



– INCREDIBLE – JAMAICA

HOMES. FOOD. ENERGY. OPPORTUNITY.



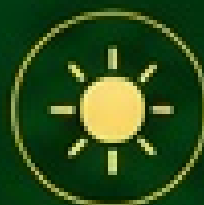
Building sustainable communities
that feed Jamaica, power **Jamaica**
and grow **Jamaica**.



ATTAINABLE
HOMES



PROTECTED
AGRICULTURE



CLEAN ENERGY
SOLUTIONS



JOBS & COMMUNITY
PROSPERITY

INVESTOR SUMMARY

THE JAMAICAN OPPORTUNITY

Three critical needs. One integrated solution.



HOUSING NEED

An estimated

150,000

housing units

are needed in Jamaica.

– Ministry of Economic Growth
& Job Creation (MEGJC)



FOOD SECURITY

We import over

60%

of the food

we consume.

– Ministry of Agriculture
& Fisheries (MOAF)



ENERGY & RESILIENCE

High energy costs and
climate shocks threaten
lives, livelihoods and
our food systems.



Incredible Jamaica is a community development platform that delivers lasting impact and strong returns for investors.

“

Jamaica needs innovative, integrated models that create homes, produce food, deliver clean energy and build stronger communities.

OUR SOLUTION

An Integrated Community Ecosystem

Housing + Agriculture + Clean Energy = Sustainable Prosperity



One model. Multiple benefits. Lasting impact.

THE COMMUNITY MODEL

A Vibrant, Sustainable Development



Planned for
People



Designed for
Resilience



Built for
Generations



Powered by
Renewables

Healthy communities. Productive land. Sustainable future.

WHY JAMAICA / WHY NOW

Strong Fundamentals. Greater Need. Real Momentum.



HOUSING DEFICIT

~150,000 housing units are needed.
– MEGJC



GROWING AGRICULTURE INVESTMENT

Government investing \$800M+ to add 95 greenhouses and expand climate-resilient agriculture. – MOAF (2026)



LARGE & GROWING MARKET

Over 2.8M people. Strong tourism sector.
Rising demand for fresh, local produce.



CLIMATE RESILIENCE PRIORITY

Need for food security, local production,
renewable energy and water resilience.



SUPPORTIVE POLICY ENVIRONMENT

National focus on housing, agriculture,
renewables and community development.



The time is right for integrated, sustainable community developments that deliver social impact and commercial returns.

OUR PILOT DEVELOPMENT

Phase 1: Pilot Community (Parameters Under Development)

KEY COMPONENTS



Attainable Homes
for Jamaican families



Greenhouse Clusters
(Climate-smart)



Solar PV & Battery
Energy Systems



Water Harvesting
& Irrigation



Agri Hub; Pack House
& Cold Storage



Community Facilities
(School, Clinic, Pavilion)

DELIVERY APPROACH

1

Site Identification

Land with access to markets, infrastructure and services.

2

Design & Masterplanning

Sustainable, climate-resilient community design.

3

Approvals & Partnerships

Planning approvals and strategic partner engagement.

4

Infrastructure & Construction

Homes, farms, energy and community facilities.

5

Operations & Scale

Optimize operations and replicate across Jamaica.

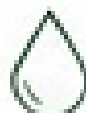
LOCATION SELECTION CRITERIA



Proximity to
Markets



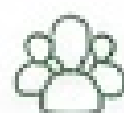
Access to Roads
& Utilities



Water
Availability



Fertile Land
& Topography



Community
Acceptance

Note: Final site and project parameters will be confirmed during the 90-Day Development Programme.

COMMERCIAL & INVESTMENT MODEL

Multiple Revenue Streams. Strong Returns.

REVENUE STREAMS



Home Sales
& Mortgages



Rental
Income



Agricultural
Produce Sales



Leasing to
Farmers



Agri Services
& Logistics



Renewable
Energy Savings

CAPITAL STRUCTURE



INVESTOR PROPOSITION

- ✓ Attractive risk-adjusted returns from diversified revenue.
- ✓ Real assets in a high-need, growing Jamaican market.
- ✓ Positive social and environmental impact.
- ✓ Scalable model with regional potential.

Indicative Capital Requirement for Pilot

UNDER DEVELOPMENT

To be confirmed following the 90-Day Development Programme



This is an investor summary for discussion purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities.

IMPACT & NEXT STEPS

Building a Better Jamaica. Together.

OUR IMPACT



MORE HOMES

Quality, attainable homes for Jamaican families.



MORE FOOD

Increased local production and food security.



MORE JOBS

Thousands of jobs during construction and operations.



LOWER COSTS

Lower energy costs and more resilient communities.



STRONGER COMMUNITIES

Healthier, empowered and self-sustaining communities.



NEXT STEPS: 90-DAY DEVELOPMENT PROGRAMME

- ✓ Land shortlisting & due diligence
- ✓ Housing demand & affordability study
- ✓ Agricultural off-take & market analysis
- ✓ Concept design & masterplan
- ✓ Financial modelling & investment case
- ✓ Engage NHT, HAJ, RADA, JSIF, financial institutions & investors



PARTNER WITH US TO BUILD INCREDIBLE COMMUNITIES THAT FEED, POWER AND PROSPER.

**Homes. Food. Energy. Opportunity.
That's Incredible Jamaica.**