

H.R.H. Don Rafael Andujar y Vilches
of Cappadocia and San Bartolomeo, Ph.D.
Sovereign and Titular Head of State of the Royal
House of Cappadocia.

File No: 120 Principality
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Chairman & CEO

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Royal and Sovereign House of Cappadocia

Dear Friends, Nobles:

We are wishing you a very Blessed Thanksgiving Week. More than two months have passed since your historic investiture as a **Knight of Merit** and a **Member of the Royal Court**.

During that auspicious event, which I could not attend, one of the intended highlights, that for technical reasons could not be shared completely, was a video with my greetings in which I outlined my Vision for the Royal Order, including item 7 of the initiatives, to obtain accreditation for the Principality of Cappadocia by the United Nations.

This may seem strange to you, but as a Royal Family we have been fighting since 1700 to regain our recognition in this world as an independent, Sovereign State, and as such create a powerful Economic Engine to benefit our Royal House and ultimately you, our Knights, Dames, and Nobles, similar to Monaco/Monte Carlo, Liechtenstein, Luxembourg, Malta, Vatican City, Andorra, etc.

Just like the above listed Principalities, to gain the desired recognition and benefits, the Royal House and its Principality must own its land. I found a fee simple 62.07-square miles property, with about 18 miles of oceanfront shoreline, strategically located between North and South America, in the English-speaking, quickly emerging beautiful eco-tourism destination of Belize, a Constitutional Monarchy with Her Majesty Queen Elizabeth II as its Head of State. Ultimately, it would become the only Principality in the Americas. Its rich Maya Kingdom heritage, its Constitution and Laws, property laws, are aligned to the British System offering a high degree of security, and its investment incentives, casino license and foreign trade zone opportunities are equal to that of the best. Like Cannes, Belize has already a well-established International Film Festival, over one million Cruise Line visitors expected to grow to two million, and its International Airport is located only 5-miles from the property.



RE: Strategic Partnership – with impact to our Royal House and an entire Country

On the 24th day of October 2017, the Royal House incorporated the Principality of Cappadocia, Inc., in the State of Delaware, indicating our belief in transparency and safety.

On the 1st day of December 2017, the Royal and Sovereign House of Cappadocia through its Principality of Cappadocia, Inc., (the Buyer) and Mayan Plantation, Limited (the Seller) executed in Madrid, Spain the Purchase and Sale Agreement for all shares of the Seller.

On the 21st day of February 21, 2018, both Buyer and Seller executed the Escrow Deposit Services Agreement with Stewart Title Guaranty Company, located in Houston, Texas in proximity and familiar with Belize property laws. Stewart Title International's attorneys completed a first Title Report in 2003, a second Title Report in 2005, issued both times the requested title insurance on behalf of the Seller and is therefore familiar with the property.

I am seeking for a **Strategic Partner, a Master Developer**, who is prepared to invest US \$50 Million for a fifty percent (50%) equity interest in the Principality of Cappadocia, Inc. This is like the Strategic Partner who helped Mr. Jamie Gilinski, of Panama Pacifico to convert his 5,000-acre property purchased with a US \$40 Million investment in 2010 into a personal fortune of US \$4 Billion listing on Forbes since.

The Strategic Partner will receive a Preferred Return on his/her investment (75% / 25%) until the entire US \$50 Million investment is repaid, will be knighted and bestowed with a Noble Title of the Royal and Sovereign House of Cappadocia, and she/he or her/his representative will be appointed as director(s) and as the Chief Executive Officer of the Principality of Cappadocia, Inc.

The ideal Strategic Partner and/or her/his representative will have a track-record in the development of master-planned, mixed-use, and sustainable Communities (new Cities) and who represents the Core Values we are looking for, namely a zeal for innovation, a pride for achievement and a firm commitment to economic and social progress.

Multiple extensions to the purchase agreement have been gracefully granted by the Seller. Time is of the essence, especially since the purchase of a 400-acre Island near the Principality's northern shoreline by Microsoft Founder Bill Gates for \$25 Million, the recent opening of three flagged 200+ room hotels on Ambergris Coyer, an Island also located near the Principality's northern shoreline and the soon opening of a Four Season's resort by movie star Leonardo Di Caprio on a 130-acre Island also near the Principality's northern shoreline.



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And, on October 9, 2019, Belize signed an economic cooperation agreement with the United Arab Emirates, whereby the two countries established a framework for expanding the economic relationships in a number of key areas, including a) trade in goods and services; b) investment; c) transportation; d) agriculture, including agro-processing, livestock and fisheries; e) energy and renewable energy; f) industry; g) infrastructure and construction; and h) tourism. I believe all the above can only assist in improving the value of our land, the acceleration of the economic development and broaden the range of opportunities for the Principality.

I firmly believe that the ideal Strategic Partner is right among the Knights, Dames and Nobles of our Royal House, or can be found within their vast relations. I am asking all our Friends, Knights, Dames and Nobles for their help in identifying the Strategic Partner for the Principality of Cappadocia, Inc., which is poised to own other properties (Missions, Consulates, Embassies) as well as our charitable properties the **“Royal Homes for Children”** wherever a Priory or Grand Priory of our three Royal Orders serve their communities.

The Royal House does not plan to leave Europe, where we will actively focus on expanding our Royal House’s reach through Grand Priories in other countries. But Europe is undergoing many changes and we believe the growth and opportunities are right within the Americas and the Principality with such strategic and vast landholdings will be able to attain its Vision to become once again a leader, just as Constantine the Great envisioned its Royal Orders would attain.

Ten (10) years from now, I hope to be looking back, knowing that we’ve achieved our Vision within the boundaries of our Core Values. Due to the Principality’s abundant land and natural resources, the land-use I envision could include a **livable, new 4,500-acre City** (Municipality) & **Destination Resort**, like the successful City of Kapolei and its Ko’olina Resort in Honolulu, Hawaii also once plantation lands which distributed billions to its owners over the past 10 years.

The numerous identified Maya archaeological sites offer historical venues and tourism opportunities. And, of course the property’s rich hardwood forest range, the cultivated tropical fruit plantation sites, and the five fishing lagoons represent a green, living learning laboratory to explore, study and to commercialize.



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The Regional Relationship Map attached to this letter provides a picture of the strategic location of the 60 square miles Mayan Plantation property, located in the Belize City District, Belize and the location of the planned 4,500-acre New City spanning from the Ocean towards inland to the North American Highway, where the National Water and Power Lines are situated, leading South to the Belize International Airport, to Belmopan the inland Capital, (where one of the largest US Embassies operates with reach into all Central and South American Nations from the safety that Belize and its relationship with England represent), as well as to Belize City and in the North to Cancun.

Friends and Nobles, if you are aware of someone who would be interested and who is qualified to be the Strategic Partner/Investor, I would enjoy a face-to-face meeting with you and them to discuss the opportunity and overall structure.

I am looking forward with great anticipation to our meeting and together achieve my Vision.

Sincerely Yours,

H.R.H. Prince Rafael Andujar y Vilches, Ph.D.
Chairman and CEO

Attachments:

Schedule A

WE ARE PROPOSING THIS OPPORTUNITY TO A LIMITED NUMBER OF QUALIFIED INDIVIDUALS OR COMPANIES OR ONE STRATEGIC PARTNER (Master Developer)

Investment The required investment for the ownership of fifty percent (50.0%) of the outstanding common stock (the “Shares”) of the Principality of Cappadocia, Inc., is US\$ 50 Million. The Strategic Partner or its designee will be named a Director and Chief Executive Officer of the Principality of Cappadocia, Inc., will be knighted and be granted a duly registered Noble Title of the Royal and Sovereign House of Cappadocia.

At closing, the Principality of Cappadocia, Inc., a Delaware company, will own all shares of Mayan Plantation Limited (the “Existing Landowner”), its fee title to the Mayan Plantation property as per Title Report, free and clear of any liens, with entitlements. And, it will also have cash of US\$ 20 Million for working capital, without liabilities.

Use of Funds US\$ 50,000,000 Strategic Partner(s) Investment
US\$-25,375,000 final payment to the shareholders of Mayan Plantation (1)
US\$ -2,675,000 private placement commissions, consulting and legal fees
US\$ -1,750,000 land transfer fees to the Government of Belize;
US\$ -200,000 new Title Insurance, reinsured by Stewart Title Intl.

US\$ 20,000,000 Working Capital for the Principality of Cappadocia, Inc.

Note 1. Seller agrees that US\$1,375,000 shall remain in Escrow until December 20, 2020, for potential unknown liabilities, if any.

Preferred Return The Strategic Partner shall have a Preferred Rate of Return on the Investment, receiving seventy five percent (75% : 25%) of the Principality of Cappadocia, Inc.’s net income, until such time as \$50 Million shall have been paid to the Strategic Partner. Thereafter, the return on investment shall be split pro rata by the shareholders of the Principality.

Project Funding With the exception of the Principality’s own Center of Operations and carefully selected small projects, the Principality will not engage in Project Development.

The Principality will sell or lease parcels of land or participate as JV partner by providing the development sites within its Historical Tourism Master Plan (as amended from time to time). Each Project Developer must procure the necessary Project Funding on its own and the projects strengths, without liability or recourse to the Principality.



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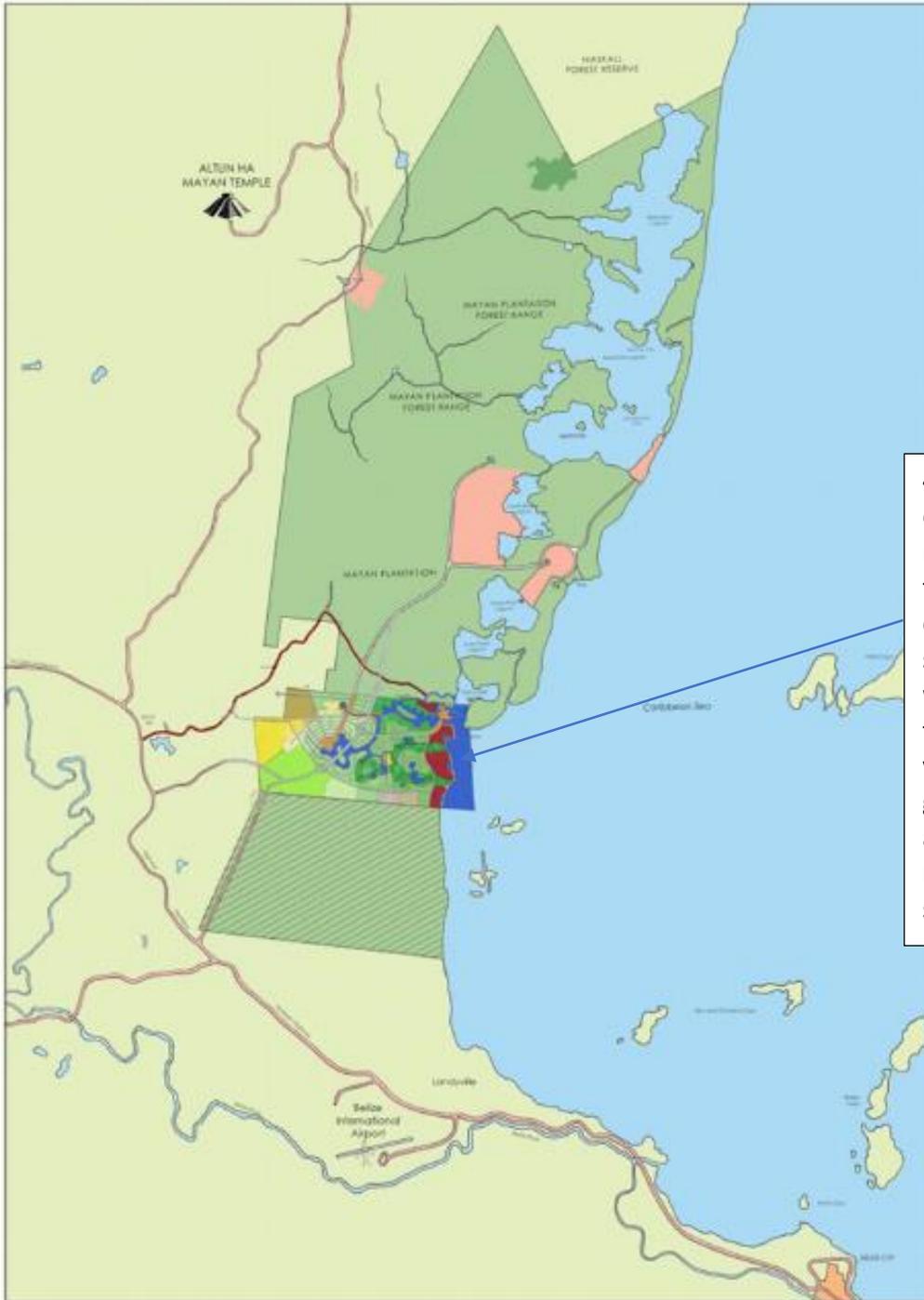
The Strategic Partner may decide to act as a Project Developer with its own funding.

Exit Strategy

After three (3) years, if desired by the Strategic Partner, a major investment banking house such as Goldman Sachs, UBS, etc., will be engaged to sell portions or all the Strategic Partner’s equity interest. However, the name Principality of Cappadocia shall remain forever inscribed on the Certificate of Title and each subdivided Titles to be issued.



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4,500-acre New City development site, with red area being identified for a major, sustainable destination resort. It shall be accessible by water with tender boats to support cruise line visitors, by land via gated, private 4-lane access roads, as well as by air via helicopters or sea-planes.

DISCLAIMER: NOT ALL ROADS SHOWN ON MAP CURRENTLY EXIST. SEE EXHIBIT C FOR LEGAL DESCRIPTION OF PROPERTY AND EXISTING EASEMENT.



Wimberly Allison Tong & Goo
Architects, Design, Planning and Consulting

REGIONAL RELATIONSHIP
MAYAN PLANTATION
BELIZE CITY DISTRICT, BELIZE

SCALE: 1:80,000



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On the oceanfront of the 4,500-acre Master Plan of the New City is the location of a 1,000-acre mixed-use Destination Resort. This plan is subject to modification by the Master Planning Team.



This 1,000-acre Destination Resort was planned by WATG with the assistance of BELT COLLINS, designers of the now world famous Ko’olina Resort in Hawaii. Soil studies, land-use application and subdivision has been approved and the 1,000-acre parcel was subdivided for the development.

A Sister/Friendship City Agreement with the City of Honolulu and the City of Belize cemented a relationship of mutual cooperation for assistance, as well as the transfer of know-how and technology.

The man-made, safe and picturesque crescent shape lagoons made this resort well-known. The very successful Ko’olina Resort was once part of the James Campbell Estate’s Sugar Cane Plantation. It now features Four Season, Disney and Marriott timeshare and hotel operations. A multi-billion-dollar Investment from China has recently been announced and the resort is poised for another development.



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A WATG Design for a Maya themed signature Resort Hotel with Casino - using Glass and Limestone Structures, with Ballrooms, Casino and Conference Center





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The Principality of Cappadocia's website <https://principalityofcappadocia.org/our-vision/> and in particular the links to two models that are being discussed:

- a) Panama Pacifico – 5,000-acre Project in Panama (Jamie Gilinski – see Forbes Article).
- b) Campbell Estate's – 30,00-acre former Sugar and Pineapple Plantation, now the City of Kapolei and its Ko'olina Resort