



ACTIVE · BID SALE

Nicoya Legacy Forests

± 10,447 Acres | Nicoya Peninsula County | Guanacaste | Near Nicoya

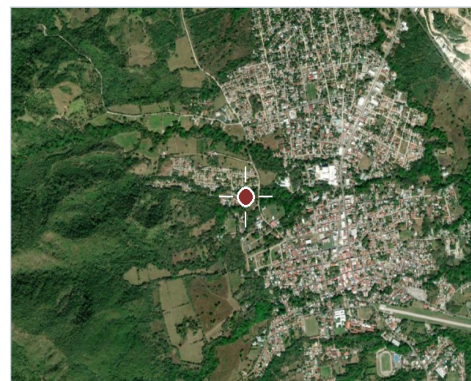
4,228± hectare portfolio of teak, timber, conservation, and development opportunity lands in Costa Rica's Nicoya Peninsula.

PRICE	PRICE / ACRE	ACREAGE
Contact Agent	—	± 10,447

PROPERTY OVERVIEW

THE OFFERINGCentral American Forest Management, Inc. and AFM Real Estate (collectively, “CAFM”), on behalf of The Rohatyn Group (“TRG”), are pleased to present the Nicoya Legacy Forests (the “Portfolio” or “Properties”), a rare institutional-scale land investment opportunity totaling approximately 4,228.1 gross hectares. The properties are held in two separate ownership structures and are in one of Central America’s most active and globally recognized regions for tourism, conservation, and land development. Collectively, the Portfolio includes a diverse mix of income-producing teak plantations, transitional agricultural lands, and properties with alternative land-use potential. These assets offer potential value drivers spanning productive forestry, natural capital, conservation, agriculture, hospitality, wellness, lifestyle, and long-term asset appreciation. CORE TIMBER & NATURAL CAPITALA significant portion of the Portfolio consists of professionally managed teak plantations and associated working forest landscapes that have benefited from more than a decade of institutional ownership and forest management. The timberland portion...

LOCATION



Nicoya Peninsula County, Guanacaste

PROPERTY DETAILS

TYPE

Conservation (Natural Pine and Hardwood)

DOCUMENTS INCLUDED

Location Map · Confidentiality Agreement · Summary Sheet



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SCAN TO VIEW



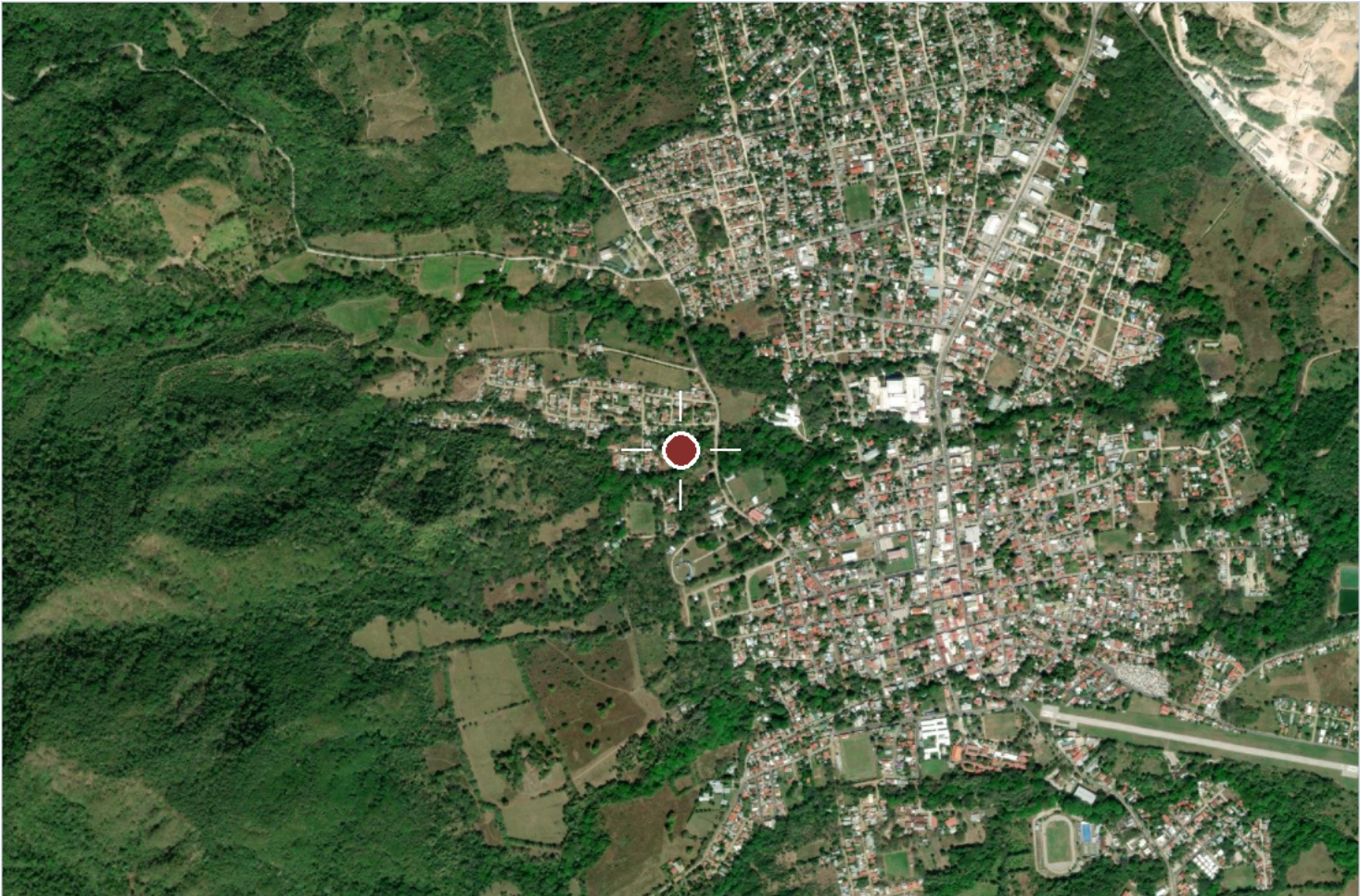
Property Photos

Nicoya Legacy Forests · Nicoya Peninsula County · Guanacaste · Near Nicoya

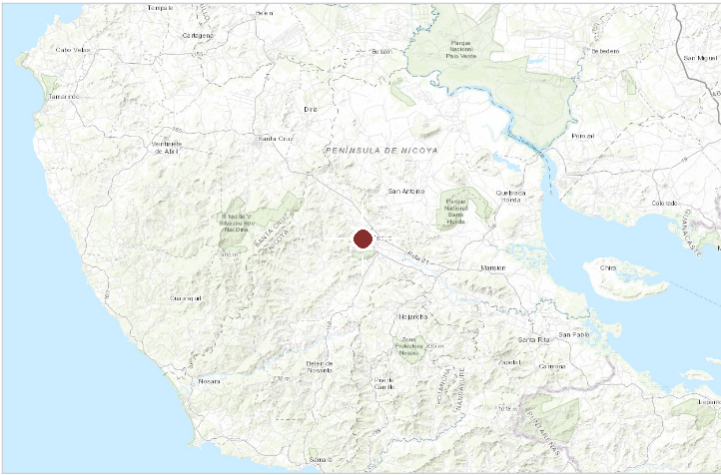


Location & Access

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Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

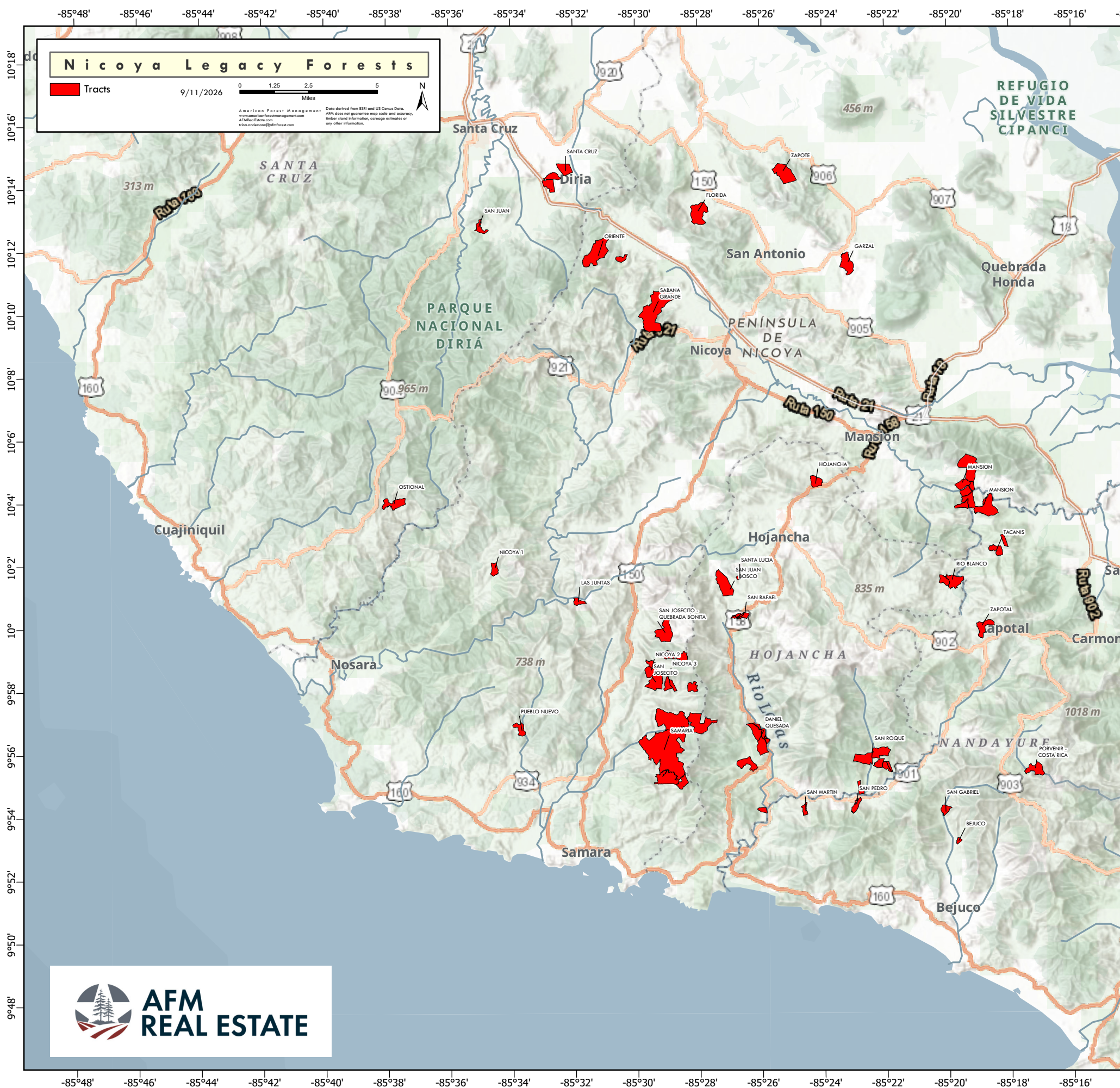


Regional locator

COUNTY & STATE
Nicoya Peninsula County, Guanacaste

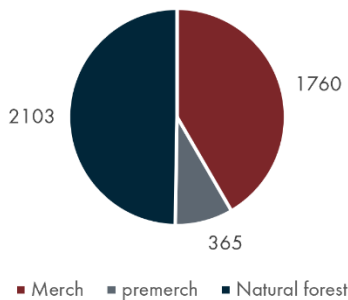
NEAREST CITY
Nicoya

APPROXIMATE CENTRE
10.1473, -85.4598



Nicoya Legacy Forest presents a distinguished investment opportunity on Costa Rica's Nicoya Peninsula, a region recognized for high-quality teak plantations established as early as the 1980s. The property is professionally managed and comprises a diverse distribution of age classes, supporting the potential for consistent cash flow across 39 individual Tracts. Several of these tracts also offer notable development attributes, including ocean views, proximity to expanding coastal communities, and exposure to emerging natural capital markets. Nicoya is being offered either as a single-property transaction, or as any subset of the individual tracts. Bids on the Offering will be due in Mid-December.

Forest Types by Hectares



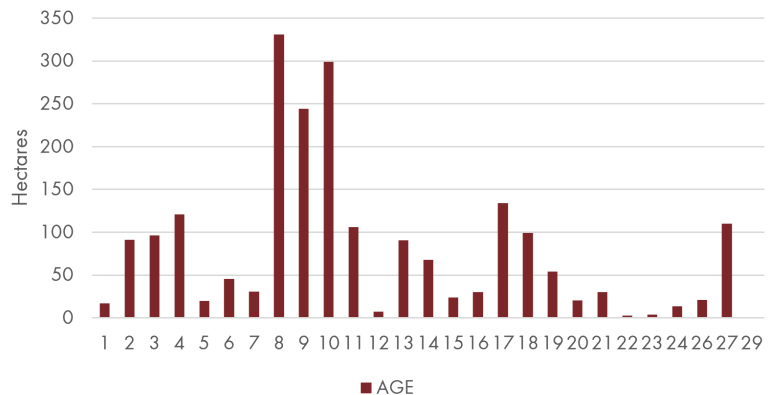
Nicoya Legacy Forest comprises 2,124.7 productive teak hectares across the 39 tracts, representing approximately 50% of the total land base, with the balance maintained as native forest. The property also offers meaningful near-term cash flow potential through an attractive inventory of teak volume serving established international markets.

The property reflects disciplined, professional silvicultural management, including site preparation, spraying, replanting, brushing, pruning, thinning, and final harvest at approximate ages 20 to 30, depending on market demand and timber quality. It also benefits from quality road infrastructure and legal access to all parcels. Merchantable planted hectares average approximately 42.6 cubic meters per hectare, with an additional 365 pre-merchantable hectares planted but not yet inventoried.

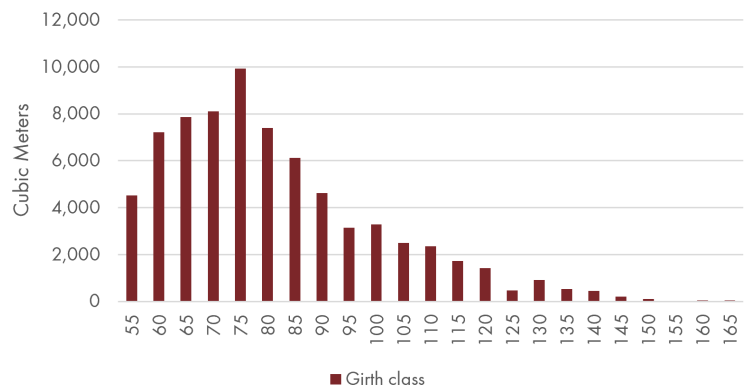
Nicoya Legacy Forest combines a well-balanced age-class profile, significant available timber volume, established market and seaport access, substantial development potential, and exposure to emerging natural climate opportunities. Supported by Costa Rica's favorable social and economic environment for business, the property represents a compelling investment offering with the potential to generate immediate and diversified cash flow while providing meaningful long-term value creation.

The Table Below is a listing of all of the individual tracts across the entire Nicoya Legacy Forest Offering. These are the tract names that will be used to identify individual parcels on the bid forms.

Hectares by Stand Age



Total Cubic Meters by Girth Class



Property	Tract	Total HA Area	Total Teak HA	Native Forest HA
Saltus Holdings	Bejuco	7.220	5.400	1.820
Saltus Holdings	Coyote	179.210	33.310	145.900
Saltus Holdings	Daniel Quesada	160.110	97.300	62.810
Lucia Forest	Florida	93.410	64.110	29.300
Saltus Holdings	Garzal	64.180	56.640	7.540
Lucia Forest	Hojancha	35.760	16.080	19.680
Lucia Forest	Jicaral	217.660	152.770	64.890
Saltus Holdings	Juan De Leon	73.690	35.890	37.800
Lucia Forest	La Irma	394.410	263.980	130.430
Saltus Holdings	Las Juntas	18.470	11.750	6.720
Lucia Forest	Mansion	32.640	16.820	15.820
Saltus Holdings	Mansion	298.820	133.380	165.440
Saltus Holdings	Milpas	33.170	13.170	20.000
Saltus Holdings	Moravia	51.140	23.970	27.170
Saltus Holdings	Nicoya 1	24.750	8.440	16.310
Saltus Holdings	Nicoya 2	32.530	15.230	17.300
Saltus Holdings	Nicoya 3	22.460	10.170	12.290
Saltus Holdings	Oriente	155.300	31.490	123.810
Saltus Holdings	Ostional	54.280	5.680	48.600
Saltus Holdings	Porvenir - Costa Rica	50.480	23.130	27.350
Saltus Holdings	Pueblo Nuevo	30.510	19.370	11.140
Saltus Holdings	Rio Blanco	74.920	38.390	36.530
Saltus Holdings	Sabana Grande	244.810	87.190	157.620
Saltus Holdings	Samaria	852.810	420.780	432.030
Saltus Holdings	San Gabriel	22.320	8.860	13.460
Saltus Holdings	San Josecito	183.610	103.820	79.790
Saltus Holdings	San Josecito - Quebrada Bonita	90.530	39.770	50.760
Saltus Holdings	San Juan	23.610	13.800	9.810
Saltus Holdings	San Juan Bosco	88.460	58.300	30.160
Saltus Holdings	San Martin	28.110	23.300	4.810
Saltus Holdings	San Pedro	83.870	38.980	44.890
Saltus Holdings	San Rafael	22.480	14.090	8.390
Saltus Holdings	San Roque	107.030	43.100	63.930
Lucia Forest	Santa Cruz	105.670	85.890	19.780
Saltus Holdings	Santa Lucia	8.460	6.690	1.770
Saltus Holdings	Tacanís	45.610	30.630	14.980
Saltus Holdings	Tempisque	72.300	26.170	46.130
Saltus Holdings	Zapotal	48.970	12.400	36.570
Lucia Forest	Zapote	94.320	34.470	59.850
Total Hectare Area		4228.1	2124.7	2103.4

*All information is assumed to be accurate and substantially correct but no assumption of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages, tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.