BVHG | BUENA VISTA HOSPITALITY GROUP

Buena Vista Hospitality Group, Inc. ("BVHG") is a Florida based hotel, resort, golf course, spa and residential golf community, development, marketing and operational Company which was incorporated in 1986. BVHG office is located at 5901 Bowen Daniel Dr #107, Tampa, Florida 33616

BVHG's project experience is as follows.

PROJECT EXPERIENCE

Hollywood Park Hotel- BVHG is part of the ownership/development team chosen by the Kroenke Organization to develop, own, and operate the featured hotel inside Hollywood Park in Los Angeles. Hollywood Park is a 243-acre mixed-use development that the new SoFi Stadium anchors. The stadium is the home to the Los Angeles Rams and the Los Angeles Chargers of the National Football League. The hotel will feature 300 luxury rooms and suites. Completion of the $250 million project is scheduled for late-2027.

Tuscany National Resort & Club- BVHG agreed with the owners of the Tuscany National Resort & Club in Cortona, Italy, to purchase and provide services to complete the construction, open, and operate this 72-unit luxury golf and spa resort. The project includes a Gary Player Signature Golf Course, for which nine holes have been completed, with the remaining nine holes to be constructed. Unfortunately the terms of our agreement regarding the priority of our new capital could not reach final agreement with the original lending banks, Banco Sondrio and Banca Intesa and after seven years of work the project had to be abandoned.

Boca Royale Golf & Country Club- BVHG has been engaged to operate this Golf and Country Club in Inglewood, Florida, by its owners. The Club features an eighteen-hole championship golf course, 10 tennis courts, 8 pickleball courts, a fitness facility, and a 19,000 sq. ft. clubhouse inside a gated residential community of 1,000 homes.

Daytona Grande Beach Resort & Condos- In 2013, BVHG was engaged by the Lysich family of St. Petersburg, Russia, to provide development services for this oceanfront $168 million development in Daytona Beach, a short distance from the Ocean Center convention complex. The project will include a 502-room luxury resort and 164 residential condominiums in two towers, and an 800-space structured parking facility. BVHG has taken the project through design and permitting. Construction began in February 2017, and the hotel was completed in April 2021. The

project has signed an affiliation agreement with Preferred Hotels & Resorts. BVHG continues to act as a consultant to the owner on the condominium development.

Fortune Health Resort- In 2005, BVHG was engaged to do the initial planning for the Fortune Health Resort. However, the project had to be set aside during the financial crisis. The project has now been restarted, and in 2017, BVHG was engaged by the project's owner, Fortune Health Resorts Ltd., to develop, market, brand, and operate this mixed-use destination residential health and wellness-oriented resort on a 175-acre site in Cyprus. The project will be branded as the Buena Vista Health & Wellness Resort, and the first phase will include a resort hotel, resort village, spa & fitness center, recreational and commercial areas, and residential. Opening of the core elements is anticipated in mid-2028.

Hotel Royal Plaza- The Royal Plaza was a 400-room hotel in Walt Disney World and was the first hotel acquired by BVHG in 1975. The hotel was acquired from a lender who had taken the property back from a bankrupt borrower. The hotel was classified as a 2-star motor inn in 1975. BVHG resurrected the property, securing a coveted Mobil 4-star rating in 1984. The project was sold in 1986 in anticipation of the changes in the capital gains rate in the 1986 Tax Reform Act.

The Buena Vista Palace Resort & Spa- The success that BVHG achieved with the Hotel Royal Plaza prompted the Walt Disney Company in 1980 to give BVHG the right to develop the first new hotel on Walt Disney property since the original group of hotels were developed along with the Disney Theme Park in the early 1970's. BVHG entered into a joint venture with Equitable Life to develop and own the Palace. The 1028 room Palace opened in 1983. With its 90,000 sq. ft. of meeting and convention space, the Palace was one of the top destination meetings resorts in the world. The Palace was inducted into the Meetings & Conventions Hall of Fame in 1990. The Palace was sold by the joint venture in December 1998 to Patriot American. BVHG was retained to manage the Palace until 2002 when Patriot American acquired the Wyndham hotel company.

PGA National Resort and Spa- After BVHG principal, Colin Wright, spent 5 years heading up the 4500-acre Sapphire Valley resort and real estate development in Cashiers, NC, he joined E. Llwyd Ecclestone in the late 1970s when he was starting development of PGA National in Palm Beach Gardens, Florida. Colin became the President of PGA National, which was a 2400-acre PUD approved for a 365 key hotel, four golf courses, and 6000 residential units. The resort opened in 1981 and is managed by Sheraton. The Sheraton management and branding did not produce the results desired, and ownership was eventually able to terminate the arrangement in 1989. BVHG was hired to manage the resort at that time, and the resort was rebranded as an independent PGA National Resort, turning the previous 8 years of hotel losses into a profitable business. The resort's golf courses, designed by Tom and George Fazio, Jack Nicklaus and Arnold Palmer have hosted a large number of Professional golf tournaments including the 1983 Ryder Cup the 1987 PGA Championship and 18 PGA Senior Championships. In 1992 a state-of-the-art Spa was built adjacent to the Resort hotel and a separate clubhouse for the club membership. BVHG managed the resort until 1999, when all the residential real estate, together with 700,000 square feet of commercial and retail space, was sold.

Snowmass Club- BVHG was brought in to manage the Snowmass Club in Snowmass, Colorado in 2018. Snowmass Club is a private members club that features a championship 18-hole Jim Engh-designed Irish links signature course, a 19,000 sq. ft. state-of-the-art fitness facility with indoor and outdoor hot tubs, men's and women's locker rooms with steam rooms, saunas, and cold plunge pools. The Club also features 3 outdoor year-round pools, three restaurants and

lounges and 11 outdoor and 2 indoor Har-Tru tennis courts. BVHG managed the Club's operations until its sale in 2020.

The Lodge and Bath Club at Ponte Vedra Beach- BVHG developed and operated the Lodge and Bath Club for a private ownership group beginning in 1987. The property is a 66-room luxury boutique oceanfront resort in Ponte Vedra Beach, FL. BVHG operated the property for 10 years until its sale to Gates Petroleum in 1997. The property was named a Conde Nast Gold Resort as one of the top 50 international resort properties in 1993.

The Lakeway Community- Lakeway is a 5,000-acre residential and resort community in Austin, Texas. This project has three golf courses, including the "Hills," a Jack Nicklaus signature course consistently ranked as the second-best in Texas. The project also included a major indoor and outdoor tennis complex, an airport, two private membership clubs, and a large marina on Lake Travis. BVHG managed this facility for a subsidiary of NCNB Texas under an asset management arrangement with the FDIC for five years until its sale to the Perot family in 1995.

East Hampton Golf Club- In 1995, BVHG was hired by Credit Suisse to complete the development and set up the operation and membership program for this exclusive private equity membership golf club in East Hampton, Long Island, New York. Memberships are limited to 250 individuals. The starting membership deposit was $260,000. BVHG arranged for a new ownership group, of which BVHG principals were a part, to purchase the project from Credit Suisse. BVHG principals sold their minority interest in the golf club to the majority owner in 2015.

Hamilton Farm Golf Club- In 1996 BVHG was engaged by Enron Corporation to complete Enron's corporately owned exclusive golf retreat and to convert it from a corporate facility to an exclusive private golf club. BVHG completed the club and set up the membership program with a starting membership price of $275,000. The club was sold to a private owner from Baltimore in 1998.

Lodge at Rocky Gap- the State of Maryland engaged BVHG to develop and operate a new 220 room resort facility and Jack Nicklaus Signature Golf Course in the State's Rocky Gap State Park in 1988. BVHG developed the resort and golf course over about 30 months. BVHG opened and operated the property until the state sold it to casino interests in 1995.

Tucker's Point- private owners engaged BVHG in 2001 to provide development services during the conversion of Bermuda's Marriott Castle Harbour Resort into the new Tucker's Point Club. BVHG oversaw the golf course reconstruction, the Marriott hotel's demolition, and the development of the new clubhouse and fractional ownership villas.

Chateau Cartier Hotel & Golf Resort- BVHG arranged for the purchase and was part of the ownership group and managed this elegant 129-room French Chateau-styled hotel, with its conference center and 18-hole championship golf course situated on 125 acres in Aylmer, Quebec, within minutes of Ottawa, Canada's capital city from 1997 until its sale in late 2007.

Arnold Palmer's Isleworth Community- BVHG acted as receiver and manager for this 820-acre prestigious residential community on behalf of Mellon Bank beginning in 1996. Famous for having been the home of Tiger Woods, the project includes an 18-hole golf course, tennis facility and exclusive private membership club. BVHG restarted the real estate sales and membership program that had been suspended during the legal proceedings. The project was sold after Mellon Bank's foreclosure in 1998.

Old Palm Golf Club- In early 2010, BVHG was engaged by ING Clarion and their Irish equity partners to conduct the acquisition due diligence and recreate the operational, membership, and real estate marketing program for this exclusive private residential golf club community located on PGA Boulevard in Palm Beach Gardens, Florida. Homes in Old Palm range from a low of $1.2 million to more than $15 million and the membership deposits were priced at $175,000. BVHG provided its services until the project was stabilized at the end of August 2011.

Lakeland Terrace Hotel- BVHG was engaged in 1999 by private owners, which included the Publix grocery family, to oversee the redevelopment of the Lakeland Terrace Hotel in downtown Lakeland, FL. This 88-room property is on the Historic Registry, and the redevelopment had to comply with that designation. BVHG completed the redevelopment and operated the hotel until its sale in 2009.

PGA International Resort-Savernake Club- Starting in 2000, BVHG directed the planning process over eight years to develop a luxury golf resort in Wiltshire, England, on the leasehold estate of this 400-acre project owned by the Earl of Cardigan. Final planning permissions were received in mid-2008, but due to the financial crisis, development plans had to be put on hold. Subsequently, the Earl of Cardigan's estate lost control of their property through a dispute with the Estate's Trustees.

TPC Cancun (La Roca Country Club)- BVHG was part of the ownership group along with Spanish partners that, starting in 2000, created the project and managed the planning and permitting process for 36 holes of golf and the residential community in Cancun, Mexico. Nick Price designed one course, and Tom Fazio designed the other. Both courses were licensed as Tournament Player Courses by the Touring Professionals organization. The surrounding gated residential community was scheduled for 1700 homes. The project was sold to a Mexican development company in 2007.

Other Projects for which BVHG has Provided Management and/or Development Services

- Four Points by Sheraton Studio City, Orlando
- LPGA International, Daytona Beach, Florida
- Vista Club Hotel, Orlando, Florida
- Quality Suites, Orlando, Florida
- Quality Inn & Suites, Tampa, Florida
- Old Town Suites, Orlando, Fla
- International Plaza Resort & Spa- Orlando
- Holiday Inn SunSpree, Orlando, Florida
- Pelican Pointe Golf & Country Club, Venice, Florida
- Travelodge-Sleepy Bear Hotel, Orlando, Florida
- Elkhorn Resort, Golf Club & Spa, Sun Valley, Idaho
- Steele Canyon residential golf community- San Diego, California
- Spanish Hills Golf & Country Club, Camarillo, California
- WestWinds residential golf community, Frederick, Maryland
- River Wilderness residential golf community, Parrish, Florida
- Seabrook Island Resort, St. Johns Island, South Carolina