

IN A WORLD WHERE LUXURY IS AN ALL TOO COMMON CLAIM, ONE RAIN FOREST RESORT MAKES A LOFTIER PROMISE: THAT OF PERSONAL GROWTH, ADVENTURE AND DISCOVERY

BOTANIKÀ
OSA PENINSULA, COSTA RICA

CURIO
A COLLECTION BY HILTON™





BOTANIKA

WHERE LUXURY RUNS WILD
OSA PENINSULA, COSTA RICA

Corcovado National Park in your backyard.
The Pacific Ocean in your front yard.
Rainforest panoramas from your balcony.
Unparalleled service and resort amenities
at your doorstep.

Now you can own the new paradigm of
luxury living in the heart of Costa Rica's
most secluded and pristine rainforest.



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OSA PENINSULA, COSTA RICA

Cerro Colorado National Park in your backyard.
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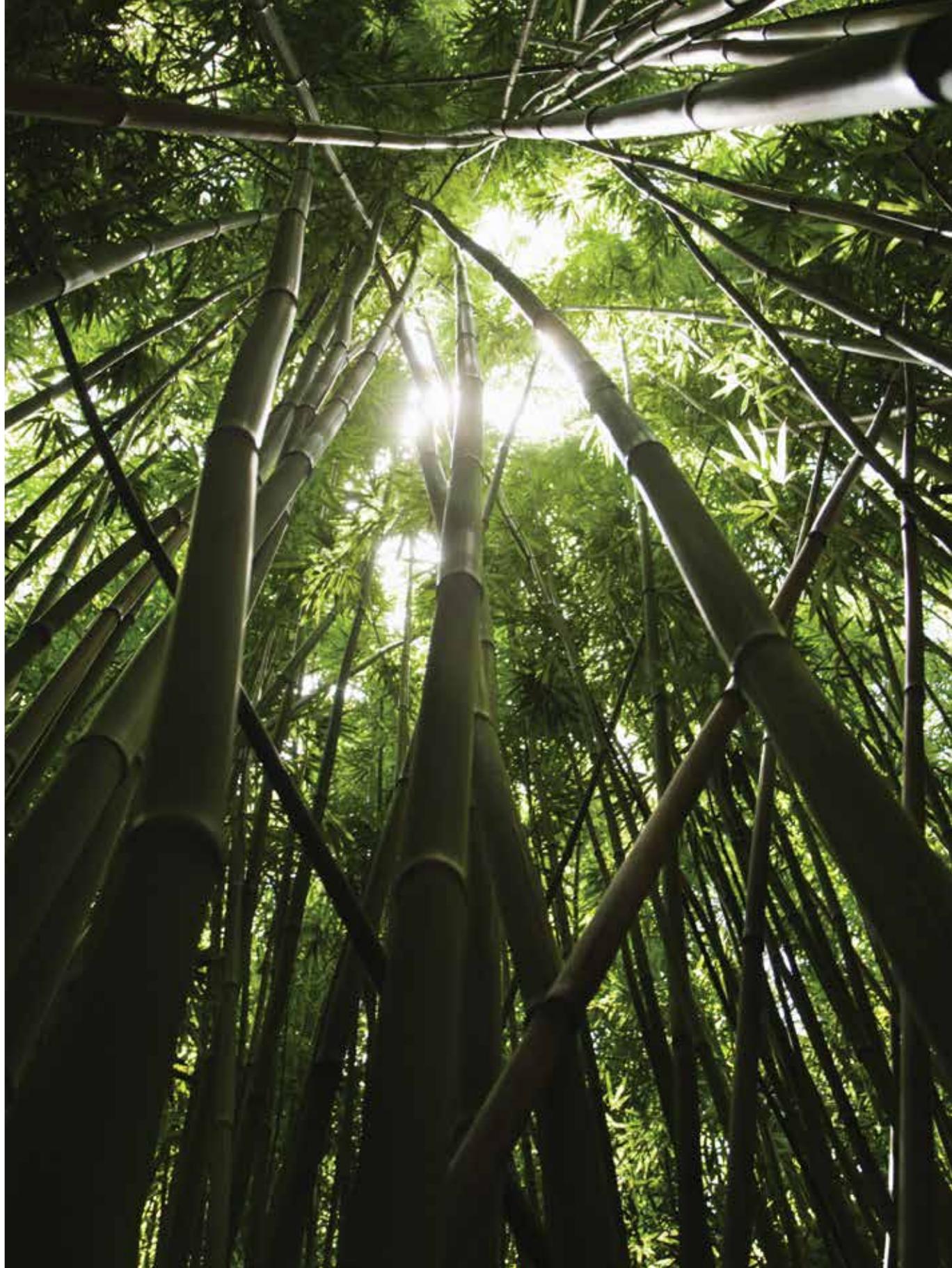


HERE, AMID ALL OF
MOTHER NATURE'S GRANDEUR,
YOU ARE AT HOME.

Botánika Osa Peninsula, Curio Collection by Hilton is masterfully nestled in the heart of Costa Rica's pristine Osa Peninsula.

With stunning Rainforest Residences, the LEED certified resort lounges beside two of Costa Rica's most prized environmental jewels:

- The Golfo Dulce, one the world's few tropical fjords that also welcomes sea turtles, whale sharks, dolphins and migrating humpback whales.
- The acclaimed Corcovado National Park, a stunning living museum of natural history boasting the last great unspoiled tract of primary tropical rainforest on the Pacific coast of Central America.

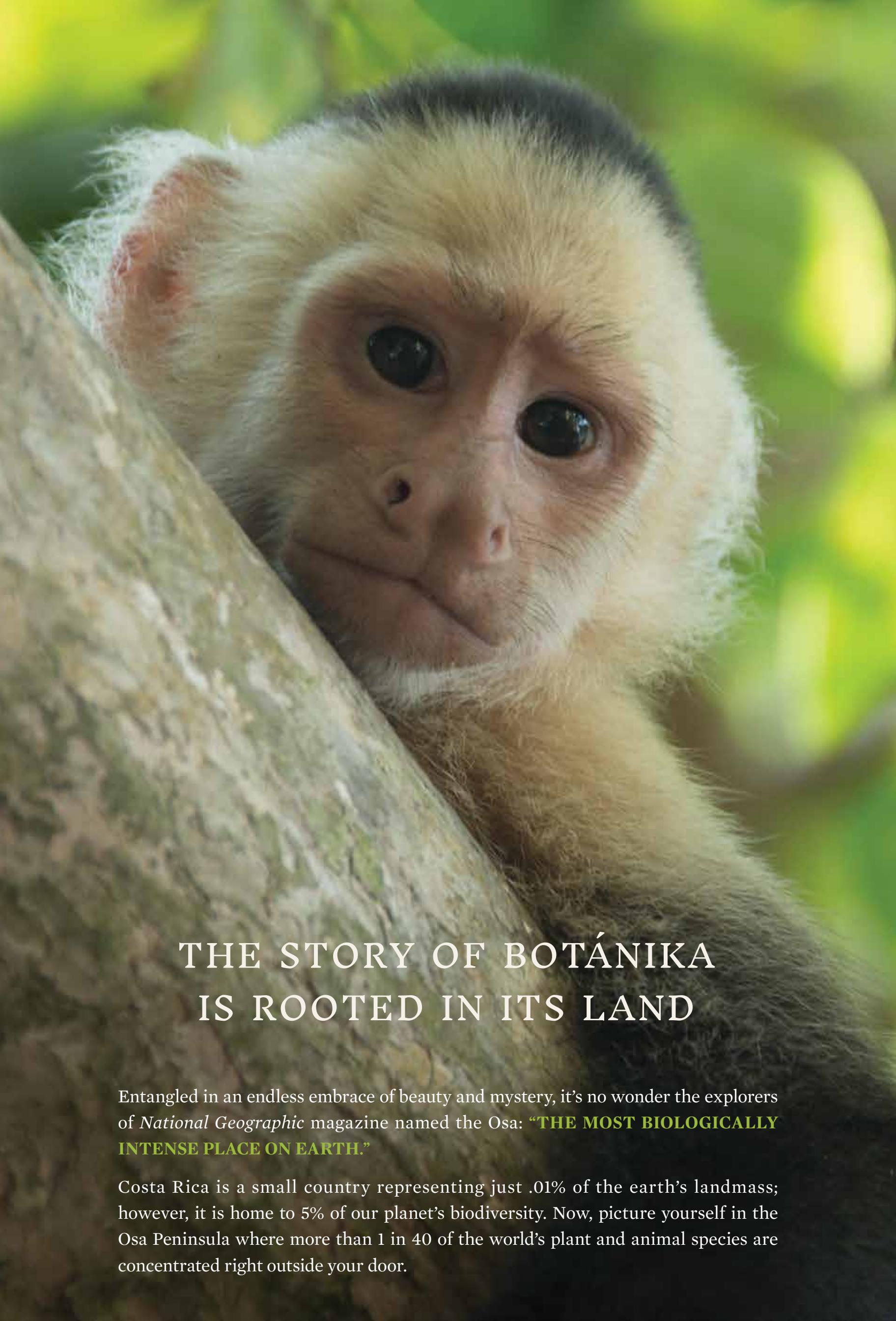


**YOUR SANCTUARY
IN A REMOTE
WILDERNESS**

YOU HAVE CROSSED THE THRESHOLD into a harmonious place of immense natural wonders, astonishing vistas, sumptuous residences, and the finest services and amenities, artfully extended.

Botánika Osa Peninsula, Curio Collection by Hilton caters to passionate travelers seeking adventure, discovery and authentic experiences.

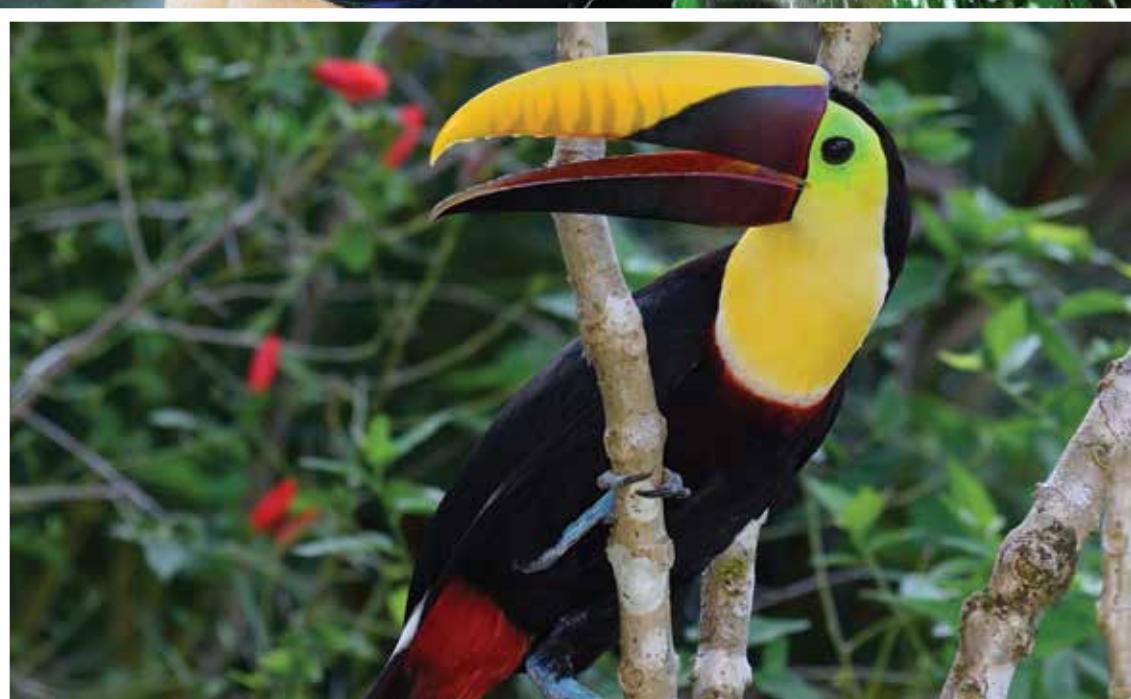
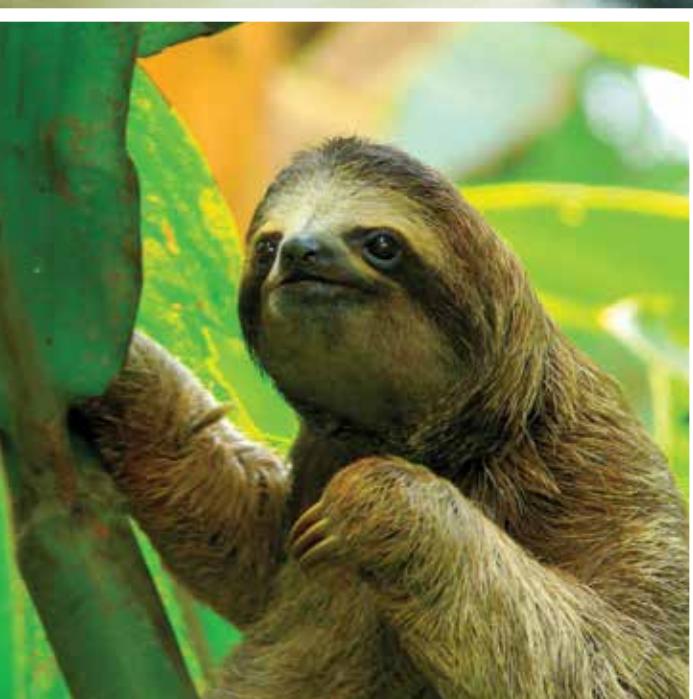
Never before has there been an opportunity in Costa Rica like this featuring a limited number of luxury Rainforest Residences, the strength of Hilton Worldwide, and the peerless enchantments of the Osa Peninsula.



THE STORY OF BOTÁNIKA IS ROOTED IN ITS LAND

Entangled in an endless embrace of beauty and mystery, it's no wonder the explorers of *National Geographic* magazine named the Osa: "**THE MOST BIOLOGICALLY INTENSE PLACE ON EARTH.**"

Costa Rica is a small country representing just .01% of the earth's landmass; however, it is home to 5% of our planet's biodiversity. Now, picture yourself in the Osa Peninsula where more than 1 in 40 of the world's plant and animal species are concentrated right outside your door.



DID YOU KNOW that happyplanet.org has named Costa Ricans the happiest people on the earth for the last 3 years! It's no wonder with the country's safe democracy, outstanding health care, robust life expectancy and exceptional well-being that focuses on outdoor living and connecting with nature.

National Parks and protected areas account for 25% of Costa Rica's land mass
2,000 species of butterflies | 850 varieties of birds | 150 species of amphibians
219 species of reptiles | 205 species mammals | 10,000+ species of plant life
Four species of monkeys | Four different species of endangered sea turtles
Largest population of scarlet macaws north of the Equator



WHERE
WILDLIFE WANDERS
YOU WILL
WONDER

BOTÁNIKA COMES TO FRUITION as a result of more than a decade of careful planning with an effort to minimize its impact on the land.

Botánika's landscape designers are giving back by working with local experts to replace non-native foliage with native species to re-establish migratory trails and enhance existing biological corridors — both on the ground and in the trees — so wildlife can flourish and make themselves at home here, too.



A WORLD APART YET EASY TO GET TO

BOTÁNIKA THRIVES IN THE FRIENDLY HAMLET of Puerto Jiménez, a welcoming village where you can live comfortably in a tight-knit community of artists, fishermen and families. With grocery stores, banks, restaurants, a government operated medical clinic, and even a gourmet organic ice cream parlor, Puerto Jiménez is a safe, small town where living is easy.

It is also easy to get to! Two airlines each offer multiple regularly scheduled domestic flights connecting Puerto Jiménez to the new Juan Santamaría International Airport (SJO) in San José, which regularly welcomes direct international flights from North and South America, as well as from across Europe. The nearby Pan-American Highway can take you wherever you need to go by car or take a ferry to Golfito for smart duty-free shopping.



AN EXCURSION INTO THE WILD KINGDOM

Whether it's an adrenaline-charged afternoon of jungle hiking, or a sublime moment of indulging in a host of full-body restorative spa therapies, each day at Botánika will hold the promise of something new, something extraordinary.



Slip into a kayak and paddle alongside a gentle, giant whale shark which can reach up to 40 feet long!

Grab your zipline and breeze through the rainforest canopy from a 160-foot platform.

Scale a rocky river gorge to Quebrada Clarita waterfall before you rappel down its moss-covered wall.

Hike the Finca Raices de Osa Farm to indulge in hand caught tilapia and decadent cocoa desserts as your reward.



NO OTHER DESTINATION IN COSTA RICA offers such a complete range of adventures and ecotourism, both on the water and in the rainforest, under the watchful eye of dedicated and experienced on-property staff.

Enjoying long-established partnerships with a league of local experts, Botánika's expedition staff will open the door to unique, natural and authentic experiences that would otherwise remain beyond reach.



WHERE THE WORLD COMES TO FISH

There is no stronger attraction to or greater symbolism of the Osa Peninsula and the Golfo Dulce than our epic sport fishing. It's no wonder this is where avid anglers from all around the world come to fish!



FOR NEARLY TWO DECADES Crocodile Bay Resort has defined the very best sport fishing experiences in the country. From today forward, everything you know and love about Crocodile Bay Resort and its legendary sport fishing program will be found at Botánika, and will be known from this day on as Crocodile Bay Marina.

A deep-water harbor sheltered from the ocean breezes, Crocodile Bay Marina at Botánika is permitted to expand its facilities to an international marina featuring 150 boat slips for yachts up to 250 feet in length, plus full-service amenities including an overwater tiki bar, and a marina village with multiple restaurants and shops. The Crocodile Bay you know and love will still be the nearest full-service marina to the newly expanded Panama Canal.



AUTHENTIC INDEPENDENT REMARKABLE

BOTÁNIKA AND CURIO SHARE A SIMILAR PHILOSOPHY — to be an authentic representation of the Osa Peninsula and provide attentive service to our owners and guests. Uniquely, Curio – A Collection by Hilton is the perfect fit. Now both intrepid explorers seeking one-of-a-kind experiences and travelers that yearn for unfussy luxuries can find their perfect idea of paradise.

CURIO – A COLLECTION BY HILTON™ (curio.com), launched in 2014, is a carefully selected global portfolio of upper upscale hotels that meet the independent-minded travelers' desire for local discovery and authentic experiences, all the while providing the added peace of mind that comes with the Hilton name and award-winning Hilton Honors™ program.





CROSS THE THRESHOLD INTO LUXURY

Rainforest Residences at Botánika Osa Peninsula are a striking example of what luxury means today. From the moment of arrival, owners and guests are immersed in a *Botánika state-of-mind*.

THE RAINFOREST RESORT'S EXQUISITE ENTRYWAY leads to a contemporary lobby that ushers in a world of utmost luxury within a private, secured enclave.

Here, residence owners enjoy an unprecedented level of service and access, all within an exquisite natural setting. Sky and jungle. Ocean and mountain. Architecture and Mother Nature. Within the breathtaking Rainforest Residences at Botánika, the line between these enigmatic forces is blurred, to mesmerizing effect.

Culture and place fortified by design, Rainforest Residences are sanctuaries waiting to welcome you home. Featuring imaginative layouts in inviting arrangements from studios to one-, two-, and three-bedroom floor plans.

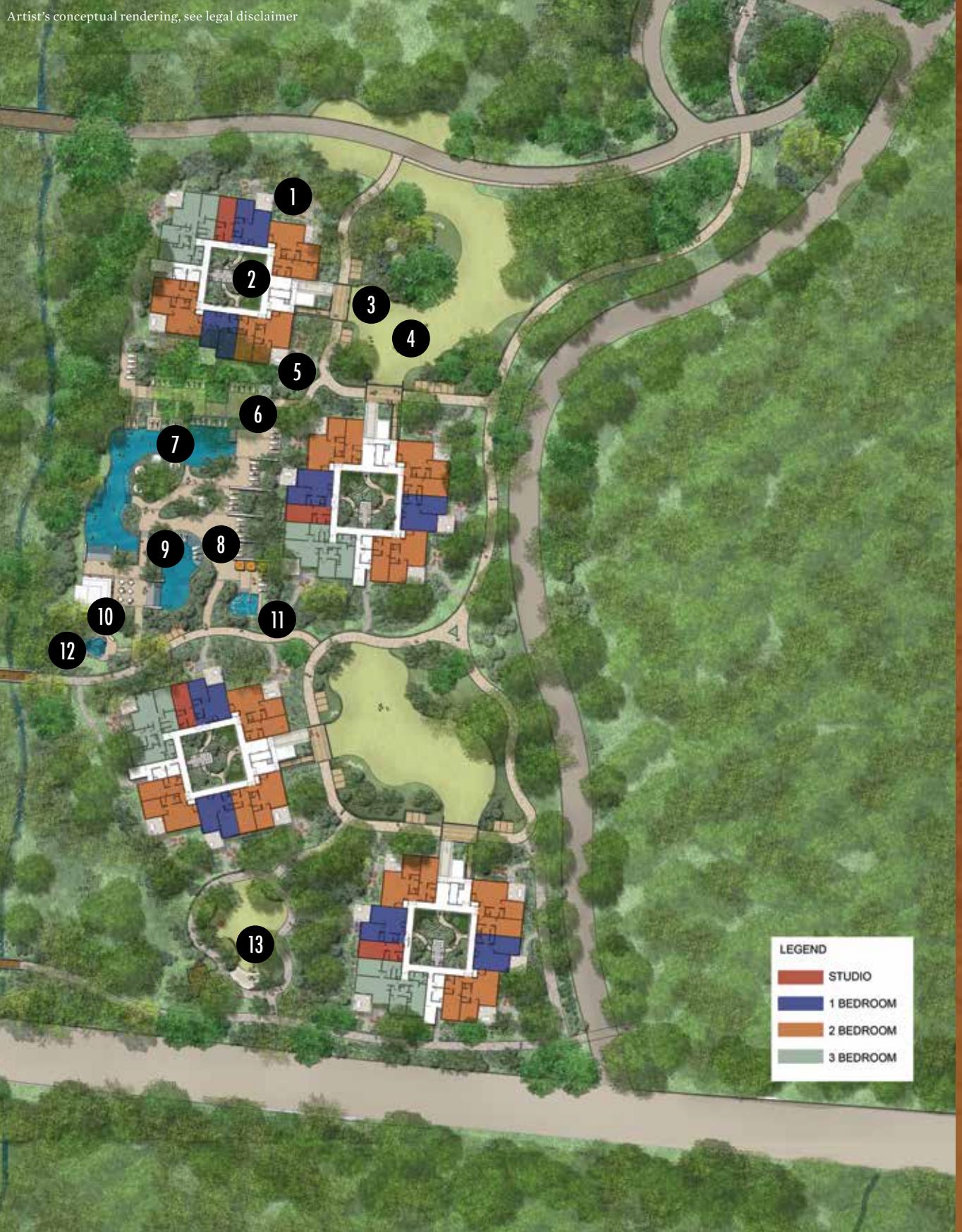
Artist's conceptual rendering, see legal disclaimer



IMMERSE YOURSELF IN BOTÁNIKA

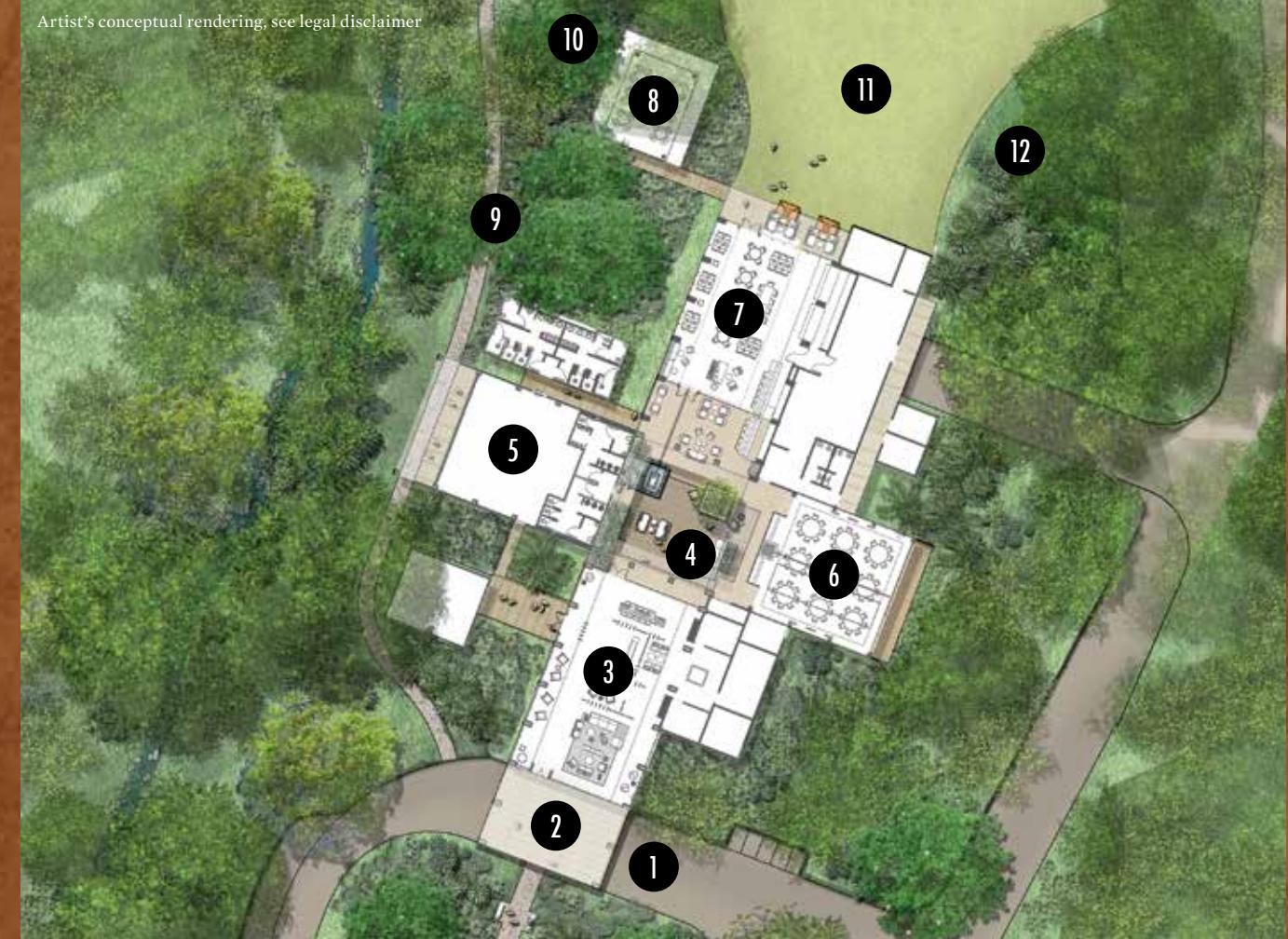
- Natural lagoon pool
- Children's pool
- Pool bar with alfresco dining
- Towel station
- Orchid garden
- Event lawn
- Hammock garden
- Forest patio
- BBQ picnic area
- Walking trails
- Complimentary hotel golf cart transportation by concierge to pool area and clubhouse

RESIDENCES

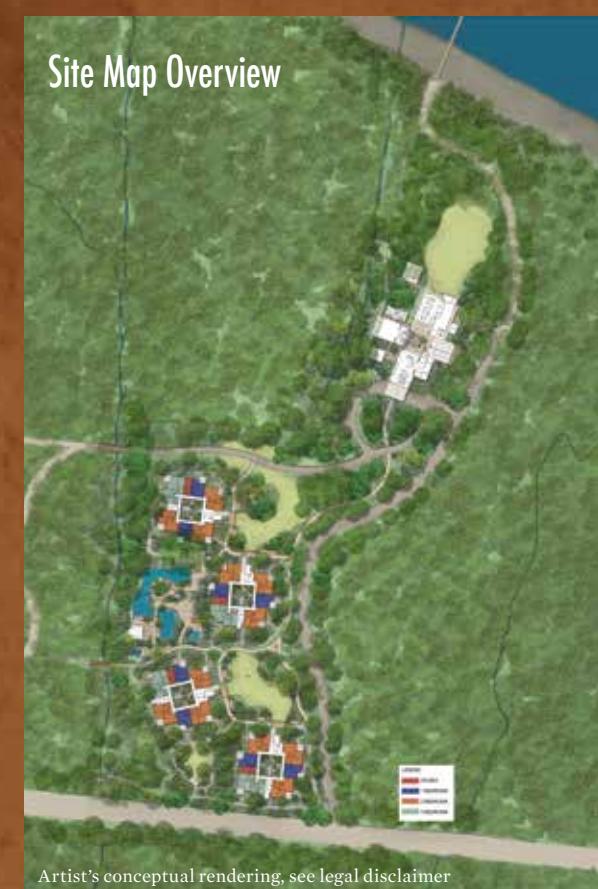


- 1. Ground floor private terrace
- 2. Courtyard garden
- 3. Entry court
- 4. Event lawn
- 5. Towel station
- 6. Pool terrace
- 7. Lagoon swimming pool
- 8. Bubble shelf
- 9. Pedestrian bridge
- 10. Pool bar
- 11. Children's pool
- 12. Lounge pool
- 13. BBQ picnic area

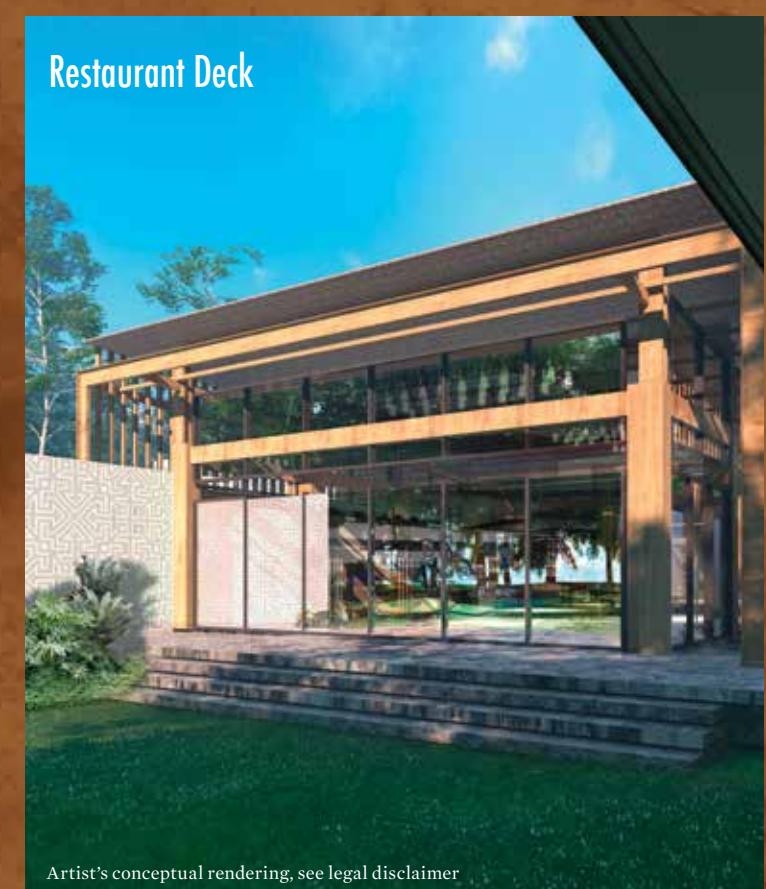
CLUBHOUSE



- 1. Lobby entry road
- 2. Lobby porte cochère
- 3. Technology lounge
- 4. Courtyard garden
- 5. Fitness center
- 6. Conference center
- 7. Restaurant
- 8. Alfresco dining
- 9. Path to beach
- 10. Orchid garden
- 11. Event lawn
- 12. Bamboo garden



Artist's conceptual rendering, see legal disclaimer



Artist's conceptual rendering, see legal disclaimer



Artist's conceptual rendering, see legal disclaimer

Studio, 1-, 2-, and 3-bedroom residences feature open floor plans and abundant windows to view the dramatic landscaped grounds.

**ENDLESSLY WELCOMING
ETERNALLY COSTA RICAN**



Artist's conceptual rendering, see legal disclaimer

Each furnished residence is fully equipped with all the comforts and conveniences that you expect from a stately home.

EVOCATIVE HOMES OF STUNNING ORIGINALITY



AMENITIES INCLUDED IN EVERY RAINFOREST RESIDENCE (EXCLUDING STUDIOS)

Large private owner's storage closet to safely store personal items

Large oversized terraces with lounge chair, table and chairs and expansive views

LEED construction with fire suppression systems

Interior landscaped courtyard with lush native vegetation

Rooftop lounge area for nature viewing and star gazing

Kitchen with high end appliances, quartz counter tops, refrigerator, oven, sink, dishwasher

Bathrooms with double sinks, stone counter tops, very large oversized showers

Private toilet area with door

Closet in every room with programmable private safe

High speed fiber optic internet and central telephone system for direct-dial room service and housekeeping

AVAILABLE TURN-KEY FURNISHINGS PACKAGE INCLUDES:

Signature Hilton beds by Serta Perfect Sleeper "Suite Dreams II"

All linens and 100% cotton sheets

High quality commercial grade furniture, plush seating and cozy reading chair

Fully equipped cook's kitchen with complement of dishes, silverware, serve ware, baking sheets, kitchen tools

46" wall-mounted televisions in every room

STUDIO FURNISHINGS:

1 King bed or 2 Queen bed layouts

Closet with hangers, shelves, iron and ironing board

Bathrooms with stone counter tops and oversized showers

Water closet with privacy door

Table with chairs

High speed fiber optic internet and central telephone system for direct-dial room service and housekeeping

46" television

Small refrigerator, microwave and coffee maker

STUDIO

Unit Area: 446 square feet



1 BEDROOM TYPE A

Total Unit Area: 956 square feet
Interior Area: 779 square feet
Terrace Area: 177 square feet



Artist's conceptual rendering, see legal disclaimer. Not to scale.

Artist's conceptual rendering, see legal disclaimer. Not to scale.

1 BEDROOM TYPE B

Total Unit Area: 944 square feet
Interior Area: 768 square feet
Terrace Area: 176 square feet



Artist's conceptual rendering, see legal disclaimer. Not to scale.

CORNER 2 BEDROOM WITH LOCK-OFF

Total Unit Area: 1,439 square feet
Interior Area: 1,260 square feet
Terrace Area: 179 square feet



Artist's conceptual rendering, see legal disclaimer. Not to scale.

3 BEDROOM WITH LOCK-OFF

Total Unit Area: 1,851 square feet
Interior Area: 1,671 square feet
Terrace Area: 180 square feet



Artist's conceptual rendering, see legal disclaimer



Artist's conceptual rendering, see legal disclaimer



THE CLUBHOUSE AT BOTÁNIKA WILL BECOME AN EXTENSION OF YOUR LIFESTYLE

BOTÁNIKA WILL BLEND into its environment with intelligent architectural designs that seamlessly blur the lines between outdoors and in. Through modern interpretations of local design vernacular, wide verandas and expansive glass walls, a unique haven will emerge that encourages guests to express their free spirit. On the surface, guests will be enveloped in blissful comfort. Beneath the surface, BotániKa's staff will be obsessive about details and individual needs.



Elegant lobby with convivial gathering spaces

Technology lounge with Wi-Fi, guest computers, and laptop workstations

Concierge desk for reserving rainforest expeditions, activities and fishing excursions

Casual café with outdoor seating, fresh juice bar, gourmet coffee, fresh sandwiches and foods for grab-and-go picnics

Gift shop with conveniences, necessities, and technical outdoor apparel

Conference center with 100 person capacity

Day lounge with private showers, lockers and luggage storage allowing guests to check out and still enjoy a full day of activities

Professional fitness center containing state-of-the-art cardio machines with personal viewing screens and expansive offering of free weights and cable equipment

**THE CLUBHOUSE AT BOTÁNIKA
IS YOUR GATHERING PLACE
FOR RELAXED AFTERNOONS
AND FAMILY EVENTS**



FOOD IS LIFE AND NOWHERE IS IT MORE FULFILLING than the fusion dining experiences at Botánika. Menus are inspired by the culture of cooking, the health of our environment — and self — and a commitment to exceptional dining.

OF COURSE WE ONLY SOURCE THE BEST LOCAL PRODUCE, but we think the real recipe for creating incredible culinary experiences is making sure our 3-meal restaurant is a study in supporting community farms while showcasing imaginative flavors. Alfresco dining, a ceviche bar with the daily catch, and craft cocktails. Never before has conscience cooking and creative cuisine tasted so good.

THE COMMUNAL
RESTAURANT DECK IS
THE FAVORITE GATHERING
SPACE FOR WATCHING
THE STARS AND TELLING
STORIES OF HIKING
CORCOVADO OR
HOOKING A SAILFISH

EASE OF OWNERSHIP

AN INDISPENSABLE ELEMENT of the Botánika experience is the ease in which owners can come and go or feel just as comfortable staying in residence for extended periods of time.

It is the quality of our staff that imparts such a wonderful sense of well-being. The peace of mind that comes when you realize that all your needs are being taken care of for you and your residence is secure while you are away. It is a rare treat to experience service on such a high level; a fact made even more extraordinary in such a remote corner of the world, leaving you free to enjoy life at its best in the wonderful world of the Osa Peninsula.

ALL-INCLUSIVE PRIVILEGES FOR OWNERS OF RAINFOREST RESIDENCES:

Confirmed Hilton Honors™ Gold Status

Transfers to and from Puerto Jimenez airport

24 / 7 Security

Pre-arrival provisioning service

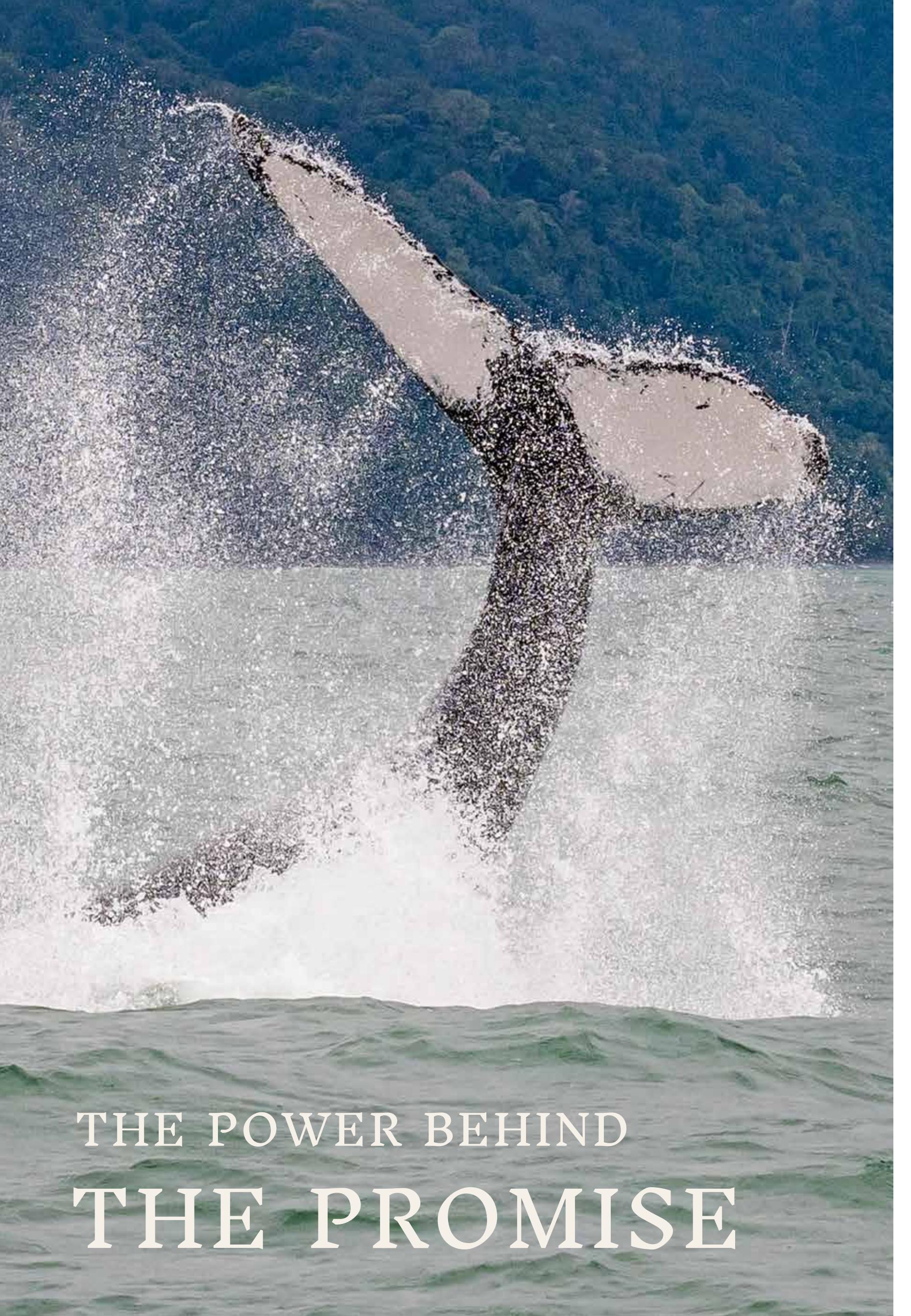
À la carte housekeeping service

Owner discounts on spa treatments, dining and bar purchases

Owner discounts on expeditions and fishing excursions

Owner discounts on additional hotel rooms for family and friends





THE POWER BEHIND THE PROMISE

Hilton

Hilton (NYSE: HLT) is a leading global hospitality company, comprising more than 4,800 managed, franchised, owned and leased hotels and timeshare properties with nearly 789,000 rooms in 104 countries and territories. For 97 years, Hilton has been dedicated to continuing its tradition of providing exceptional guest experiences. The company's portfolio of 13 world-class global brands includes Hilton Hotels & Resorts, Waldorf Astoria Hotels & Resorts, Conrad Hotels & Resorts, Canopy by Hilton, Curio - A Collection by Hilton, DoubleTree by Hilton, Embassy Suites by Hilton, Hilton Garden Inn, Hampton by Hilton, Tru by Hilton, Homewood Suites by Hilton, Home2 Suites by Hilton and Hilton Grand Vacations. The company also manages an award-winning customer loyalty program, Hilton HHonors® with over 55 million members worldwide.

Gensler

Gensler is a leading global architecture, design, planning and strategic consulting firm that partners with companies to achieve measurable business and organizational goals through the use of design.

Gensler has 46 locations and over 5,000 professionals in Asia, Europe the Middle East and the Americas. Founded in San Francisco in 1965, Gensler is now one of the world's largest architectural and design firms.



MODUS OPERANDI

Modus Operandi is an international design firm with offices in Fort Lauderdale, Florida, with core expertise in the design of luxury hotels, resorts, and condominiums. Past and present clients include Hyatt International, Mandarin Oriental, Regent Hotels, Four Seasons Hotels, Capella Hotels and Shilla Hotels.



Sinergo Development Group is a development and asset management firm specialized in the hospitality and real estate sectors in Latin America and the Caribbean. With headquarters in San José, Costa Rica, the company is noted for its development of the Four Seasons Papagayo among other award-winning projects. Sinergo has participated actively in the development of over 1,000 hotel rooms and high end residences with renowned international partners such as Four Seasons, Marriott and Hyatt. With over \$1 billion dollars in mixed-use resort development and vast experience in the market area, Sinergo Development Group is recognized as the leading resort developer in the region.



GCH is an international landscape, architectural and land planning firm which focuses on destination resort design worldwide. Their team of uniquely talented professionals has created iconic destinations in 30 counties over the past three decades.

With extensive background in tropical, oceanfront and island developments, the GCH team is highly proficient in addressing the unique requirements of these sensitive environments. Innovative, environmentally sensitive and sustainable design solutions are paramount to the firm's design philosophy.



Osa Forest Gardens

Osa Forest Gardens is a company based in one of the richest places in biodiversity worldwide, the Osa Peninsula, Costa Rica. Osa Forest Gardens works with tourism businesses, local community farms and NGOs who want to populate areas with native species of plants and trees. 100% of their plants come from community nurseries, planted by families from various areas of the Osa Peninsula.

KEY REASONS TO OWN A CURIO COLLECTION BY HILTON RAINFOREST RESIDENCE

This is your invitation to be a part of a paradigm shift that will forever alter the way luxury Rainforest Residences evolve and thrive in the wildly remote and carefully protected Osa Peninsula while offering owners the opportunity to enjoy healthy outdoor living, and positively influence generations to come.

RICH AMENITIES AND SERVICES

Botánika provides immediate access to Crocodile Bay Marina with the largest private sport fishing fleet in Central and South America. Botánika also boasts the area's largest coordinated rainforest excursion offering with local expert Botánika field guides to ensure safety and enrichment. The Clubhouse at Botánika features an expansive pool, restaurant and bar, fitness center and wellness spa, day lounge, and lush event lawns and meeting rooms for festive functions and family gatherings. Plus concierge services are available to assist before you arrive and during your stay.

BRAND STRENGTH

Curio brings exceptional quality and confidence to the overall ownership experience. For owners, the benefits include instant Gold Status in Hilton's globally renowned Honors™ Loyalty Program plus all the benefits that come with elite status.

CURIO
A COLLECTION BY HILTON™



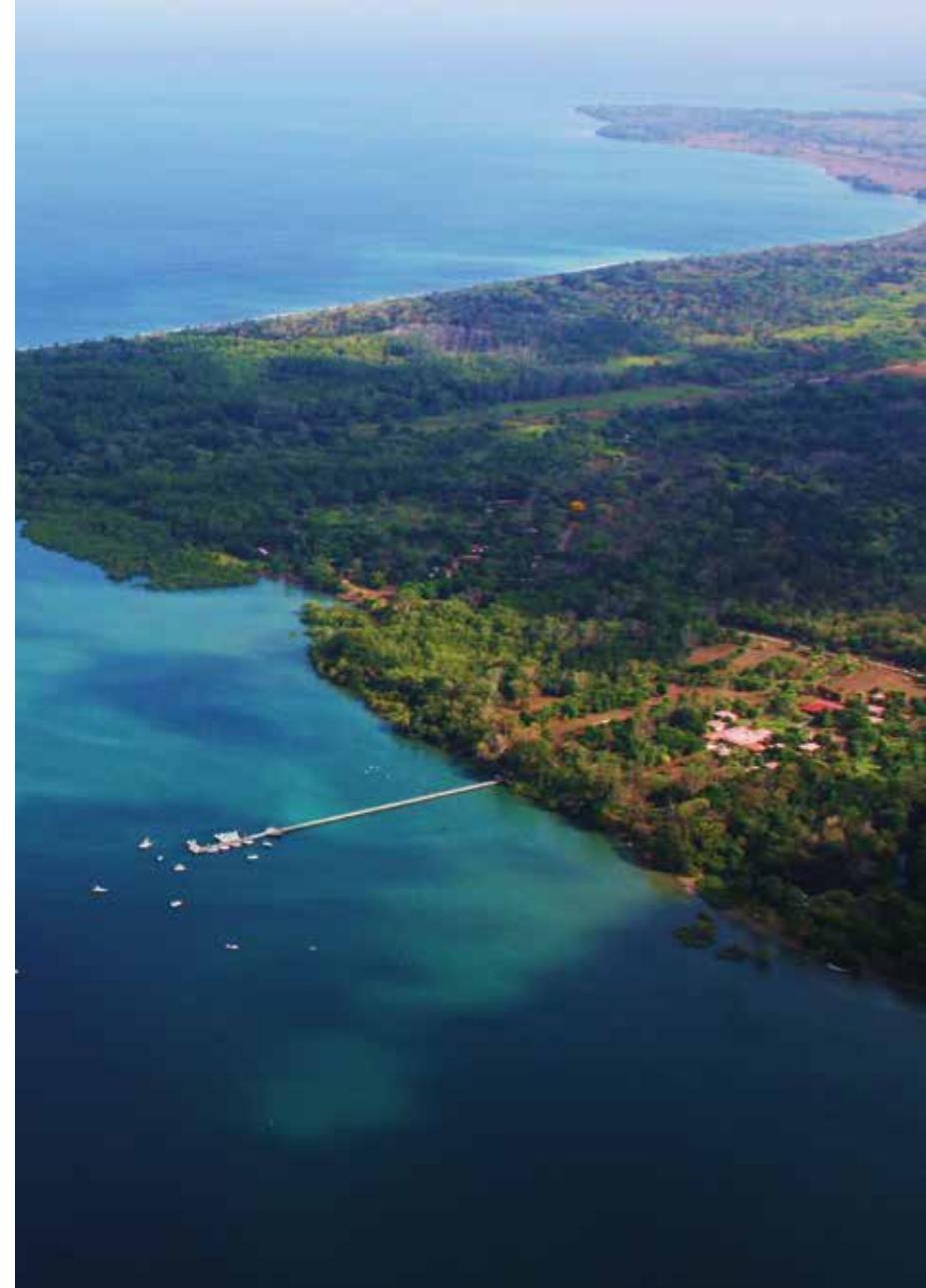
LOCATION AND LEGACY

The vision for Botánika including the permits and entitlements required more than 14 years of careful planning to produce. The evolution of Crocodile Bay Resort into Botánika Osa Peninsula, Curio Collection by Hilton respects every aspect of past experiences our guests have grown to love while layering contemporary services and amenities unmatched in the region. An opportunity of this magnitude and quality are unlikely to ever happen again on the Osa Peninsula.



QUALITY, SECURITY AND TEAM CREDIBILITY

Costa Rica is one of the most stable democracies in the world, and ownership of residential real estate by non-citizens is legal and safe. Further peace of mind comes from knowing that Botánika has contracted with internationally renowned architects, designers, builders and landscape teams to ensure gold standards in the construction practices, materials and interior furnishings of your Rainforest Residence.



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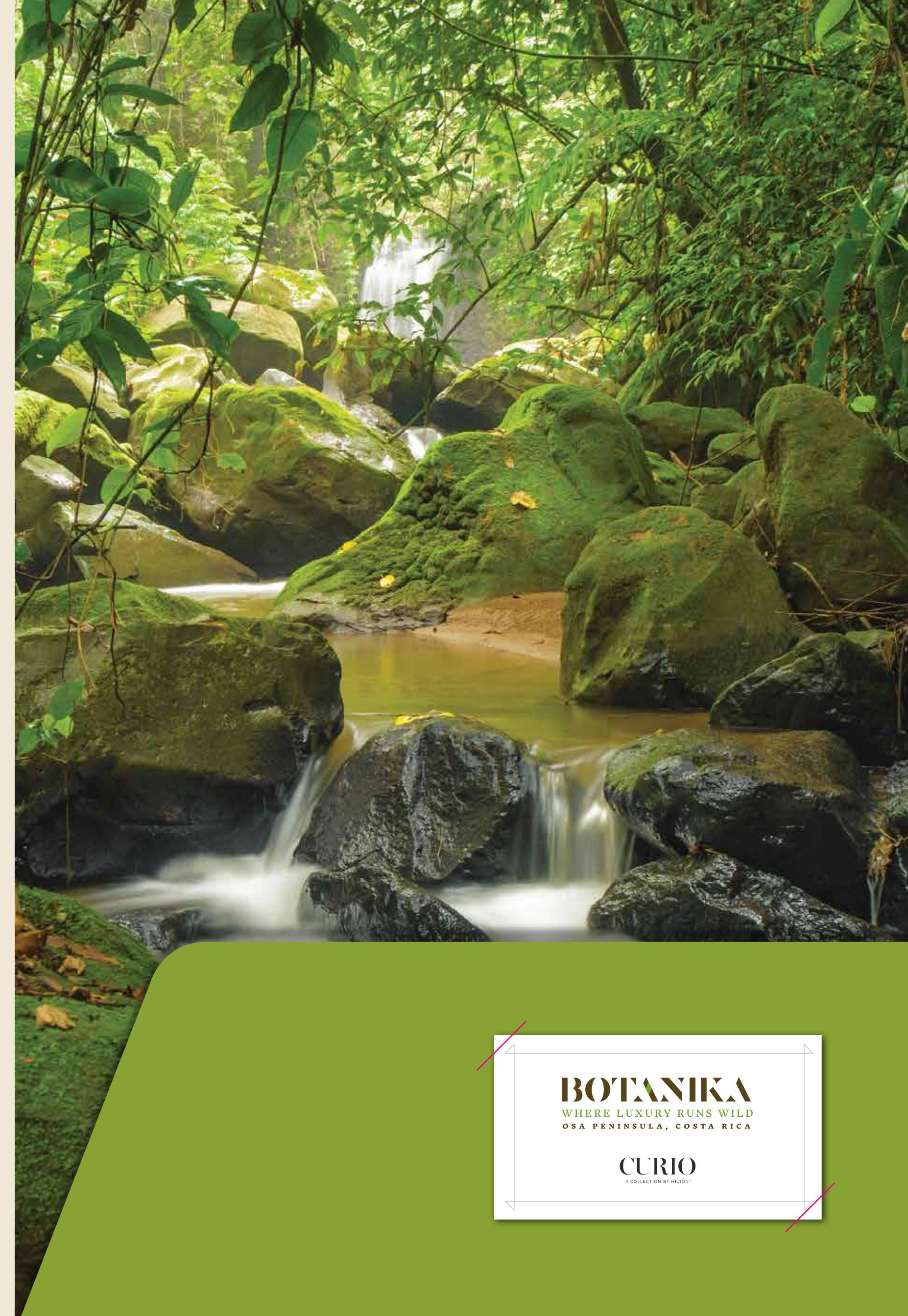
NEVER BEFORE HAS THERE BEEN AN OWNERSHIP
OPPORTUNITY IN COSTA RICA FEATURING A LIMITED
NUMBER OF LUXURY RAINFOREST RESIDENCES,
THE STRENGTH OF HILTON WORLDWIDE, AND THE
PEERLESS ENCHANTMENTS OF THE OSA PENINSULA

Private Rainforest Residences	Privileged access to the spa
Branded Curio - A Collection by Hilton	Expansive lagoon style resort pool
Hilton Honors™ Gold Status	State-of-the-art fitness center
Studios to 3 bedrooms	Conference and meeting facilities
Full-service bar and restaurant	Direct access to Crocodile Bay Marina
Lobby lounge	Botánika expert guides
Vibrant rooftop gathering spaces	Excursions for all levels of adventure and exploring
Airport transfers for owners	

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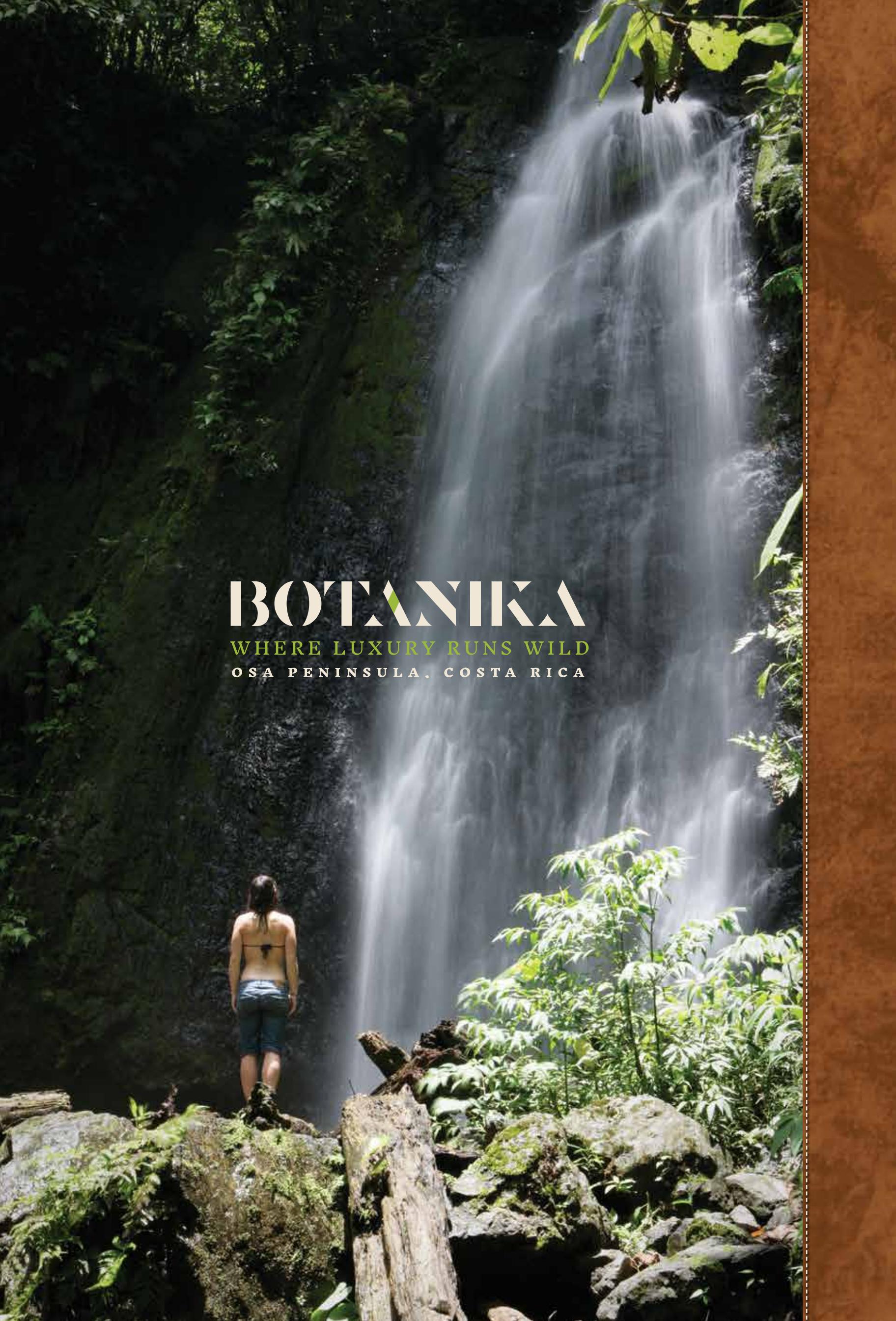
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WARNING: THE CALIFORNIA BUREAU OF REAL ESTATE HAS NOT EXAMINED THIS OFFERING, INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF TITLE, THE STATUS OF BLANKET LIENS ON THE PROJECT (IF ANY), ARRANGEMENTS TO ASSURE PROJECT COMPLETION, ESCROW PRACTICES, CONTROL OVER PROJECT MANAGEMENT, RACIALLY DISCRIMINATORY PRACTICES (IF ANY), TERMS, CONDITIONS, AND PRICE OF THE OFFER, CONTROL OVER ANNUAL ASSESSMENTS (IF ANY), OR THE AVAILABILITY OF WATER, SERVICES, UTILITIES, OR IMPROVEMENTS. IT MAY BE ADVISABLE FOR YOU TO CONSULT AN ATTORNEY OR OTHER KNOWLEDGEABLE PROFESSIONAL WHO IS FAMILIAR WITH REAL ESTATE AND DEVELOPMENT LAW IN THE COUNTRY WHERE THIS SUBDIVISION IS SITUATED.



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