



Tulum Country Club

BY BAHIA PRINCIPE RESIDENCES



Grupo Piñero

Piñero Group is a Spanish tourism group present throughout the value chain of the vacation industry, with a team comprising more than 14,000 professionals. Annually, they manage 9 million tourist stays for clients from more than 30 countries.

The group operates in three business units:

Living Resorts, dedicated to its hotel and residential activities, encompassing 27 establishments and over 14,000 rooms in the Dominican Republic, Mexico, Jamaica, and Spain. This unit also manages residential complexes and golf courses.

Travels, which oversees tour operation brands like Soltour and provides receptive services through Coming2.

Services, covering a range of amenities including sustainable transportation within complexes, video and photographic report production, and various other activities.



27 Hoteles

Bahía Príncipe Luxury	8
Bahía Príncipe Fantasia	2
Bahía Príncipe Grand	11
Bahía Príncipe Sunlight	4
Piñero Hoteles	2

14.000 Rooms

Average occupancy 82%

13.000
Projected
Residences

4 PGA Golf
Courses

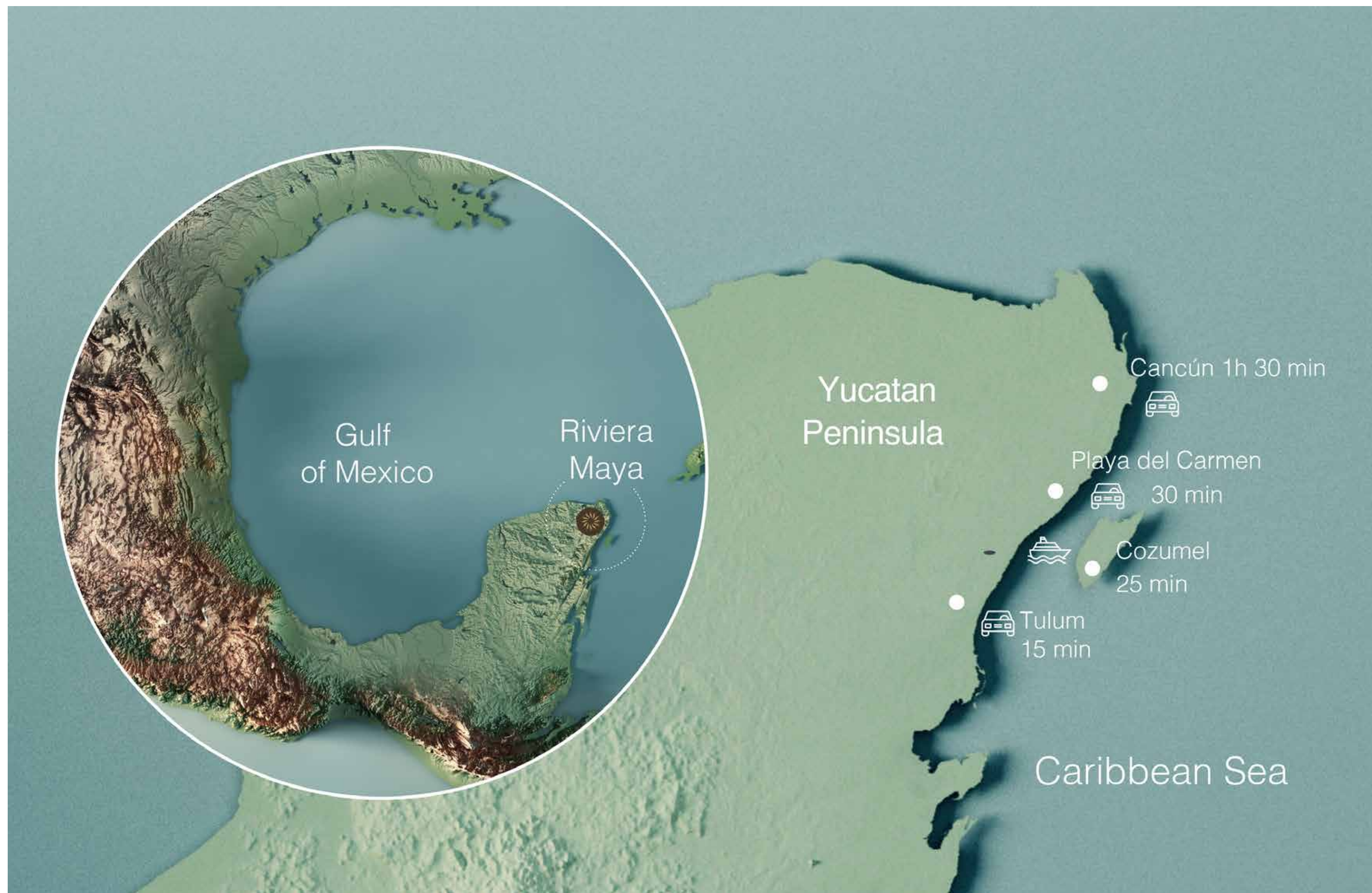


Riviera Maya

The Riviera Maya, a prominent tourist region along the Caribbean coast, is one of the fastest-growing areas in Quintana Roo, Mexico and is considered one of the fastest-growing in the country. It is well connected with major cities in the Yucatan Peninsula, including Cancun, Merida, and Chetumal.

As of 2020, the Riviera Maya Metropolitan Zone, which includes the municipalities of Solidaridad and Tulum, had a population of 380,521, accounting for 20% of Quintana Roo's total population, representing 20% of the total population in Quintana Roo. Between 2015 and 2020, the area experienced an annual population growth rate of 9.4%.

In 2020, the housing stock in the ZMRM surpassed 124,000 units, with an economically active population of 214,364.



Door to door from home to Paradise

*Easy access with
direct flights from
major cities
worldwide*



Unparalleled International Profile

Cancún international airport provides access to the world.

- ▲ **The primary access point to Playa del Carmen is via Cancun International Airport**, which is one of the most important airports in Mexico.
- ▲ From January to December 2019, the airport welcomed 24,481,989 passengers across 167,122 flights.
- ▲ **From January to August 2021, 7.9 million passengers have arrived at the airport**, showing a noticeable gradual recovery in recent months.
- ▲ Notably, 57% of these air arrivals are international tourists.
- ▲ Regarding the length of stay in the Riviera Maya, domestic visitors recorded an average stay of 3.1 nights, compared to 6.0 nights for international visitors.

Source: Economic Information Bank, INEGI

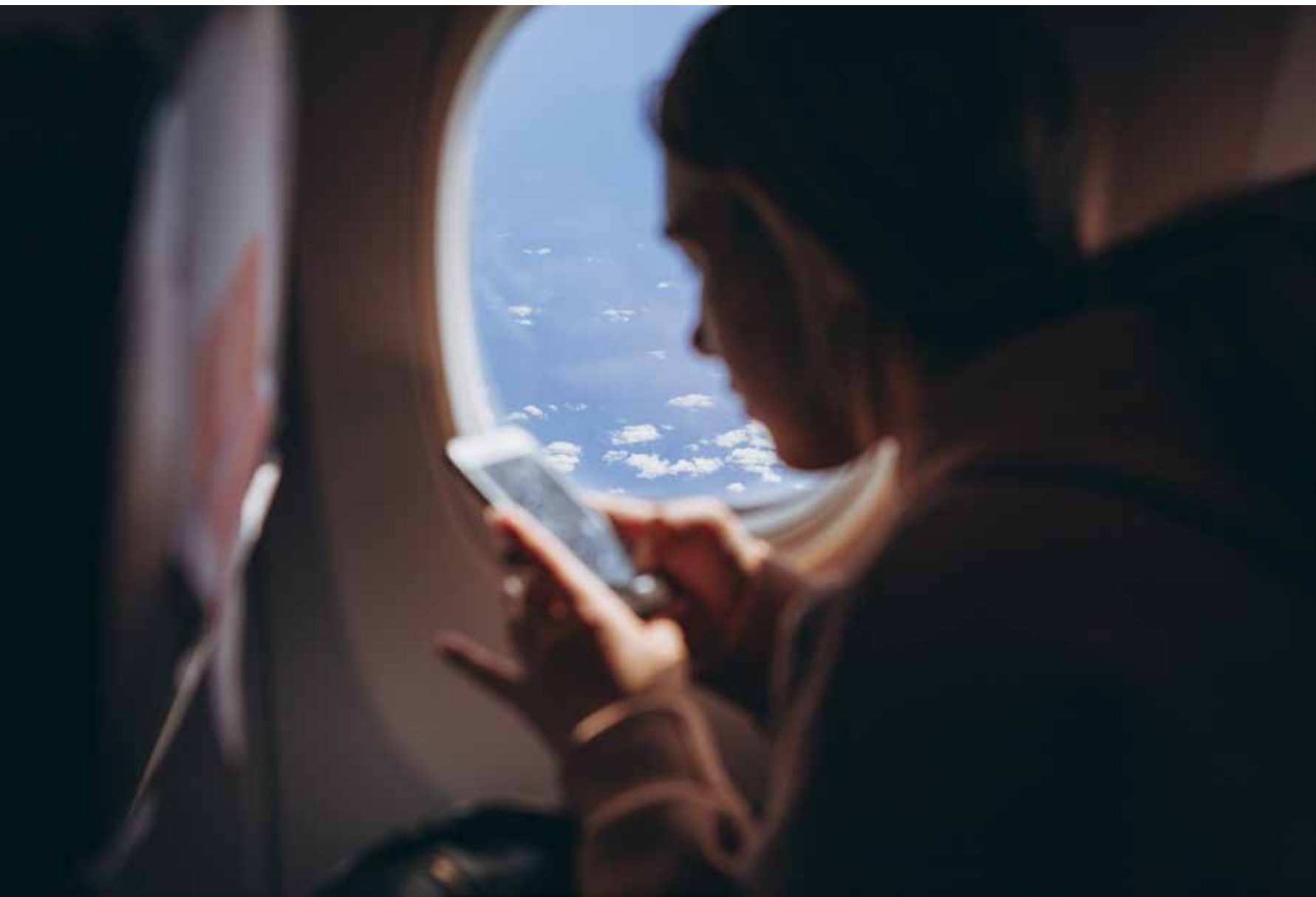
Tourism, passengers and international flights to Cancun International Airport



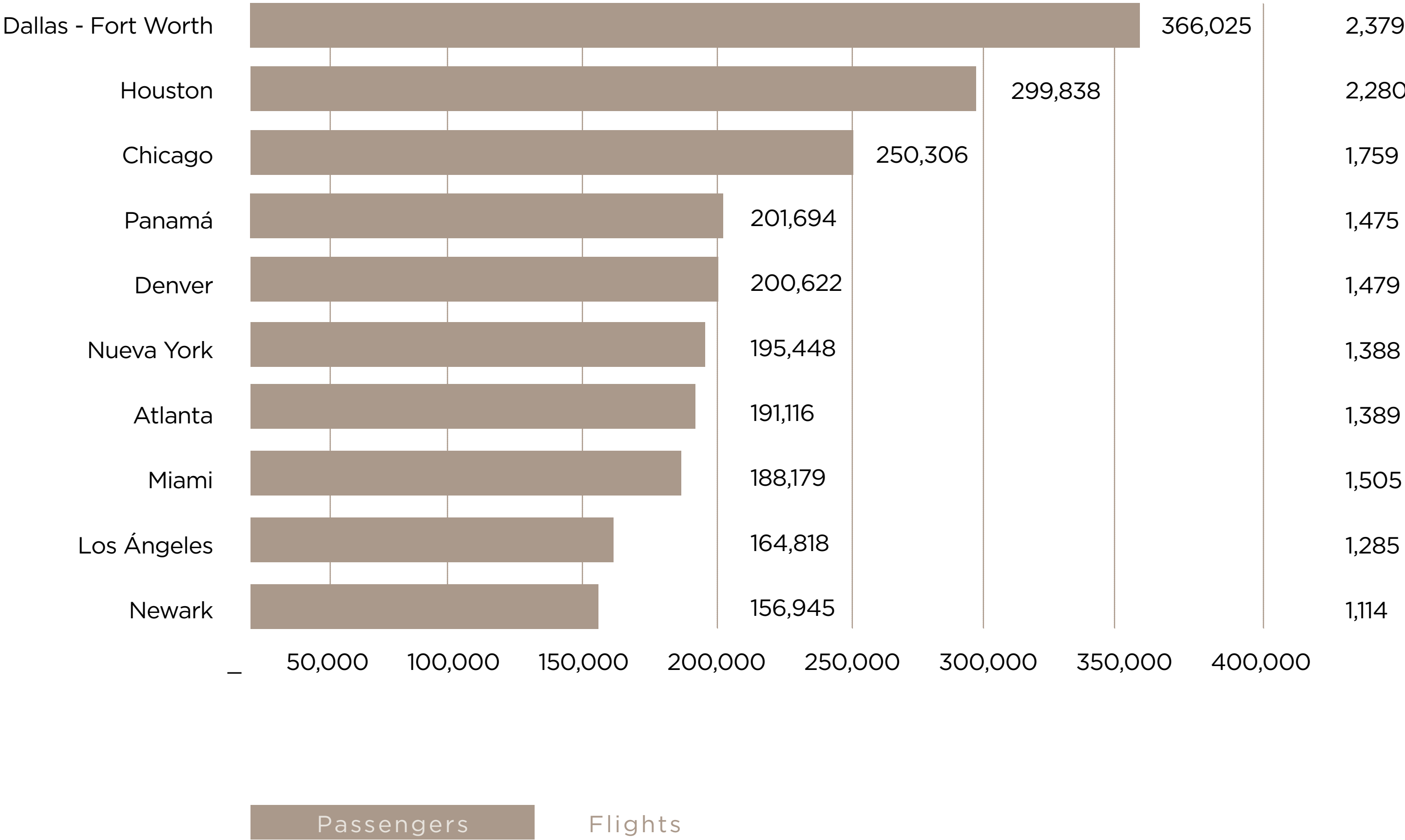
International Flights
24,877



Passenger arrivals
3,392,683



Top 10 passengers and flights to International Airport



Tourist activity



In terms of international arrivals this year, the count has exceeded 3.3 million, among these, 9.6% originated from Dallas International Airport, making it the top source, closely followed by Houston at 7.9%.

Source: Ministry of Communications and Transportation. Only commercial flights are included.



As of August 2021, domestic passenger arrivals have surpassed 2.5 million, out of these, 50% originated from Mexico City International Airport. Monterrey and Guadalajara follow as the next major sources, contributing 16% and 12% of the arrivals, respectively.

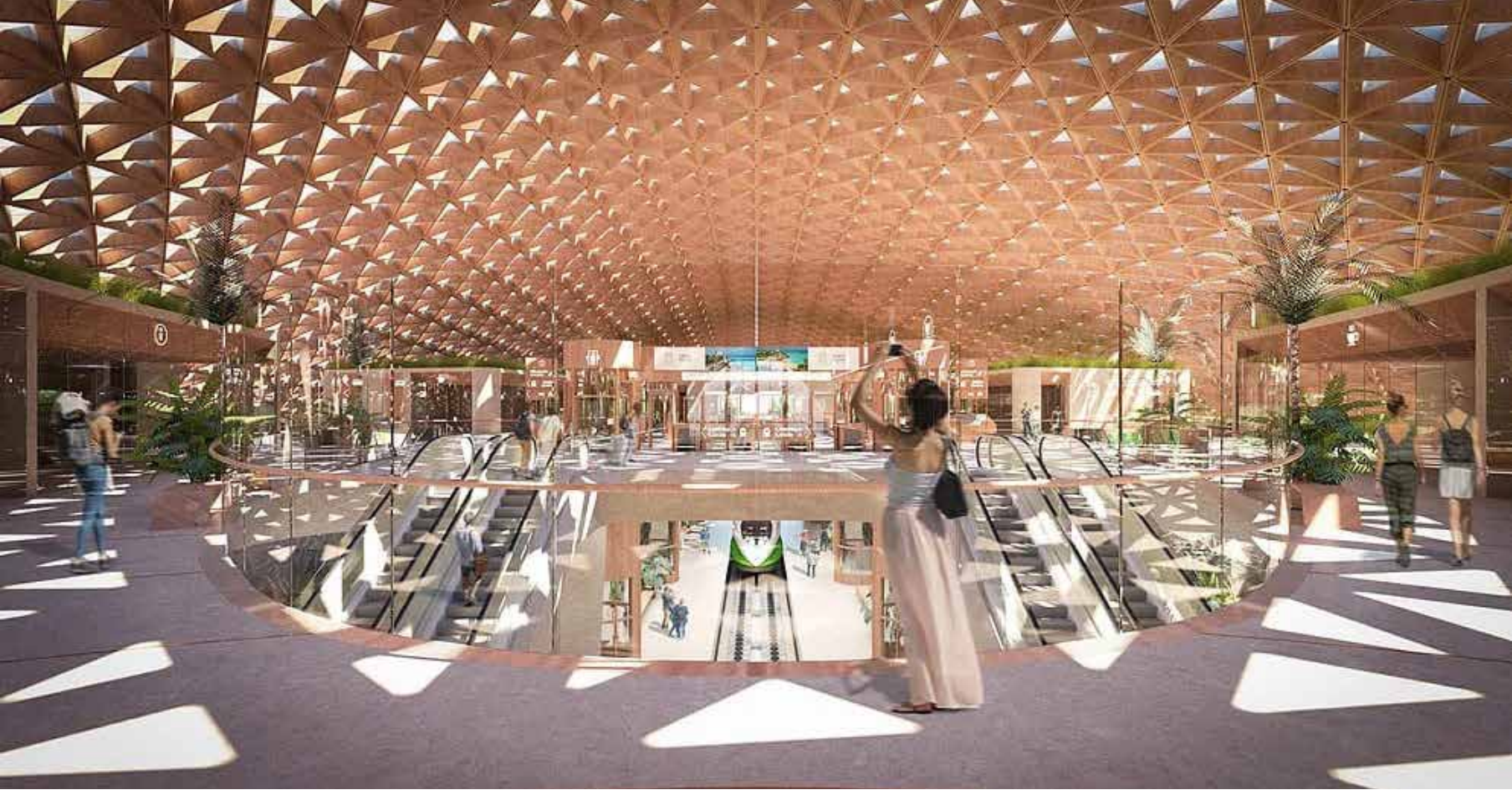
Source: Ministry of Communications and Transportation. Only commercial flights are included.

FUTURE ACCESS



Tulum Country Club

BY BAHIA PRINCIPE RESIDENCES



**TREN
MAYA**
TSIIMIN K'AAK

Illustrative image



Train Stations

- 1 Palenque
- 2 Tenosique
- 3 Balancán
- 4 Escárcega
- 5 Campeche
- 6 Mexcanú
- 7 Mérida
- 8 Izamal
- 9 Chichen Itzá
- 10 Valladolid
- 11 Cobá
- 12 Cancún
- 13 Puerto Morelos
- 14 Playa del Carmen
- 15 Tulum
- 16 Felipe Carrillo Puerto
- 17 Bacalar
- 18 Chetumal
- 19 Xpujil



Felipe Carrillo Puerto
**TULUM'S NEW
AIRPORT**

TULUM COUNTRY CLUB



Tulum Country Club

BY BAHIA PRINCIPE RESIDENCES

Tulum Country Club

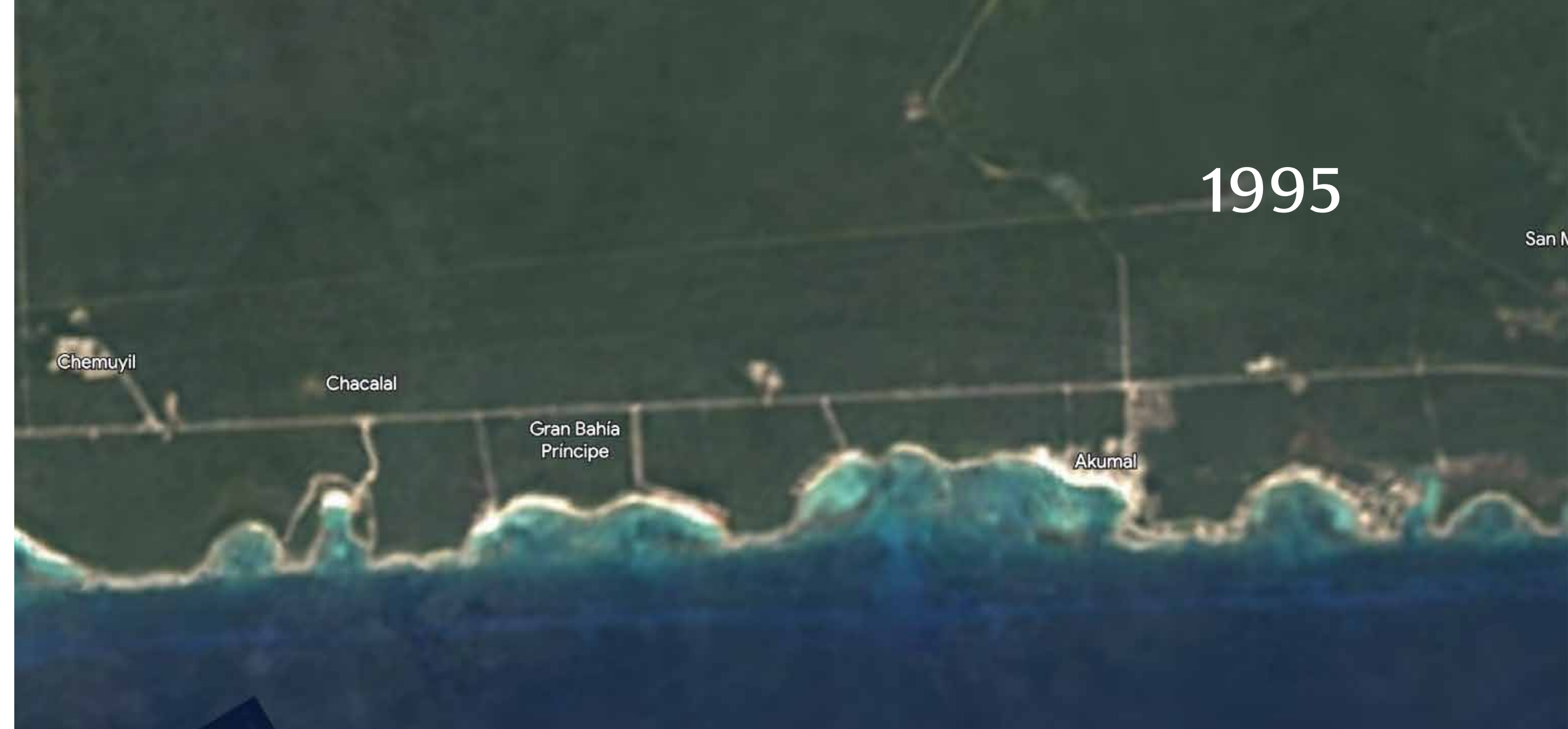
Building Community Through Our Expansion

Since the purchase of the initial parcel of land in 1995, Bahía Principe, and subsequently Bahía Principe Residences, have recognized and embraced their shared responsibility with the community. As Tulum Country Club has grown so has both Akumal and Tulum.

The vision we share is one of sustainable growth in both infrastructure and population with an eye towards a modern community of the future. One in which everyone can flourish.



A Region Growing Together



Masterplan

Tulum Country Club BY BAHIA PRINCIPE RESIDENCES

- | | |
|-----------------------------|--|
| 1 TORTUGAS | 14 COLEGIO INTERNACIONAL ALEMÁN RIVIERA MAYA |
| 2 Villas Caribe | 15 CENTRAL PARK |
| 3 DOWNTOWN | 16 LA PLAZA TULUM COUNTRY CLUB |
| 4 LAGOS | 17 The Club |
| 5 LAS OLAS | 18 MARKET SQUARE |
| 6 Terrazas | 19 JOOL BOLLOM |
| 7 Quetzal | 20 KAY BEACH CLUB |
| 8 green3 | 21 Football Program |
| 9 PREMIUM | 22 BOSQUES DE HERRADURA |
| 10 KAAH-HA | 23 SUNSET NORTH |
| 11 LAGOS RESIDENCIAL | 24 SUNSET SOUTH |
| 12 HÉLICES (I y II) | |
| 13 LA HERRADURA RESIDENCIAL | |

BAHIA PRINCIPE GOLF

- | |
|--|
| 1 PGA Riviera Maya
BY BAHIA PRINCIPE GOLF |
| 2 PGA GOLF ACADEMY |

BAHIA PRINCIPE HOTEL & RESORTS

- | |
|---|
| 1 BAHIA PRINCIPE LUXURY *****
Sian Ka'an |
| 2 BAHIA PRINCIPE GRAND *****
Coba |
| 3 BAHIA PRINCIPE LUXURY *****
Akumal |
| 4 BAHIA PRINCIPE GRAND *****
Tulum |
| 5 HACIENDA DOÑA ISABEL |

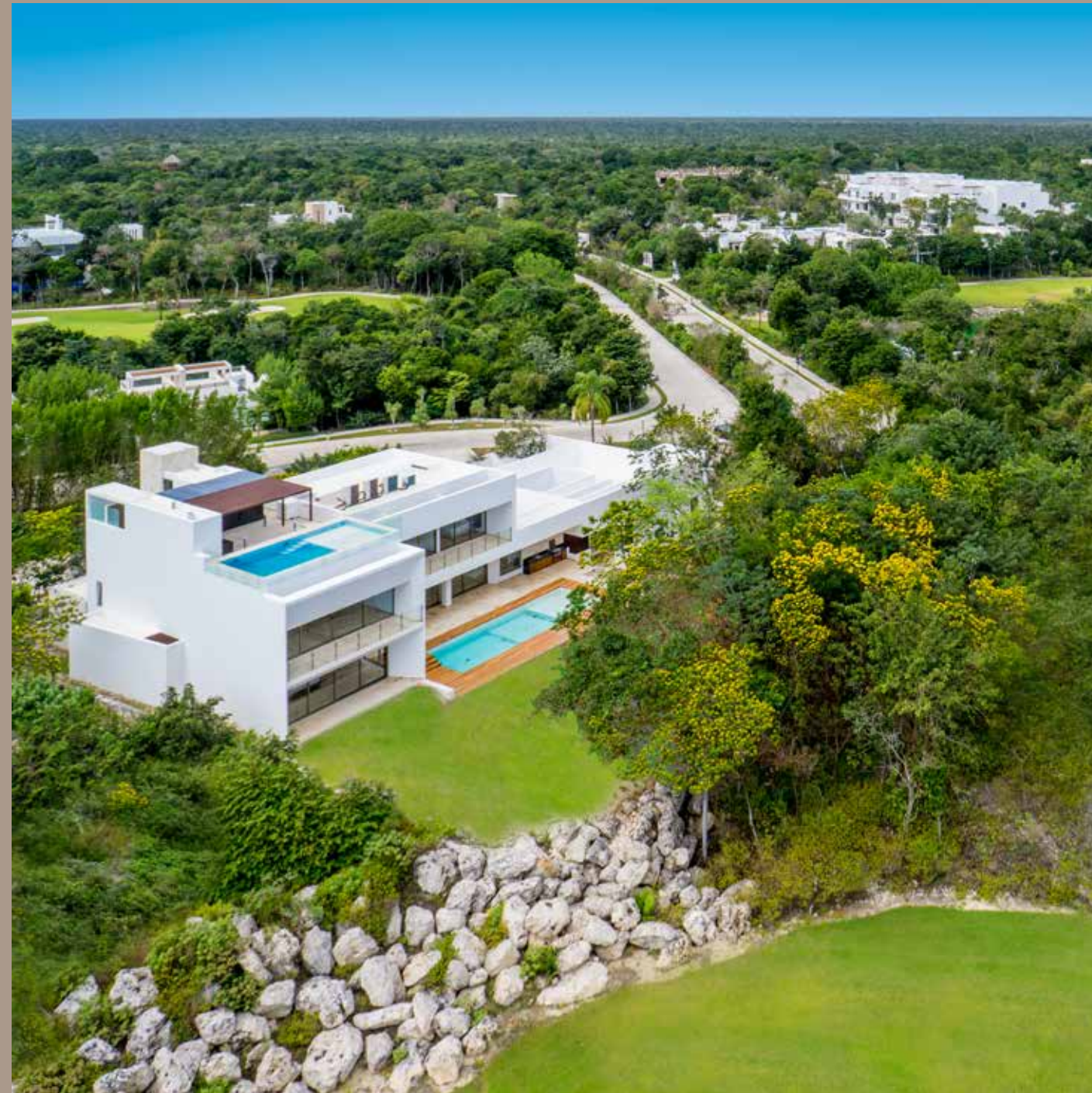


Master Plan Evolution

Strategic acquisitions and a partnership with EDSA secures a bright future for Tulum Country Club.



Real estate offerings



402 HOMES



1,179 LOTS



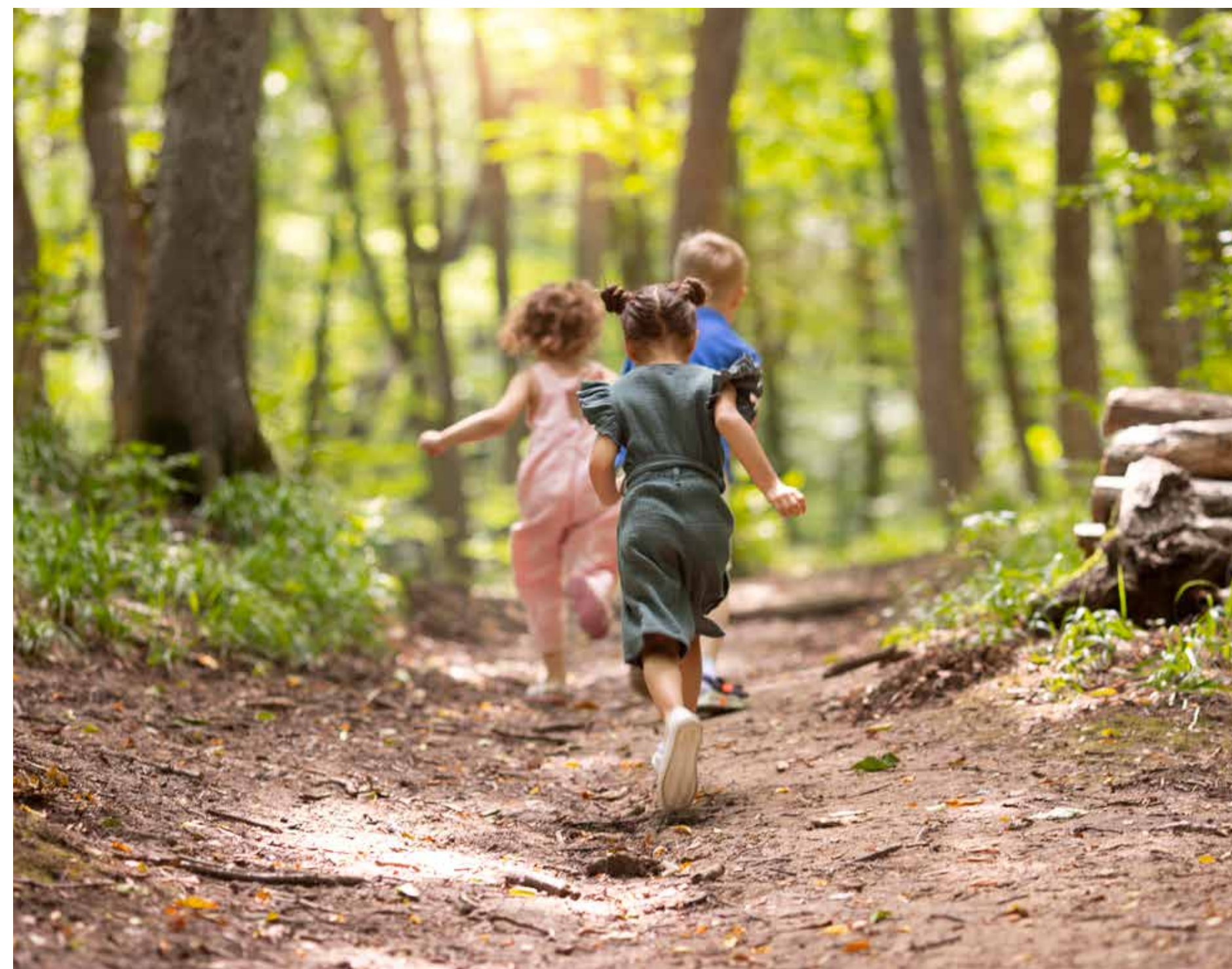
1,555 CONDOMINIUMS

OUR AMENITIES



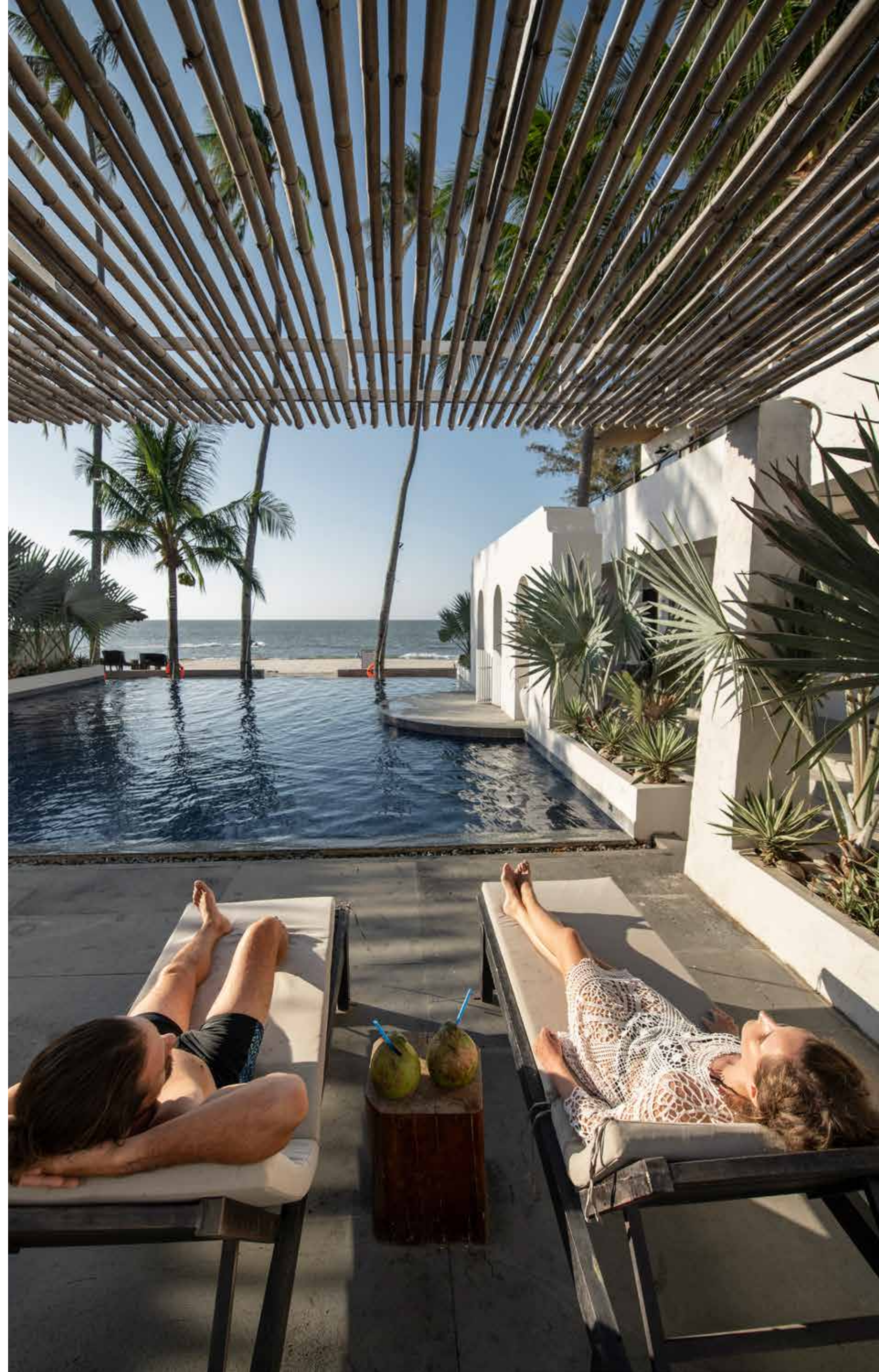
Tulum Country Club

BY BAHIA PRINCIPE RESIDENCES



General Amenities

-  PGA Golf Course
-  Golf Academy
-  Golf Proshop
-  Club house
-  More than 240 acres of Green Areas
-  Ecological walkers to walk, or ride a bike
-  Yoga areas
-  Gym
-  KAY - Beah Club
-  Restaurant - Terrace
-  Mulligans - Sports Bar
-  Delivery
-  Orchard
-  Nursery
-  Ecological Foundation Activies



-  Official nesting and conservation of sea turtles
-  Natural cenotes
-  Temazcal
-  Day pass and special price in hotels
-  Spa
-  Massages
-  Transportation according to your needs
-  Water activities
-  Hacienda show Mexican party
-  Casino
-  Church
-  Pharmacy
-  Car rental
-  Excursions
- Coming soon
 -  • Members Club
 -  • Comercial area
 -  • Colegio Internacional Alemán

PGA
Riviera Maya
BY BAHIA PRINCIPE GOLF

An Inspired Partnership



PGA Riviera Maya

PGA Riviera Maya is an impressive architectural work by the renowned designer Robert Trent Jones II, it's a spectacular synergy of the golf course with the magnificent Mexican Mayan jungle, natural lakes and cenotes within a steep geography.

The 18-hole golf course was awarded by the prestigious Golf Digest magazine for third consecutive year as one of the best golf resorts in Mexico and Central America in 2019, it has a length of 7.272 yards.

You can enjoy its Club House and also find all the necessary equipment in the ProShop or even improve your game at the Golf Academy.

For you to continue enjoying the game and the landscape, PGA Riviera Maya also has an executive 9-hole par 3 course. It is one of the few golf courses in the Riviera Maya where playing golf will be considered great environmental experience.



Golf Academy

Bahia Principe Golf is committed to teaching the highest-quality golf and its own Golf Academy in the Riviera Maya Golf Course... or achieving high performance side by side with the Pro.

Driving Range

- 300 yards
- 50 person capacity
- Bunkers
- Putting Green
- Chipping Green

Facilities

- Club House
- Coffee Bar
- Showers and lockers area
- Warehouse for equipment shelter
- Meeting room
- Lobby
- ProShop

Services

- Golf Academy
- Equipment rental
- GPS-equipped carts
- Bar cart
- Tournament organization



Jool  Bolom



An ideal place for friends and family together

Tulum Country Club is an ideal place to gather with friends and family. Kay Beach Club offers a delicious seafood menu that blends with the peace and serenity of the crystal-clear waters of the Mexican Caribbean. At Jool Bolom, residents can enjoy an unforgettable grill next to our stunning golf course with live music during the week. And finally, Mulligans Sports Bar offers drinks and a coffee shop-style menu to enjoy while catching up on the latest game scores.





 **Tulum Country Club**
BY BAHIA PRINCIPE RESIDENCES

Evolution of Tulum Country Club Building community through our expansion

Tulum Country Club is excited to have secured the rights to adjacent properties which will allow us to expand our footprint to almost 900 hectares. This expansion and new master plan will allow for the evolution of TCC to accommodate a more complete and well rounded community in the future.

Illustrative image



Illustrative image

Members Club

Our initial community building projects will be the evolution of Casa Club to The TCC Plaza. This transformation will include restaurants and private event rooms, kids club, coworking, and a variety of commercial spaces along the ground floor, on the second level a fully equipped gym, and finally the Sky Bar on the rooftop that offers magnificent views of the ocean.

Additionally, we are building a Members Club preview adjacent to the Plaza that will have pickle, padel, and tennis courts as well as resort pools for adults and families with a playground and kids club as well as a game room, event terrace, and cafe. This is the preview of our 15-hectare main country club and sports center which will become the hub of social and recreational activity in the community.



Illustrative image



Market Square

Our new Market Square outdoor shopping plaza will look to provide essential needs for our owners without leaving the gates Market Square will be anchored by a 550 m2 fresh produce market and be surrounded by commercial spaces built to provide needed services and small luxuries.



Illustrative image



COLEGIO INTERNACIONAL ALEMÁN

RIVIERA MAYA®

Finally. We are proud to announce our partnership with the Colegio Internacional Aleman. This is a K-12 world-class educational system and facilities that will serve our local national and international children and families. And will serve as the anchor to the community we are building here at Tulum Country Club.



Central Park

If the Colegio Internacional Aleman is the anchor of our community, the heartbeat will be central park. Central Park is roughly 30 hectares of open lush green spaces, mystical cenotes, and tranquil water features. It will contain a mix of sporting fields, playgrounds, and event pavilions to rival many metropolitan parks. It will be a place where residents will enjoy family time, take their pets for a walk, explore nature trails, or challenge themselves along the many biking and running paths. It will serve as a gathering place for the community to gather for holidays and special event activities throughout the year.



Preserved natural cenote



Playground



Lagoon



Nature trails



Sports fields / courts



Orchards



Waterfront activity



Yoga area



Football Program

Football Academy

Our alliance with the Real Madrid Football Academy is one of our most important partnerships. Through this alliance, we are committed to offering our community members the chance to advance in sports without having to leave their local area. We pride ourselves on providing top-tier infrastructure specifically designed for this purpose.

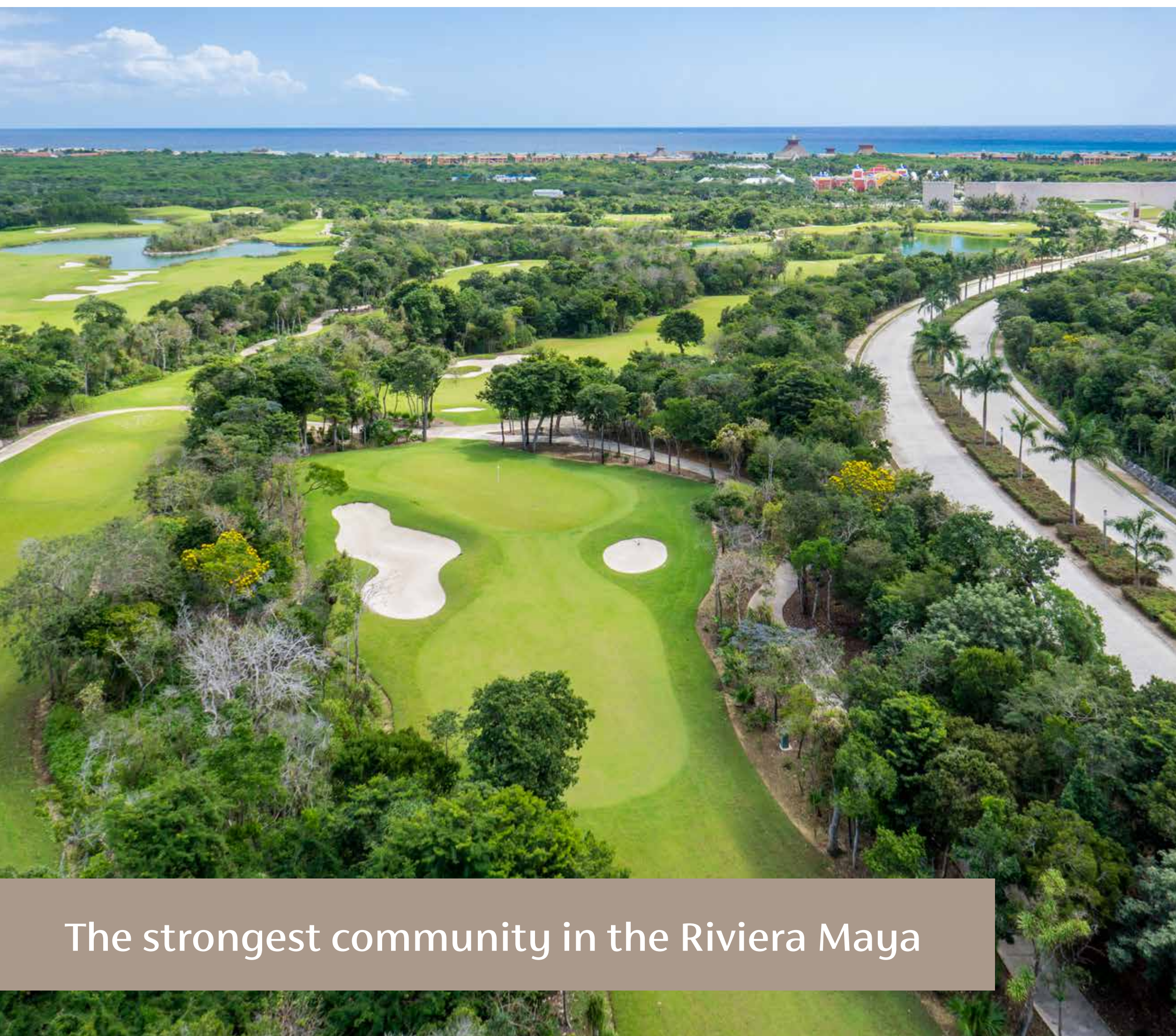


SERVICES



Tulum Country Club

BY BAHIA PRINCIPE RESIDENCES



The strongest community in the Riviera Maya

Infrastructure

Tulum Country Club is a fully urbanized development, boasting a privileged location within the municipality of Tulum. Spanning over 600 hectares, it thoughtfully preserves natural areas. Strategically designed, the development promotes security, tranquility, comfort, and privacy, aligning with the desires of our residents.

As a member of the Bahia Principe community, residents gain access to the complex's comprehensive service infrastructure, enjoying preferential and exclusive pricing.

Infrastructure

Tulum Country Club is the region's leader in urban infrastructure



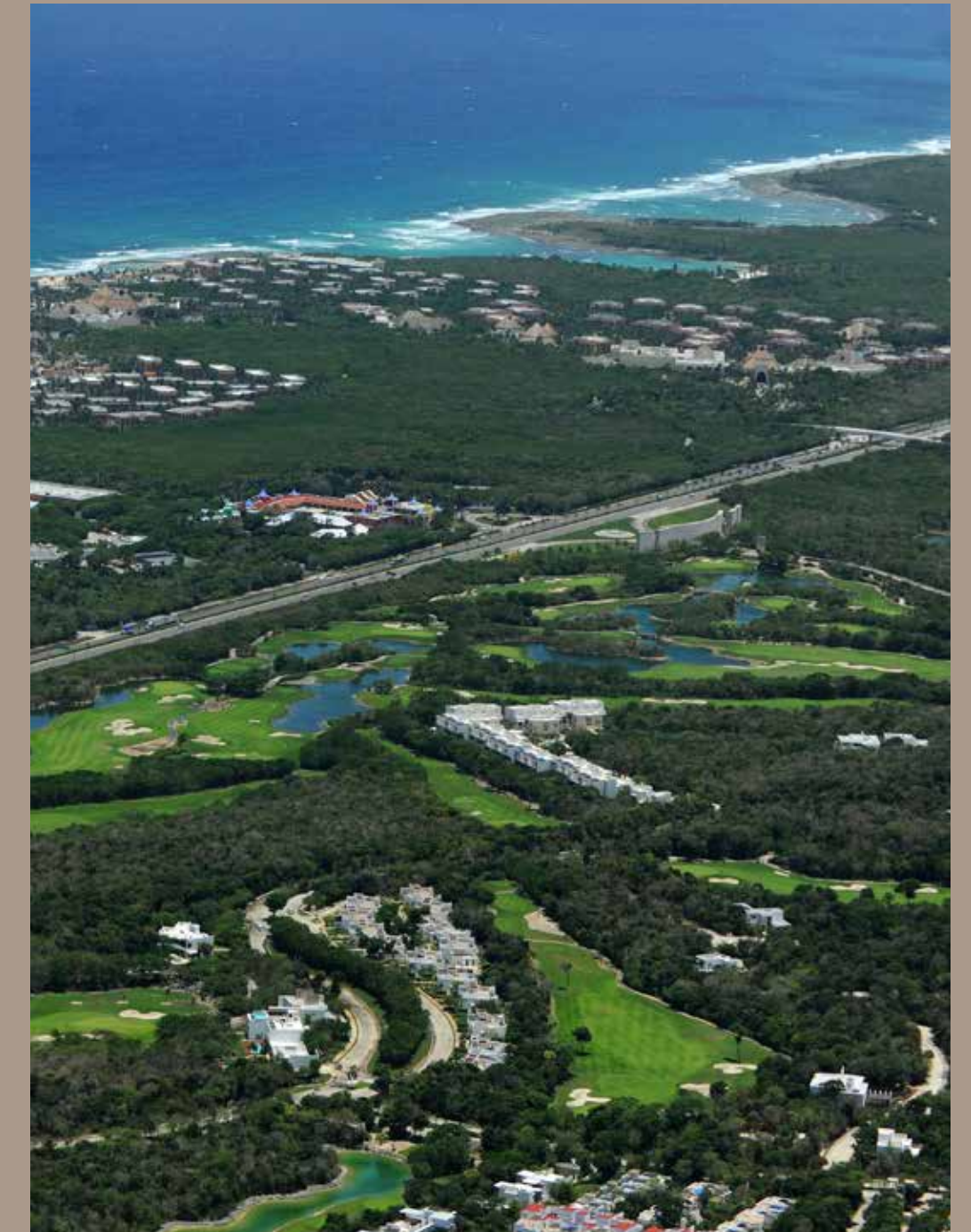
Roadways



Landscaping



Ocean Access



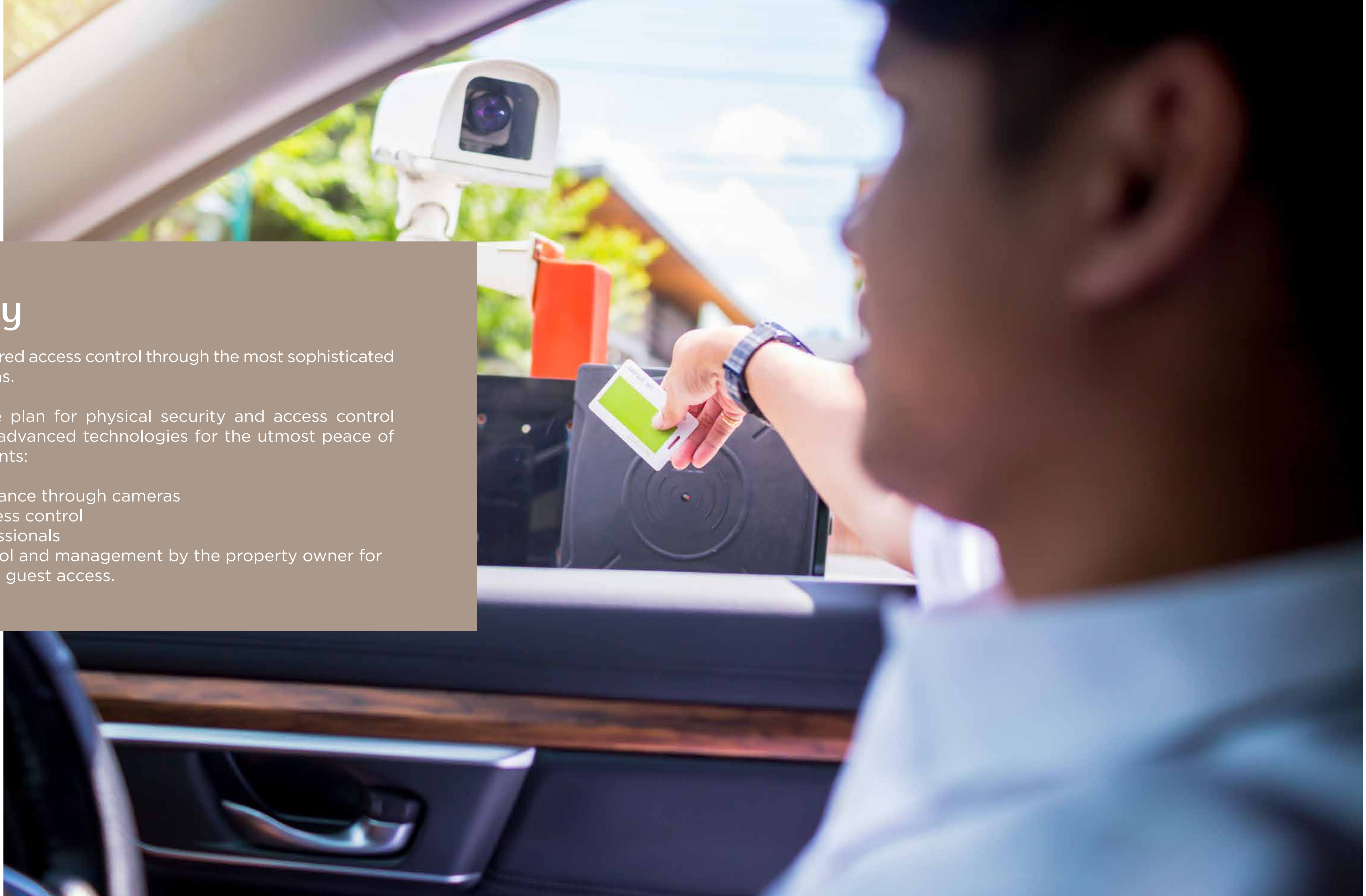
Subterranean Utilities

Security

24-hour monitored access control through the most sophisticated security systems.

Comprehensive plan for physical security and access control with the most advanced technologies for the utmost peace of mind for residents:

- Video surveillance through cameras
- Rigorous access control
- Trained professionals
- App for control and management by the property owner for personal and guest access.



Administration

PROPERTY MANAGEMENT

You could hire our property management program and we will take care of payments and maintenance for their convenience.

RENTAL PROGRAM

In addition to the added value of purchasing a property in BPR, we offer an attractive return of investment through our rental program, giving you the opportunity to obtain greater benefits thanks to Grupo Piñero infrastructure.



SUSTAINABILITY



Tulum Country Club

BY BAHIA PRINCIPE RESIDENCES



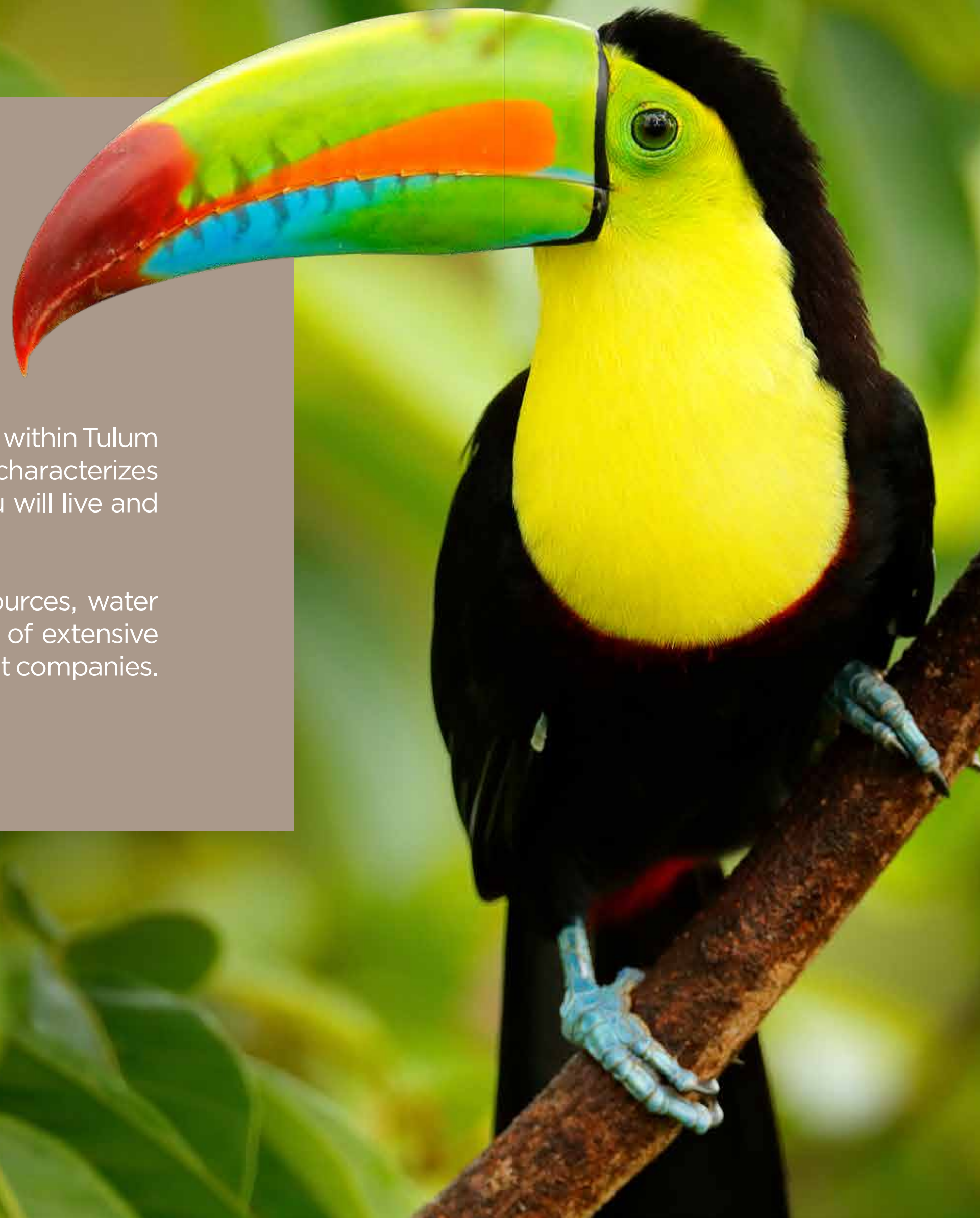
Our responsibility is to
leave a better world than
the one we found
ourselves ”

-Grupo Piñero



Contact with nature is a privilege that is enjoyed in an exceptional way within Tulum Country Club, contacting the most extensive flora and fauna that characterizes the Riviera Maya. An environment immersed in nature in which you will live and enjoy a lifestyle like nowhere else.

We are committed to improving the management of energy resources, water and waste, in addition to actively participating in the conservation of extensive biodiversity in all destinations where we operate through our different companies.



Green Initiatives

- Reforestation of 1400 trees
- Waste separation
- Recycling program
- Protection and conservation of Sea Turtles
- Beach cleaning
- Sewage treatment
- Nursery & Orchard



REAL ESTATE OFFERINGS



Tulum Country Club

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green3

Quetzal



TORTUGAS



LAS OLAS

Terrazas

PREMIUM
Homes

Villas Caribe

KAAN HA



DOWNTOWN



LAGOS

LAGOS
RESIDENCIAL

HÉLICES



LA HERRADURA
RESIDENCIAL

Signature
HOMES

Exceptional creations



Illustrative image

Signature Homes is a residences collection with exclusive designs that we have entrusted to three of the most nationally and internationally recognized Mexican architectural firms.



Nature is not a place
to visit
It is home



Illustrative image

La Herradura Residencial is the latest residential offering from Tulum Country Club. This exclusive gated community of 141 single family lots has it all. A variety of lot sizes from 300m² to 705m² to suit your design needs. A common area filled with recreational spaces designed for an active lifestyle. A premium location along the horseshoe bend of central park with spectacular views and direct access to world class park spanning 30 hectares.

Biking, jogging, and walking paths. Outdoor gym. Dog park. Picnics. Parkside café. Community events center. Art exhibition esplanade...

Live in Herradura and have all of this in your backyard.

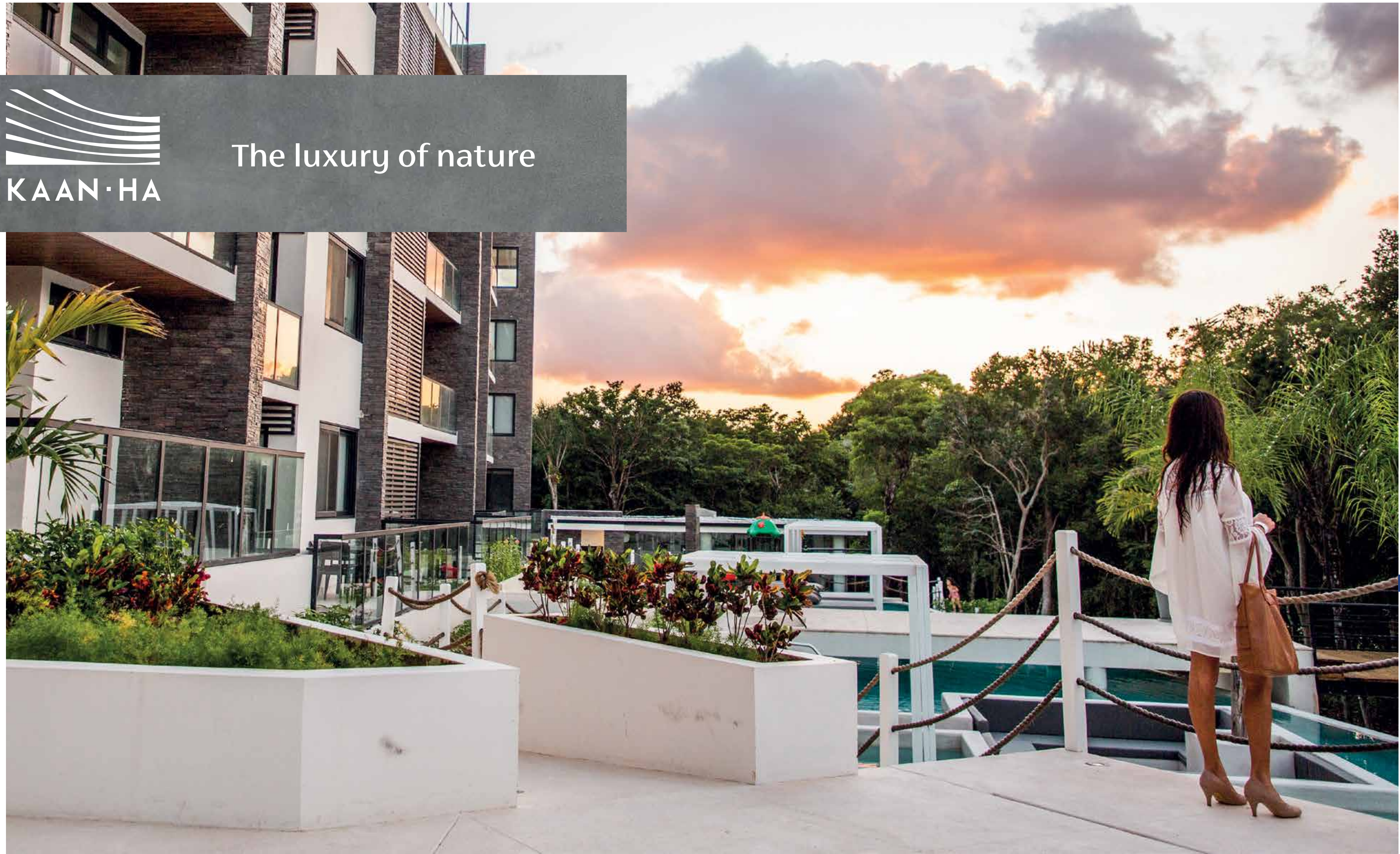


A privileged location



Modern lifestyle for all tastes
Helices is a boutique condominium project that offers a variety of lifestyle options for the modern investor. This combination of 36 1, 2 and 3 bedroom floor plans offers fresh architectural design and beautiful views of the central park within a lush setting that renews the soul after a day of life's hustle and bustle.

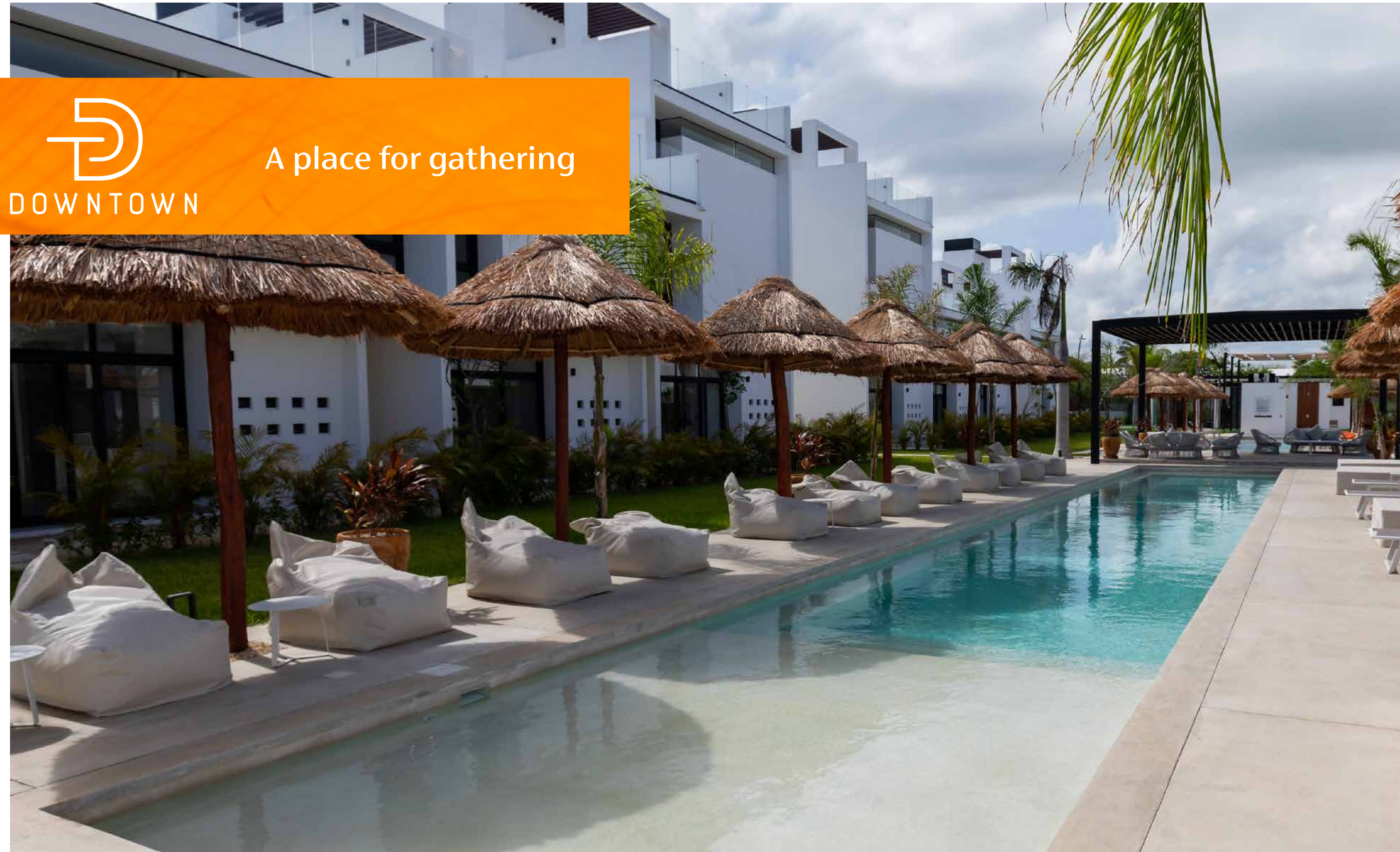
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The luxury of nature

Illustrative image

The luxury of nature Elegance, greatness and exclusivity are just some of the luxury features that blend with an environment surrounded by nature in the best location within Tulum Country Club.



 A place for gathering
DOWNTOWN

Illustrative image

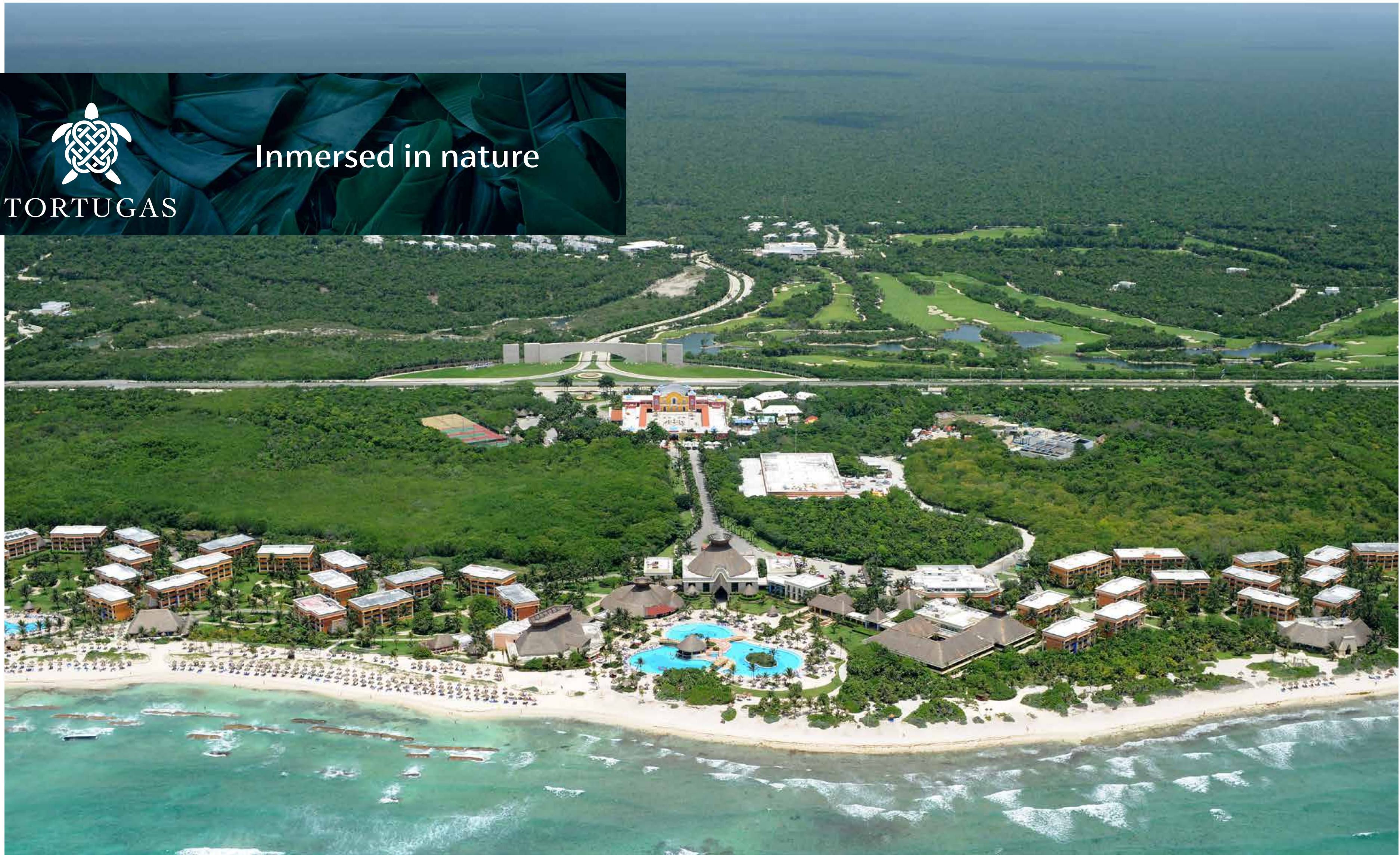
Community consisting of 62 houses where you can choose between 2, 3 and 4 bedrooms, divided into 2 and 3 storeys, each of them with a roof garden and complimentary amenities, such as BBQ area and splash pool.



Condominium Lots



We have a wide range of lots of different sizes and densities in the best locations, with all services enabled, finished streets with lighting and gardening, guaranteeing the highest value within the best residential complex in Tulum.



Our most recent launching within Tulum Country Club; formed by a set of 112 single family lots surrounded by nature and immersed in a tropical paradise, in a location surrounded by a shared area of 64,583 sq. ft. with several amenities such as central pool, playground, walking path, BBQ area, among others.



Illustrative image

LAGOS
RESIDENCIAL

Live nature

Lagos Residencial, a set of 120 single-family lots from 351 m2 surrounded by impressive nature, located around a common area of 8,500 m2 with unique amenities that include a paddle tennis court, coworking, events area, with technology and first class services for the benefit of our owners.

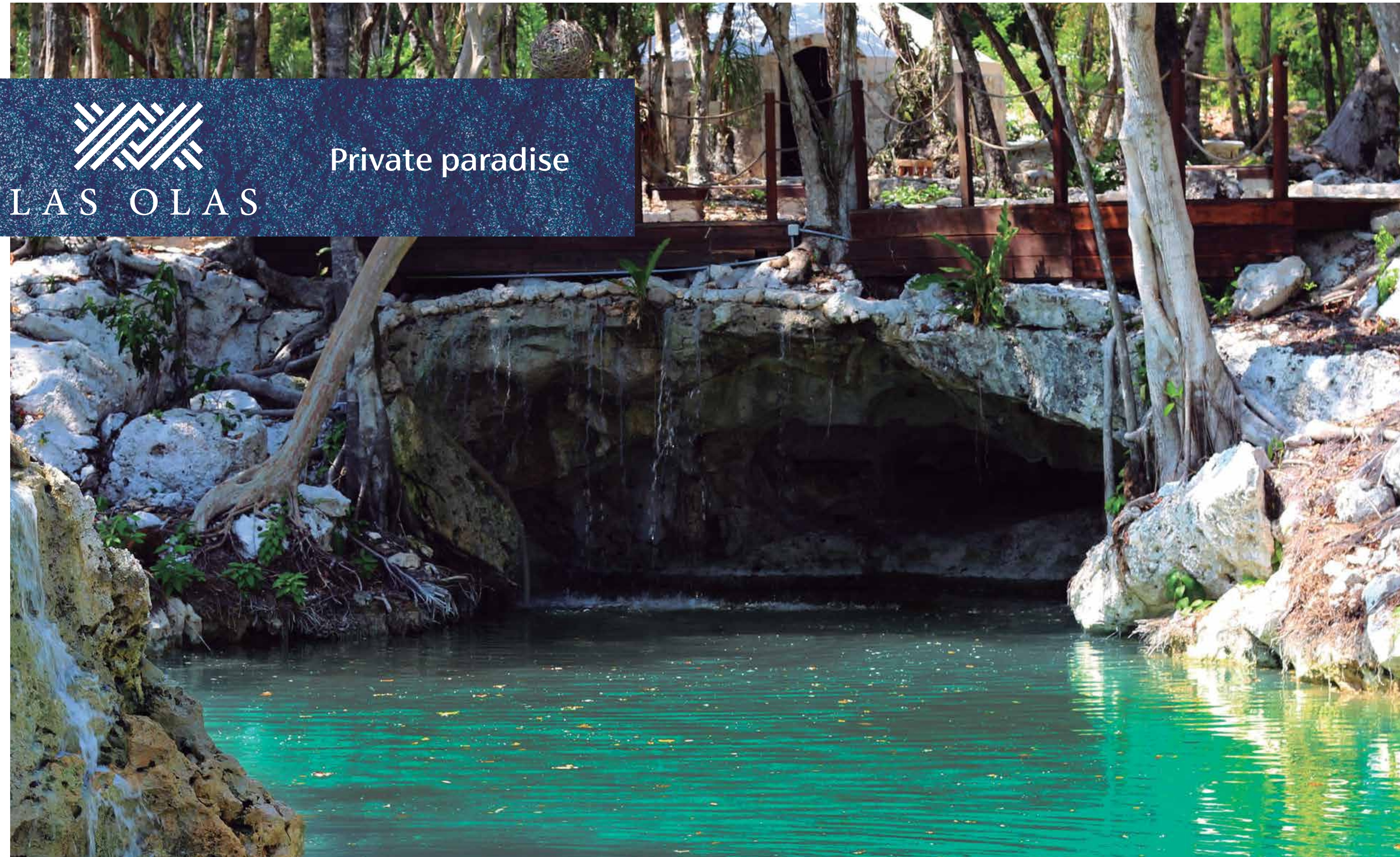
Villas Caribe

A private experience



Illustrative image

Choose between 12 different exclusive models, with versions of 2, 3 or 4 bedrooms on one or two floors.



Las Olas is a set of single family lots with a private natural wells area, creating an extensive shared area with incredible amenities that include an outdoors gym, hammocks area, sun bathing deck, kids area, among others.



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