS
THE POWER OF
THE SPOKEN
WORD

CLOSENESS
TO NATURE

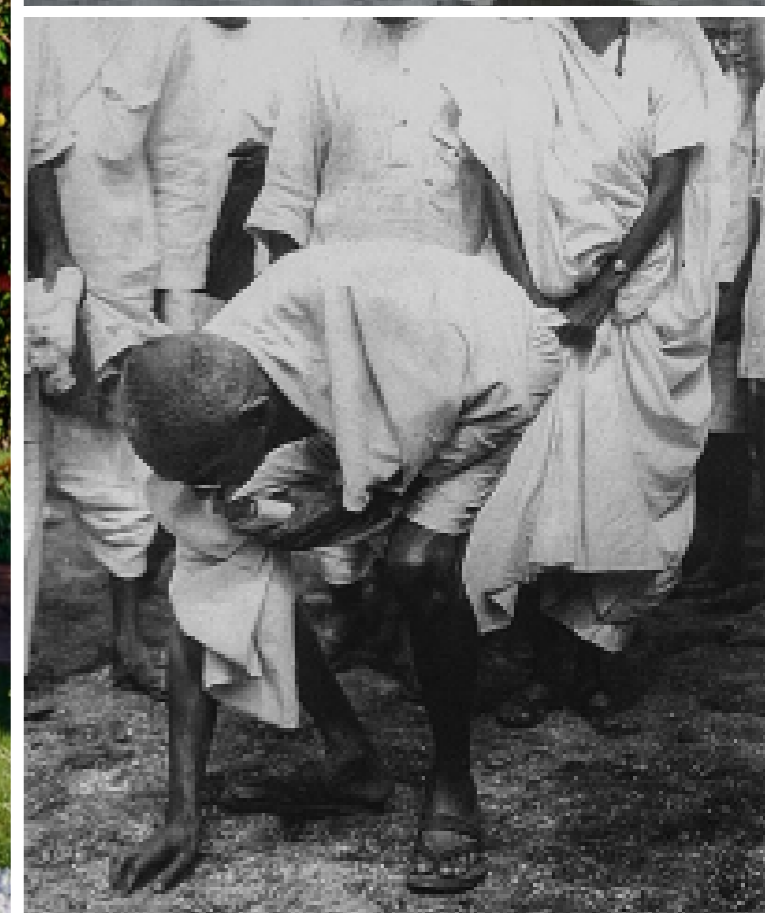
HARMONY

PARADOX

THE ENTRANCE



The snow-white road leading to the entrance is reminiscent of Mahatma Gandhi's famous 24-day 240 mile Salt March against high salt prices in India in 1930.



DISCIPLINE

The main door handles are made in the shape of Gandhi's walking sticks.



MIGHTINESS

The power of the spoken word is interpreted by the power of falling water.



ILLUSION + PARADOX

as part of the DeCode World style. Paradox - something that seems self-contradictory or absurd but in reality expresses a possible truth.



ASCETICISM IN ARCHITECTURE

Simple and clear shapes.

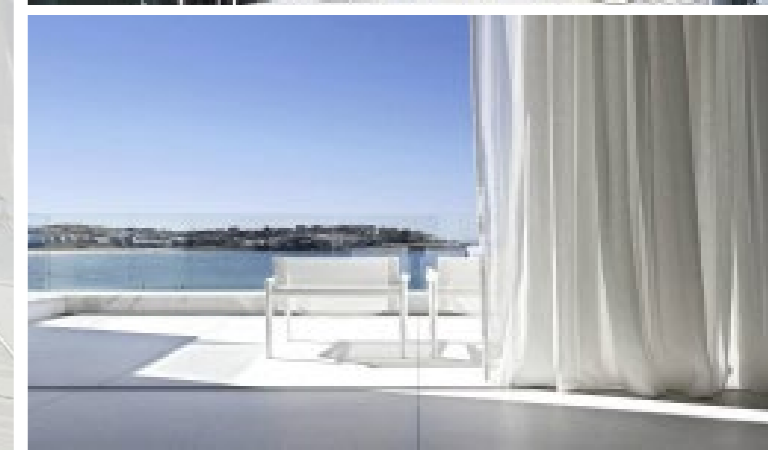
Natural and light materials.



TEXTILE

"There is no beauty in the finest cloth if it makes hunger and unhappiness."

- Mahatma Gandhi.



ASCETICISM IN INTERIOR

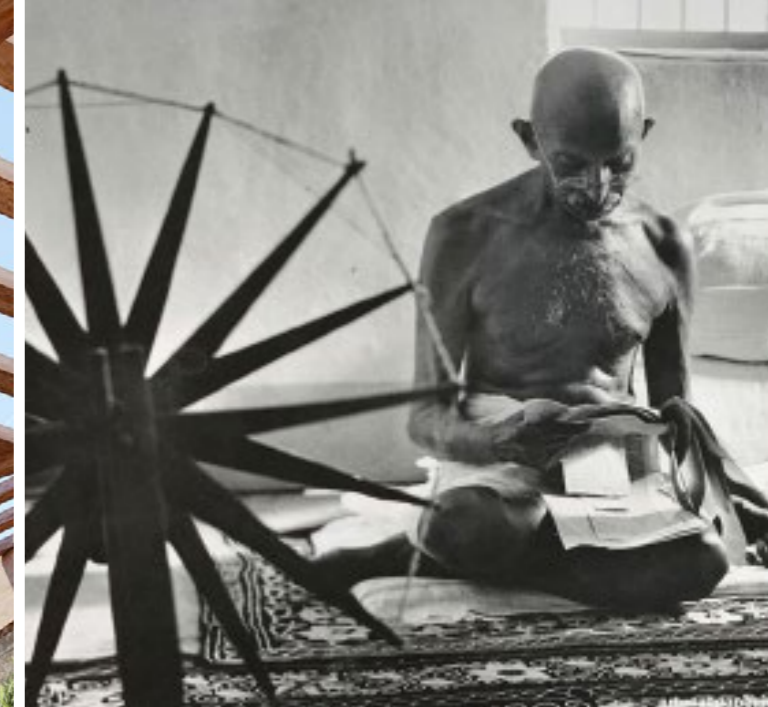
Calm, peaceful and meditative atmosphere. Wood, stone, various woven products made from natural fibers and clay resembling the patterns and shapes of traditional Indian ceramics.



THE CHARKHA (WHEEL)

denotes the source of all formative ideas,
movement and the law of order (dharma).

It is the device that charged India's freedom movement.



*"The spinning wheel represents
to me the hope of the masses."*

- Mahatma Gandhi.

GARDENS IN LANDSCAPE

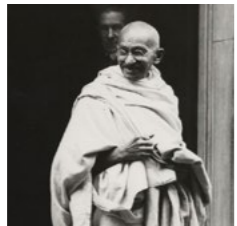
*"Happiness is when what you think,
what you say, and what you do are in
harmony."*

- Mahatma Gandhi

Mahatma Gandhi believed that
harmony with nature is essential as "...
each organ of sense subserves the
body and through the body the soul."



DECODE PRINCIPLE IN INTERIORS •



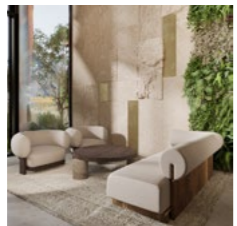
ASCETICISM



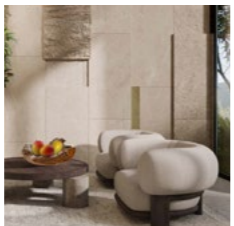
DISCIPLINE



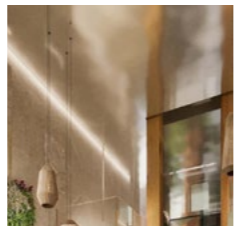
PARADOX



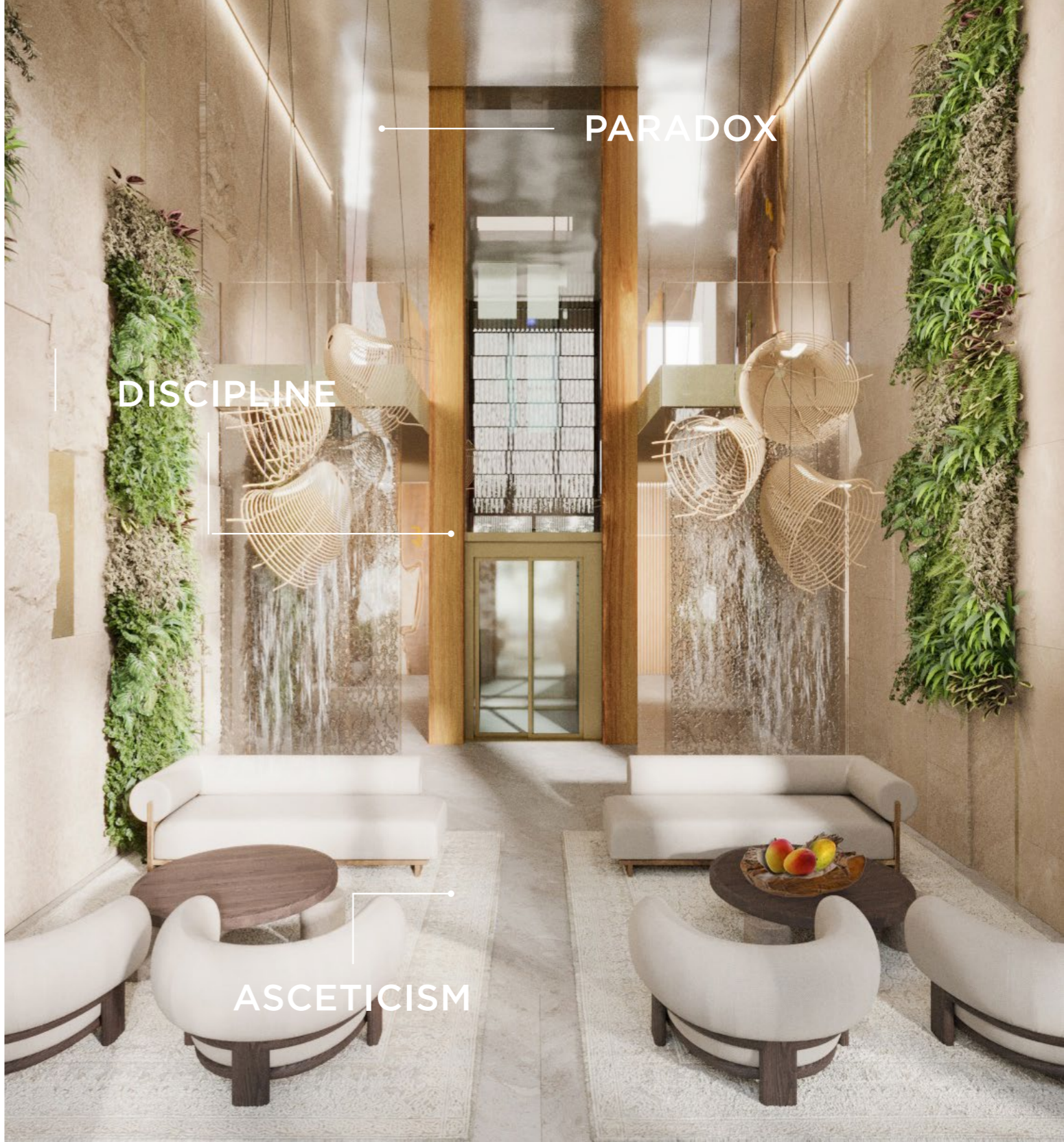
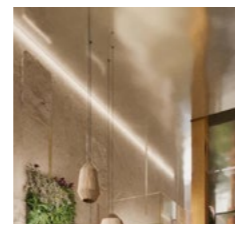
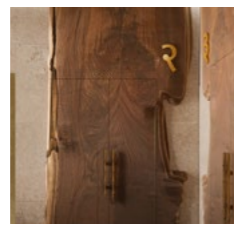
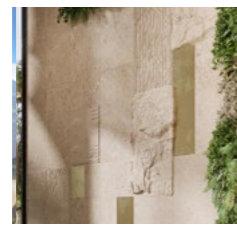
STONE



WOOD



MIRROR



FURNITURE
TEXTILE



Calm, peaceful and meditative atmosphere in an ascetic interior. Natural and light materials.

The shape of the coffee table is a tribute to Mahatma Gandhi's famous 24-day 240 mile Salt March against high salt prices in India in 1930.



DOORS



Hindi/Devanagari Numbers हिंदी/देवनागरी संख्या

०	0	Shunya	शून्य
१	1	Ek	एक
२	2	Do	दो
३	3	Teen	तीन
४	4	Chaar	चार
५	5	Paanch	पांच
६	6	Che	छे
७	7	Saat	सात
८	8	Aath	आठ
९	9	Nau	नौ

१२३४५६७८९०



LIGHTING REFLECTION

Soft yellow light from specially selected chandeliers with wicker lampshades.

No aggressive direct light, only hidden light sources and light reflection from polished surfaces in public areas.













































LONGEVITY CENTER: CORE OF CONSCIOUS LIVING

40,000 sqft Longevity Center at the core of EYWA Inspired By...,
delivering science-based wellness, mindfulness, advanced diagnostics,
and regenerative living with measurable occupancy, revenue,
and retention metrics by Year 5.

Overview

At the heart of **EYWA Inspired By...** lies a 40,000 sq ft Longevity Center, a transformative space dedicated to wellbeing, vitality, and holistic transformation. Seamlessly integrated within the EYWA ecosystem, the Center is the community's soul - connecting homes, nature, and people into a unified, healing environment.

Mission

To empower residents and guests to live longer, healthier, and more meaningful lives, fully synchronized with their bodies, minds, and environment.

Experiential Axis

The Longevity Center unites living spaces, green spaces, and community rituals into a comprehensive, transformative experience centered on science-backed wellness and sustainable living.

Key Pillars and Offerings

Science-backed wellness: Integrative medicine, personalized longevity programs, and biohacking modalities designed to optimize health outcomes.

Mind-body balance: Dedicated meditation zones, mindfulness spaces, and yoga studios to nurture mental clarity and vitality.

Advanced diagnostics and therapies: Digital health tracking, predictive analytics, and regenerative treatments delivering precise, proactive care.

Natural harmony: Biophilic architecture, sustainable materials, and optimized light and sound design to foster calm, resilience, and energy efficiency.

Lifelong growth: In-house nutrition labs, mental coaching, and sleep optimization programs supporting ongoing well-being.

Metrics and Value Signals (Year 1–5)

Health outcomes and occupancy: Target occupancy of therapy/diagnostics modules at 70–80% by Year 2.

Revenue highlights: Annualized service-fee revenue targeting 8–12% of project gross.

Retention and brand: Measurable uplift in resident retention and EYWA brand equity.

Operational excellence: AI-driven diagnostic utilization; mindfulness/yoga engagement metrics; energy intensity below targets; 100% data governance compliance.

Governance: A dedicated Longevity Center program leader with quarterly reviews and proactive risk mitigations; strategic partnerships to support clinical and wellness programs.

Integrated Experience

Integration within **EYWA Inspired By...** The Longevity Center is not a standalone facility but the experiential axis that ties together residences, green space, and community rituals into a holistic, regenerative living environment.

BY
REAL ESTATE
R • EVOLUTION
DEVELOPER

Alex Zagrebelny

FOUNDER & CEO

+971 50 263 0727

alex@rvlc.lv