



Coastal Infrastructure Platform

Eco-affordable workforce housing · Engineered reef restoration

EARTH

OCEANS



US\$3.5B

annual tourism receipts · Los Cabos

The world's eyes are **already** here.

GLOBAL RANKING

BCS — Top 3 luxury ecotourism destination · Latin America

DISTINCTION

Sea of Cortez — UNESCO Biosphere · "Aquarium of the World"

GROWTH

+18% international arrivals YoY · 456 hotels · 28,175 rooms



BCS · 2026-2029

The biggest luxury hospitality pipeline in the region's history.

Aman

LOS CABOS · 2026

Four Seasons

LOS CABOS · 2027

Park Hyatt

CABO DEL SOL · 2027

Chablé

BCS · 2028

#1

Emerging luxury destination in the Americas for new openings 2026-2029.

SOURCE · INDUSTRY PIPELINE TRACKING · 2024



EARTH · LAND

22,824 homes needed · Los Cabos backlog

One system. Two crises.

OCEANS · SEA

65% coral bleaching · Cabo Pulmo 2023



BCS can't build the homes its boom demands — and it's running out of water trying.

22,824

Home backlog

LOS CABOS · 2024

-4.61 hm³/yr

Aquifer deficit

CABO SAN LUCAS BASIN

+20-40%

Construction cost overruns

TYPICAL BCS PROJECTS

Every premium hotel under construction needs ~3× its room count in workforce housing — and BCS has zero scalable supply.



— AN ANALOGY —

Built for guests. Not for the crew.

Mexico's luxury boom is a **cruise ship**. The crew that keeps it running — **52,000 hospitality workers** — sleeps offshore, in informal settlements on the margins.



~52K

hospitality workers without their own housing

LOS CABOS · CROC BCS, 2B24

~45K

people settled in high-risk zones

LOS CABOS · PROTECCIÓN CIVIL BCS

31.7%

poverty rate · highest municipality in BCS

LOS CABOS · CONEVAL

The destination cannot scale without solving this.



THE DEVELOPER'S REALITY

No workers nearby. No premium service.

Staff turnover · absenteeism · transport costs

Service instability at scale

Hidden operating costs that kill resort margins



Computational Design

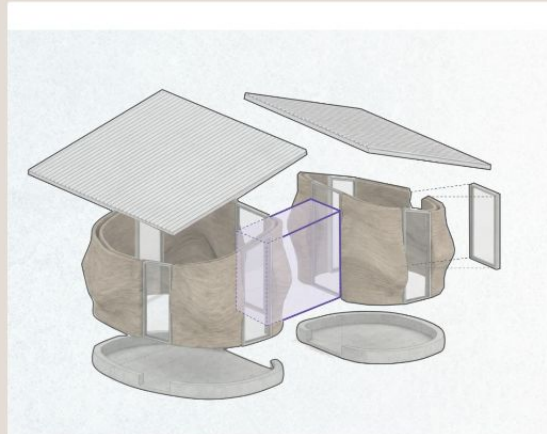
Local Biomaterials

On-site 3D Printing

Prefab Assembly



EXTERIOR



MODULAR KIT

PROJECT NAME: [REDACTED] / [REDACTED] APPROVAL
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FLOOR PLAN

<6 weeks

PER TURNKEY UNIT VS 26-36 WEEKS
TRADITIONAL CONSTRUCTION

-65%

WATER PER HOME VS TRADITIONAL
CONSTRUCTION · RESEARCH-BASED
ESTIMATE



2.76m

Structural wall height achieved

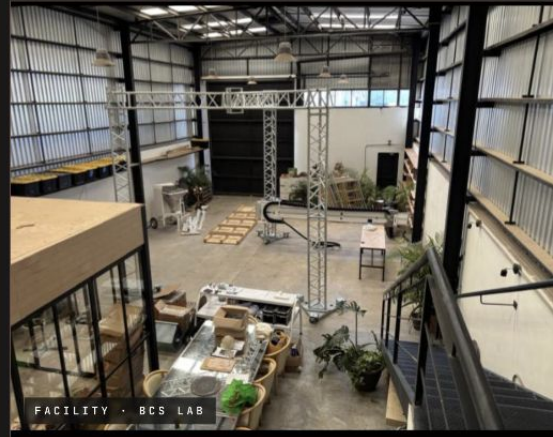
BASE FOR ECO-AFFORDABLE HOUSING ·
SAN PEDRO BCS



3 R&D tracks

Active biomaterial research

PROPRIETARY · IP IN DEVELOPMENT



<8 months

Lab to structural validation

PRESSURE · VISCOSITY · GEOMETRY ·
DRYING CONTROLS



Real work. Real prototypes. BCS 2024-2025.

Barrier to entry: materials know-how + computational design + advanced engineering. Hard to copy. Built through execution.



01 EARTH



02 OCEANS

SAME DEVELOPER · SAME COAST

Their workforce lives on land. Their asset dies at sea.

The reef that makes BCS premium is collapsing.

65% BLEACHING · 36% CORAL MORTALITY · CABO PULMO 2023



~97%

Wave energy dissipated by
a healthy reef

WHEN REEFS DEGRADE, STORM
EXPOSURE AND OPERATIONAL RISK
INCREASE

65%

CORAL BLEACHING ·
CABO PULMO 2023

36%

CORAL MORTALITY ·
SAME EVENT

REVENUE RISK

ADR and occupancy tied to reef experience quality ·
snorkel · dive · beach.

ASSET RISK

Beach erosion · higher insurance premiums · emergency
CapEx · storm exposure.

REGULATORY RISK

Restoration mandates · ESG investor pressure · social
license requirements.

Reef degradation converts into EBITDA pressure + higher CapEx + insurance + downtime risk.



THE ENGINE

Modular 3D-printed reef structures. Engineered for scale.

FIRST-OF-ITS-KIND

The only system pairing assisted genetic selection with spatial architecture deliberately engineered for the reproductive amplification of thermo-resilient corals.

78.5%

Larval adhesion

+43.8% VS NATURAL SUBSTRATE

4.8 cm/yr

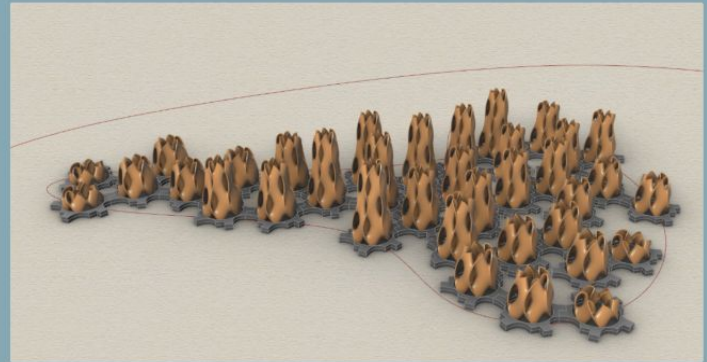
Coral growth rate

+65.5% UPLIFT VS BASELINE

95–98%

Survival rate

REFERENCED FIELD DEPLOYMENTS



MODULAR GEOMETRY · REPEATABLE PRODUCTION
· SCALABLE SEAFLOOR DEPLOYMENT



Not just any coral. The ones that already survived.



Super Survivors

THERMAL RESILIENCE

Only *Pocillopora* corals that survived the 2023 mass bleaching event. Proven heat resistance – not assumed.



Heat-Shield Algae

DURUSDINIUM SYMBIONT

Genetic sequencing identifies corals partnered with *Durusdinium* – the specific microalgae that acts as a natural thermal shield in our region.



Fitness Testing

LIPID + REPRODUCTIVE HEALTH

Lipid levels and reproductive health screened before deployment. Only the strongest individuals go on our structures.

DOCTORAL RESEARCH

UABCS · Eastern Pacific Reef Ecology

METHODOLOGY

Assisted Evolution — field-validated · peer-reviewed framework



UABCS

UNIVERSIDAD AUTÓNOMA
DE BAJA CALIFORNIA SUR

CIBNOR

CENTRO DE INVESTIGACIONES
BIOLÓGICAS DEL NOROESTE

CICIMAR

CENTRO INTERDISCIPLINARIO
DE CIENCIAS MARINAS · IPN

IPN

INSTITUTO POLITÉCNICO NACIONAL

SEMARNAT

SECRETARÍA DE MEDIO AMBIENTE
Y RECURSOS NATURALES

ACADEMIC PARTNERSHIP · LEAD

Active collaboration with **Dr. Héctor Reyes Bonilla** & team — leading reef ecology research at **UABCS**. Eastern Pacific reef ecology · graduate programme · field trips and knowledge transfer.

REGULATORY ALIGNMENT

SEMARNAT framework compliance · CIBNOR + CICIMAR strengthening technical validation · monitoring · oceanography · scaling.

Result: capability to design and monitor a pilot with measurable and auditable criteria — MRV ready.



One platform. One client. Two contracts.

ONE CAPABILITY STACK

Computational Design · Biomaterials · Digital Fabrication · Advanced Engineering

EARTH

Workforce Housing

Pilot → 30 units → batch delivery · ~\$57k–\$69k per home · ~25% GM target

OCEANS

Reef-as-a-Service

Consulting → Implementation → ARR · MRV + auditable monitoring · 36-month contracts

Same coastal system · Same economic logic · Same customer base

Resorts cannot scale if workers cannot live nearby and marine life collapses.



A system that compounds with every deployment.

Four layers. One moat.

EXECUTION SYSTEM

Delivery stack

Hundreds of iterations, proprietary design and biomaterials. A delivery curve competitors cannot shortcut.

CUSTOMER INTEGRATION

Buyer-function fit

One developer, two budgets: workforce housing and coastal resilience. Two contracts, one relationship.

LEARNING LOOP

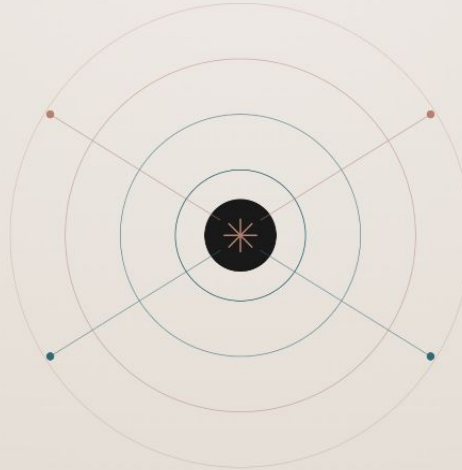
Operating data

Every project tightens SOPs, cost models and material data. The next deployment is cheaper and faster.

COASTAL CREDIBILITY

Scientific ecosystem

UABCS · CIBNOR · CICIMAR partnerships and SEMARNAT alignment lock the regulatory and scientific perimeter.



Earth = execution wedge

Oceans = moat amplifier




Impact is ~~not an ESG layer.~~

It is how the platform creates **durable value.**

THE THESIS · IN ONE LINE

Last Human turns coastal constraints — **housing scarcity, resource intensity, ecosystem fragility, and community exclusion** → **into measurable infrastructure value.**


01 · ENVIRONMENTAL 01



FROM Resource pressure
TO **Resilient infrastructure**

Lower physical and environmental risk in water-stressed, reef-dependent destinations.


02 · COMMUNITY 02



FROM Excluded workforce
TO **Local operating partners**

Communities are not only beneficiaries — they become part of the platform's execution, stewardship, and long-term legitimacy.

03 · ECONOMIC 03



FROM Isolated impact
TO **Asset protection**

Stable communities and resilient ecosystems reduce operational risk, protect destination value, and strengthen renewal logic.

BOTTOM LINE

ON LAND + AT SEA = THE OUTCOME

Stable communities + **Resilient ecosystems** = **Investable coastal growth.**



Validate Earth. Activate Oceans. Scale the platform.

EARTH ▲

Q1-Q2 '26

Pilot **signed** April ·
completion August

Q3 '26

Close 30-unit contract ·
Municipio de La Paz, BCS

Q4 '26

Digital fabrication & digital
twin · deployment + rollout

H1 '27

30-unit construction
begins · batch delivery

OCEANS ▼

Q1-Q2 '26

Permit **filed** April —
1st deployment July

Q3 '26

2-3 gov-backed pilot
deployments · Bahía
de La Paz · T+90 MRV

Q4 '26

Consulting scope · RaaS
pricing package v1

H1 '27

T+12 full MRV · 1st paid
RaaS contract · ARR > 0



Six operators. One coast. One platform.

Built in Baja. Validated by science. Ready to industrialize.

Decades of combined execution, now anchored in BCS. **Hospitality access, construction discipline, computational fabrication, biomaterials, marine science** — under one roof.



JAVIER MEDINA

CEO · Founder
17 years in hospitality — 6 delivering projects in BCS.



ÁNGELA BAENA

Chief Delivery Officer · Co-founder
Construction discipline that turns design into buildable reality.



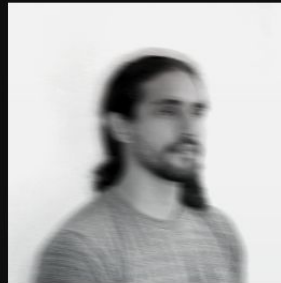
JAVIER BALLESTER

Early Investor · Chief Administrative Officer
Governance, business model, and institutional capital architecture.



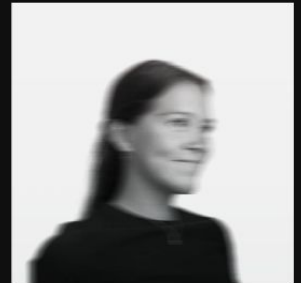
RAFAEL RAMOS

Computational Design & Fabrication
Connects parametric design directly to robotics and 3D print.



ROBERTO CUEVAS

Architecture & Constructability
Bridges architecture, BIM, and industrialized building systems.



LUZ CARRERA

Oceans Science & Validation Lead
Anchors marine science, MRV logic, and regulatory compliance.



Each layer of capital absorbs a different risk.

\$1.4M of equity unlocks a \$3.6M stack.

HIGHEST RISK — COST
LOWEST

EQUITY · \$1.4M · 40%

The team & pre-EBITDA runway.

EXECUTION

CATALYTIC / GRANTS · \$1.1M · 30%

The science & impact proof.

VALIDATION

DEBT · \$1.1M · 30%

Collateralized CAPEX vs.
signed contracts.

DEPLOYMENT

THE ASK



- Equity → team & runway
- Grants → science
- Debt → CAPEX

PRE / POST-MONEY \$14.7M → \$15.8M

EQUITY SOLD (FD POST) 9.1%

INSTRUMENT Priced equity

Your equity carries the **execution risk** — team, runway, integration. That's what makes the other **\$2.2M** investable.





LAST HUMAN

PURPOSE | HEART | LEGACY

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