



Tropical Fjord

Rainforest Meets Ocean Lodges

RESPONSIBILITY CHARTER

Responsible Hospitality. Regeneration. Integrity.

For Tropical Fjord and the HOF EST entities involved in the project

OUR FOUNDATION

Purpose, Vision and Mission

OUR PURPOSE

Nature is not the setting for Tropical Fjord. It is the reason the project exists.

Tropical Fjord is being developed at Playa Cacao, where rainforest, freshwater, cacao land and the waters of the Golfo Dulce meet. Our responsibility is not simply to operate accommodations in this environment. Our responsibility is to protect what makes this place exceptional and to ensure that our presence creates more value than damage.

We believe responsible hospitality should be practical, measurable and honest. It should influence where we build, how much we build, what we consume, whom we work with and how we treat our guests, neighbors and natural surroundings. Sustainability is not a marketing label for us. It is a condition under which this project may operate.

OUR VISION

To create a small-scale rainforest and ocean destination that demonstrates how hospitality can protect land, restore ecosystems, support local livelihoods and offer guests a genuine connection with nature without turning that nature into a staged attraction.

Our long-term goal is not to maximize the number of rooms, guests or activities. It is to preserve the character of Playa Cacao and contribute positively to the future of the Golfo Dulce.

OUR MISSION

We develop and operate low-density accommodations and nature-based experiences with the smallest reasonable environmental footprint. We aim to protect the rainforest, freshwater resources and coastal environment; restore historic cacao areas and previously disturbed land; build carefully and only where development can be justified; use energy, water and materials responsibly; reduce waste and unnecessary consumption; support local employment, suppliers and partnerships; provide guests with honest information, fair conditions and meaningful experiences; and contribute to the long-term protection of the Golfo Dulce.

We distinguish clearly between measures that are already in place, measures currently being implemented and future objectives. We do not present intentions as completed achievements.

OUR SEVEN PRINCIPLES

Protection, restraint and restoration

I**PROTECTION BEFORE DEVELOPMENT**

Not every area that could technically be developed should be developed.

We give priority to the protection of rainforest, streams, springs, coastal vegetation, wildlife habitats and ecologically sensitive areas. Development must remain limited, carefully located and appropriate to the natural capacity of the site.

The economic value of the project does not override the ecological value of the land. When protection and development are in conflict, protection must carry real weight in the decision.

2**USE LESS. BUILD CAREFULLY.**

Responsible construction begins by questioning how much construction is actually necessary.

We favor low-density development, renovation and reuse of existing structures where practical, compact building footprints, passive ventilation and natural shading, durable and repairable materials, designs adapted to the terrain and limited clearing.

We do not seek to reproduce a conventional resort inside the rainforest. Tropical Fjord should remain integrated into its surroundings rather than dominate them.

3**RESTORE WHAT HAS BEEN DEGRADED**

Preservation alone is not sufficient where land has already been altered.

The revival of the historic cacao landscape at Playa Cacao is part of our long-term responsibility. We aim to restore cacao cultivation using responsible, low-impact and regenerative methods while maintaining the ecological functions of the surrounding rainforest.

Restoration may include native planting, protection of stream corridors, improved soil health, stabilization of disturbed areas and removal of abandoned waste or materials. Our objective is to leave the land in better condition than we found it.

OUR SEVEN PRINCIPLES

Respect, local value, fairness and long-term thinking

4

RESPECT THE ECOSYSTEM AS A WHOLE

The rainforest, streams, coastline and Golfo Dulce are connected. Actions on land can affect freshwater, marine life and coastal habitats.

We consider erosion and runoff, wastewater, artificial lighting, noise, boat traffic, wildlife disturbance, water extraction, waste transportation and construction activity.

Wild animals are not entertainment props. We do not support feeding, chasing, touching or deliberately disturbing wildlife for photographs or guest experiences.

5

CREATE LOCAL VALUE

Tropical Fjord should benefit the surrounding community rather than function as an isolated commercial enclave.

Where qualifications, availability and operating requirements allow, we give preference to local employees, guides, boat operators, tradespeople, contractors, farmers, food producers, suppliers and service providers.

Local sourcing means giving capable local providers a fair opportunity while maintaining safe, reliable and professional standards.

6

COMMUNICATE HONESTLY AND ACT FAIRLY

We communicate what Tropical Fjord is, and also what it is not. We avoid unsupported environmental claims, misleading certifications and exaggerated promises.

We distinguish between existing facilities, facilities under restoration, approved plans, intended developments, completed environmental measures and future environmental goals.

Our regular accommodation prices are intended to remain consistent throughout the year. We reject artificial seasonal markups, last-minute price manipulation and hidden mandatory fees.

7

THINK IN GENERATIONS, NOT SEASONS

Short-term revenue must not become the sole measure of success.

We consider the long-term consequences of land use, building density, forest protection, water availability, energy systems, waste, employment, supplier relationships, community trust and the reputation of Playa Cacao and the Golfo Dulce.

Success means that the land remains protected, local relationships remain constructive and the project can operate without gradually destroying the qualities that attracted people to it.

HOW WE CONDUCT OURSELVES

Code of Ethics

INTEGRITY	We conduct our activities honestly and transparently. We do not offer or accept bribes, concealed commissions or improper advantages. Business relationships must be based on clear expectations and documented agreements where appropriate.
LEGAL AND ENVIRONMENTAL COMPLIANCE	We respect applicable laws, permits, environmental requirements, employment regulations, safety standards and contractual obligations. Where legal requirements establish a minimum standard, we may adopt stronger internal standards when the protection of people or nature requires it.
ACCOUNTABILITY	We take responsibility for our decisions, communications and operational impacts. Complaints, safety concerns and environmental incidents must be taken seriously, documented and addressed without unnecessary delay.
RESPECT AND EQUAL TREATMENT	Guests, employees, contractors, neighbors and partners must be treated with dignity and respect. Discrimination, harassment, threats, exploitation and abusive conduct are not accepted.
HEALTH AND SAFETY	The natural environment presents real risks, including water, wildlife, steep terrain, tropical weather, falling branches and remote access. We do not conceal these risks to make an experience appear more attractive. We provide reasonable warnings, instructions, equipment and procedures.
PRIVACY	Personal information belonging to guests, employees, partners and applicants must be handled confidentially and only used for legitimate purposes.
ENVIRONMENTAL CLAIMS	Environmental statements must be specific and supportable. Terms such as sustainable, regenerative, organic, carbon-neutral or zero-waste should not be used as absolute claims unless the relevant practice can be demonstrated.

OPERATIONAL STANDARDS

Responsible Purchasing and Environmental Practices

RESPONSIBLE PURCHASING

LOCAL AND REGIONAL PREFERENCE	We favor local and regional products and services where they meet reasonable standards for quality, safety, availability and price.
DURABILITY BEFORE LOWEST PRICE	We consider expected lifespan, repairability, energy and water consumption, packaging, replacement frequency, transport requirements and end-of-life disposal.
REDUCED PACKAGING AND SINGLE-USE PRODUCTS	We avoid unnecessary single-use items and excessive packaging. Reusable, refillable, repairable or biodegradable alternatives receive preference where they function effectively.
ETHICAL SUPPLIERS	We expect suppliers and contractors to comply with applicable laws and basic standards relating to labor, safety, human rights and environmental conduct.
CLEAR AGREEMENTS	Prices, specifications, delivery conditions, responsibilities and quality expectations should be agreed clearly. Local relationships do not remove the need for professional standards. Professional standards do not remove the need for fairness.

BIODIVERSITY AND LAND PROTECTION

We aim to keep development density low, avoid unnecessary clearing, protect mature trees and native vegetation, maintain natural corridors where possible, limit disturbance near streams and springs, use native plants in restoration, reduce artificial lighting and unnecessary nighttime noise, and prevent guests and operations from entering restricted or unsafe areas.

WATER

Freshwater is a limited resource and must be protected. Our approach includes protecting springs, streams and their surrounding vegetation; using efficient fixtures and appliances; detecting and repairing leaks; using filtered drinking-water systems to reduce bottled water; considering rainwater for suitable non-potable uses; managing wastewater in accordance with legal and environmental requirements; and monitoring consumption once regular operations begin.

OPERATIONAL STANDARDS

Energy, Waste, Food and Marine Activities

ENERGY

We prioritize passive design before mechanical cooling. Where technically and economically practical, we use natural ventilation, shading, efficient lighting, energy-efficient appliances, occupancy controls, renewable energy systems and monitoring of major energy consumption. Renewable energy does not justify unnecessary consumption. Efficiency comes first.

WASTE AND PLASTICS

Our long-term objective is to reduce the amount of waste entering the property and the amount requiring removal from it. Measures include refillable drinking-water systems, reduced use of disposable guest amenities, bulk purchasing where hygienically appropriate, waste separation, composting suitable organic material, safe handling of batteries, oils, chemicals and electronic waste, and cooperation with available recycling and disposal providers.

"Zero waste" is treated as a direction and operating objective, not as an unsupported absolute claim.

FOOD AND CACAO

We support responsible regional agriculture and the restoration of cacao cultivation at Playa Cacao. We aim to prioritize seasonal and regional ingredients where practical, reduce food waste through realistic purchasing and portion planning, compost suitable organic material, avoid falsely presenting imported products as local, develop cacao-related experiences and products only at a scale compatible with responsible land management, and provide transparent information about the origin and production of cacao products.

MARINE ACTIVITIES AND TRANSPORTATION

Boat access and marine activities are an important part of Tropical Fjord. We aim to use appropriately sized boats and engines, avoid unnecessary trips through coordinated scheduling, maintain safe operating procedures, respect speed restrictions and sensitive areas, avoid chasing or surrounding marine wildlife, use kayaks, walking and shared transport where suitable, and cooperate with qualified local operators for specialized activities.

RELATIONSHIPS AND SHARED RESPONSIBILITY

Community, Culture and Guests

COMMUNITY AND CULTURAL RESPONSIBILITY

Playa Cacao is not an empty destination created for tourism. It has a history, neighbors and an existing local identity. We seek constructive relationships based on respect rather than publicity.

Our commitments include listening to legitimate community concerns; communicating directly when activities may affect neighbors; supporting local employment and professional development; respecting local knowledge and cultural history; avoiding the commercial staging or exploitation of local culture; supporting appropriate educational, environmental or community initiatives; and working with conservation and research partners where this creates genuine value.

Community support should not be used as a marketing prop. Contributions should address real needs and remain proportionate to the size and resources of the project.

GUEST RESPONSIBILITY

Responsible hospitality also requires responsible guest behavior. Guests are expected to respect wildlife and natural habitats; follow safety instructions and restricted-area rules; avoid feeding or touching wild animals; minimize unnecessary water and energy use; use refillable drinking-water systems where provided; dispose of waste correctly; respect employees, neighbors and other guests; and understand that a rainforest environment cannot and should not be completely controlled.

We aim to explain these expectations clearly without turning a stay into a list of lectures or restrictions.



EVIDENCE BEFORE CLAIMS

Transparency and Continuous Improvement

Tropical Fjord is a developing project. Not every objective in this Charter can be completed immediately. We therefore distinguish clearly between the following three stages:

IN PLACE	IN PROGRESS	PLANNED
Measures that are operational and verifiable.	Measures currently being implemented.	Measures dependent on construction, financing, permits, suppliers or future operations.

As the project develops, we intend to review protected and restored land, cacao rehabilitation, water and energy consumption, renewable-energy generation, waste volumes, elimination of single-use products, local employment, regional purchasing, environmental incidents, and guest and community feedback.

This Charter will be reviewed periodically and revised when necessary. Progress must be judged by evidence rather than by the number of environmental claims published.

OUR COMMITMENT

We do not claim that tourism has no impact. Every building, boat journey, delivery and guest stay uses resources and changes a place. Our responsibility is to understand those impacts, reduce them where reasonably possible and ensure that the project contributes meaningfully to protection, restoration and local value.

Tropical Fjord will not be measured only by occupancy, revenue or expansion. It will also be measured by what remains untouched, what has been restored, how people have been treated and whether Playa Cacao is better protected because the project exists.

For Tropical Fjord and HOF EST

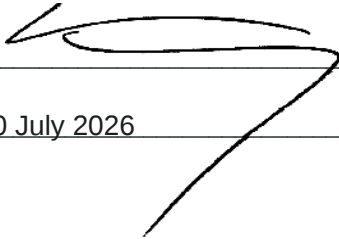
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Date:

20 July 2026