

TRERESORT as an Economic Organism

TRERESORT is building an economic organism. The engines of this system are **three resorts and their continuous consumption**.

A guest arrives to spend money from outside. That money should not then flow away through imported food, external laundries, maintenance services, energy, construction companies, distribution, waste management and dozens of other suppliers.

It should circulate within the system for as long as possible.

This is precisely where one of TRERESORT's main economic strengths lies.

The same mechanism has two sides of a single value

For the state and the public sector, it means growth in employment, skills, affordable housing, local businesses, assets and a broader economic base. For a financial partner, it means the creation of further assets, further income and further investment opportunities concentrated in one place. What strengthens the local economy also expands the economy of the project itself.

The resorts bring in new money. TRERESORT turns it into work, production, services, assets and further investment space.

1. **The resorts create steady and predictable demand.** They need food, laundry, baked goods, water, energy, maintenance, transport, construction work, furniture, horticulture, waste management, technical services, trades and hundreds of other products and services.

Steady purchasing is the first layer of investment certainty

The resort creates a customer before another business is established. A laundry, bakery, wholesale warehouse, agricultural production unit, service workshops, transport operation or other division does not start without a market. Its first and long-term customer already exists within TRERESORT. Spare capacity is then sold to others, and an internal service becomes another commercial activity.

Thus, the first investment does not generate only its own return. It creates a market for the investments that follow.

2. **TRERESORT gradually meets a large share of these needs itself.** An agricultural division, bakery, laundry, construction division, technical service operation, transport, water management, energy operations, waste management, warehouses, wholesale operations and further production and services are established.

Every need of the resorts can become another economic activity

The agricultural division supplies its own operations and sells surpluses. The bakery and other food production work for guests and employees and can at the same time supply other customers. The laundry starts by meeting internal demand, and its additional capacity is sold outside. The wholesale warehouse and import logistics reduce the cost of internal supplies and at the same time create a wholesale business. Technical workshops, transport, water management, energy and waste operations first protect internal operations and can subsequently provide services to other customers.

What was originally an operating cost can thus become an independent source of income.

3. **Each division can operate as an independently managed economic unit.** The resorts provide it with basic, long-term demand. Once it has spare capacity, it sells its products and services to others.

Independent operations within a shared cooperative system

Individual divisions can have their own operational responsibility, monitor their own costs, revenues and capacity, and reinvest part of the profit they generate in their expansion. Their economic autonomy does not separate them from the system: assets, employees, linked operations and further development remain connected through the cooperative.

The resorts provide the base market; external sales can finance further growth. This creates a chain: base demand → stable operation → external sales → new profit → additional capacity → further investment.

4. **Internal consumption reduces costs and also creates new business.** The system obtains what it produces and consumes itself more cheaply by removing part of the commercial markups, transport costs and intermediaries. The same infrastructure simultaneously earns income by selling to other resorts, businesses, shops, restaurants and residents.

One investment – multiple layers of value

The same investment can simultaneously reduce the costs of internal operations, create new business and build assets capable of generating further returns.

A laundry reduces internal costs and can wash for other customers. A bakery and food production supply internal operations and sell additional output to others. A wholesale warehouse and import logistics make internal purchasing cheaper and can also supply other customers. The agricultural division covers part of internal consumption and sends surpluses to market. Energy, water, waste, transport and technical services protect internal operations and, with sufficient capacity, create additional paid services.

The internal system takes products and services without external commercial markups, at cost or without a separate commercial margin, depending on the type of operation. External customers generate commercial revenue. Wholesale follows the same principle: cheaper internal supplies and further sales with a commercial margin.

Infrastructure built once can thus earn repeatedly and in several different directions.

5. **Employee housing is part of the economic system.** Affordable, good-quality housing brings a more stable workforce, lower turnover and better conditions for families. Construction capacity developed while building the resorts can subsequently continue building affordable housing, including a cooperative model and the gradual participation of local people in ownership.

The construction division arises directly from construction

The project envisages its own construction 3D printers and the use of second-hand construction equipment. After the main work is completed, some of the equipment left from construction will be purchased from contractors at low or nominal residual prices. The cost of this equipment will already have been largely reflected in rental and depreciation charges paid by the project in any event, while expensive sea transport to ship the equipment back will also be avoided.

After the main construction is completed, the system thus retains 3D printers, machines, work teams, workshops, warehouses, maintenance facilities, trained people and know-how. An expense needed for construction becomes a long-term asset.

TRERESORT can thus acquire an equipped construction base at a fraction of its purchase price, continuing with affordable housing construction, further internal construction, maintenance, renovations and contracts for external customers.

Housing thereby gains another economic dimension: it stabilizes the workforce, creates assets, supports cooperative housing construction and at the same time keeps the construction division operating.

One investment first helps to build the resorts and then continues to earn income in construction.

6. **A wage can be only the beginning.** Some people will remain employees, others will manage individual operations, some can join the cooperative and others can gradually move into their own businesses linked to the system.

The cooperative is the shared framework for employment, assets and further growth

A common framework applies to the final model: TRERESORT employees are also members of the cooperative. Through the cooperative, employment is linked with affordable housing, inexpensive meals and selected meals for a nominal charge, purchases of food and goods from the project's own wholesale warehouse at cost, a nursery school, after-school care, transport, the Academy, the acquisition of professional skills through practical experience for adults and young people, career progression, cooperative housing construction and opportunities for additional earnings.

Franchises and individual businesses also develop through the cooperative: small shops, stalls, rental outlets, services and other operations. Individual activities can have their own accounts and management while remaining part of the shared cooperative system.

A wage is thus not the only value a person obtains from the system. Their real purchasing power, professional skills, housing opportunities, business opportunities and potential for gradual participation in ownership all grow.

7. **TRERESORT creates its own entrepreneurs and suppliers.**

Housing and community – employee housing, the cooperative and local business. The cooperative connects employees and local residents with the project's economy, enables them to participate in assets, services and business, and helps retain some of the value created directly in the local economy.

The cooperative is certainly neither a charitable undertaking nor a social appendage. It is the economic gearbox between the resort, people and further investments.

From employee to supplier and entrepreneur

An entrepreneur does not emerge alongside the system, but from within it. A person can start as an employee, gain professional skills at the Academy and through practical experience, take responsibility for part of an operation and subsequently run a franchise, a service or an independently managed activity through the cooperative.

TRERESORT and the cooperative can provide a new operation with its first customer, premises, logistics, joint purchasing, a brand or operational facilities. This reduces one of the greatest problems of starting a business: uncertainty about whether there will be anyone to sell to.

The result can be a network of smaller businesses and franchises that create more than jobs. They create further suppliers, tradespeople, technicians, operators, merchants, asset owners and new sources of income within the shared economic system.

8. **A broader economy thus gradually grows around the resorts.** Jobs bring wages. Wages create demand. Demand creates further services and business. Production and services create further jobs and further income.

Social development becomes further financial development

Higher qualifications increase productivity. Affordable housing stabilizes the workforce. Purchases at cost increase the real purchasing power of wages. Nursery school and after-school care make it easier for parents to work regularly. The Academy develops specialists for internal operations and future businesses. New operations expand the range of services, create further customers and further income. All this feeds back into the performance, sales and value of the entire system.

What benefits people and the state is simultaneously another layer of economic value for the investor. Higher employment means greater local purchasing power. Affordable housing means a more stable workforce and further construction activity. Education produces skilled employees, future operations

managers and new entrepreneurs. A stronger economy around the resorts gradually becomes a larger market for the TRERESORT system itself.

Funds invested in one place thereby support further investments in the same place: every completed layer leaves infrastructure, people, demand, logistics, experience, assets and cash flow on which the next layer can stand.

Benefits for people and benefits for capital arise together here. Each strengthens the other.

The chain can be shown simply:

resort → employment → wages → housing → construction division → cooperative → business → agriculture → production → services → laundry → bakery → water → energy → waste → pyrolysis → fuels → maintenance → wholesale → sales outside TRERESORT

Every link in the chain has two roles

It meets an internal need and can at the same time create another commercial activity. That is why the chain does not end with the resorts. It gradually expands the space into which further capital can be invested without building everything again from scratch.

One resort need creates another business. One business creates further jobs. Jobs generate income. Income creates demand. Demand creates further business.

The fundamental principle is:

Do not earn only from the final product. Capture as much as possible of the value that passes through the entire system during its creation and consumption.

The more of this path that remains within the system, the more value is captured in one place: as cost savings, the margin of an internal supplier, wages, assets, a new business, external sales or further investment.

For TRERESORT, this starting product is **a single guest stay**.

A guest pays for a holiday. Their money then pays for accommodation, food, local production, employees' work, laundry, water, transport, maintenance, energy, construction work, housing, agriculture, waste management and other services.

Some of this money can **pass through the system several times** before leaving it.

This is where the true **Multiplier & Accelerator** arises.

Multiplier & Accelerator – a dual effect

The first effect is the circulation of money. A guest brings in new money. It pays for a stay, wages, food, production, services, transport, maintenance, housing and other activities. Some of this money returns to the same system and creates further turnover. The cooperative structure allows part of this value to remain directly among employees, local entrepreneurs and the community, and to keep working within the system.

The second effect is investment. Every new operation leaves behind capacity, know-how, jobs, assets and another market. Money therefore creates more than consumption; it creates new means capable of generating further income.

The cooperative here is not a social addition to the project, but one of the tools for channeling some of the value created into further business, assets and local capital.

The resort is the first economic engine. The economic system around it is the multiplier. Follow-on investments are the accelerator.

The resort as an economic engine.

Tourism brings in money from outside. TRERESORT uses it to create work, production, services, businesses, housing, infrastructure and assets.

The result is a **functioning, gradually more self-sufficient and increasingly prosperous local economy** with its own jobs, businesses, production, housing, infrastructure and capital — whose principal inflow of new money comes from guests arriving from all over the world.

THE INVESTMENT CHAIN: THE FIRST INVESTMENT PREPARES THE NEXT

The resorts create steady and predictable demand. They need food, baked goods, laundry, water, energy, maintenance, transport, construction work, furniture, horticulture, waste management, technical services, trades, logistics and hundreds of other products and services.

It is precisely this consumption that creates room for further business and further investment.

Thus, the first investment does not generate only a return in its own right. It creates a market for the investments that follow.

If a laundry is established for the resorts' needs, it has a base customer from day one. Its additional capacity can be sold outside.

If a bakery and food production operation are established, the resorts provide base demand. Further production can go to the general market.

If a wholesale warehouse and import logistics are established for internal supplies, the same capacities can supply other customers.

If a construction division is established to build the resorts, its equipment, people and experience do not disappear after completion. They can continue building housing, operational buildings and other projects.

The construction division will arise directly from the construction of TRERESORT. Its own construction 3D printers remain in the system, and contractors' used equipment is purchased after the main construction is completed at a low residual price. A substantial part of its cost will already have been paid during construction through rental and depreciation charges, and costly sea transport back is avoided at the same time. TRERESORT thus acquires an equipped construction base at a fraction of the price; it then continues building affordable housing, other projects including its own, and taking on work for external customers.

If internal energy, water management, waste management, technical services or transport are established, each of these parts can gradually grow from an internal service into an economic activity of its own.

The resort thus creates a customer before another business is established.

This fundamentally changes the investment logic.

The investor is not entering only one tourism asset. The investor is entering an environment in which the initial investment gradually creates new investment opportunities:

resorts → consumption → production and services → new income → additional capacity → another market → further investment

Some of the profit of individual operations can be reinvested in their expansion. New capacity creates further income and further assets.

Funds invested at the beginning thus help create conditions for further investments, which enter an environment with existing infrastructure, workforce, customers, logistics and operational facilities.

This can significantly reduce the costs and risks of each subsequent stage of development.

One investment – multiple layers of value

The same investment can create several forms of value at once.

Investment in the construction division enables the resorts to be built, followed by housing, and later construction for other customers.

Investment in the wholesale warehouse reduces the cost of internal supplies and at the same time creates a wholesale business.

Investment in the laundry reduces the resorts' costs and also creates a service for external clients.

Investment in agriculture reduces dependence on imports, supplies internal operations and creates additional sales.

Investment in water, energy, waste and technical services protects internal operations and at the same time creates a foundation for further commercial services.

Investment in housing stabilizes the workforce, creates assets and opens the way for further residential and cooperative construction.

Investment in education develops skilled employees, future operations managers, tradespeople, technicians, suppliers and entrepreneurs.

Infrastructure built once can thus earn repeatedly and in several different directions.

Growth from within

An important characteristic of the system is its ability to finance part of its further development from its own growth.

- ☐ The resorts create demand.
- ☐ Demand enables further operations to be established.
- ☐ The operations generate income.
- ☐ The income enables their capacity to expand.
- ☐ Expanded capacity enables external sales.
- ☐ External sales generate further profit.
- ☐ And this profit can support another investment.

This creates an **investment chain in which one completed investment helps prepare the economic conditions for the next.**

This is why the development of employment, housing, production, skills, business and infrastructure also matters to the investor.

It is more than a social benefit.

It is another layer of the project's economic value.

The stronger the economy growing around the resorts, the larger the market will also be for the services and businesses of the system itself.

Multiplier & Accelerator

The guest is the first source of new money.

Their money pays for the stay. Part pays wages. The employee uses those wages to shop. Part of what they buy may come from internal distribution or production. The production operation pays further employees and suppliers. Its profit enables further expansion.

The same portion of capital can thus create value several times in the economy.

And at the same time, something even more important is created:

new assets capable of generating their own income.

The resorts are therefore more than a source of returns.

They are the first engine of the investment chain.

TRERESORT is gradually creating a place where investments in tourism, housing, production, agriculture, construction, logistics, water, energy, services, technologies and further businesses can build on one another.

The funds invested in the first phase do not finance only the first phase. They help create an environment that itself opens room for further investments.

An investment chain is created in which one completed investment prepares the economic conditions for the next. The system thus gains the ability to finance part of its further development from its own growth.

INVESTMENT GROWTH IN ONE PLACE

For a financial partner, the concentration of these opportunities is crucial. Further investments enter an environment where customers, workforce, skills, logistics, warehouses, technical services, operational facilities, infrastructure, supplier relationships and initial demand already exist. This can reduce the costs, start-up time and some of the business risk of further projects.

The financial partner does not have to search for a new project, a new market and new infrastructure every time. In one place, further investable layers gradually open up: housing, construction, agriculture, food production, wholesale, logistics, water, energy, waste, technical services, technologies and other services.

For the state, the same process means more employment, skills, local businesses, more affordable housing, broader production and services, growth in assets and a larger share of tourism money captured in the local economy. For the financier, the same items represent further assets, further revenues and further scope for reinvestment.

Funds put into the first phase also support the investments that follow. They create demand, infrastructure, capabilities, assets and cash flow that subsequent investments can use instead of starting from scratch.

TRERESORT thereby grows as one interconnected economic and investment organism: the first capital builds the engine, and the engine gradually creates room for further capital.

THE SAME VALUE FOR THE STATE AND THE FINANCIER, A DIFFERENT PERSPECTIVE

The state sees employment, skills, housing, local business, production, services, infrastructure and capital that stays and works again in the local economy.

The financier sees in the same reality a more stable workforce, lower internal costs, vertical integration, further sources of income, new assets, an external market and the opportunity for follow-on investments in an environment that already has demand, infrastructure and an operational base.

Economic and social development thus directly support investment returns and further financial development. The more value the system can create and retain in one place, the more room there is for its further growth.

CONCRETE OPERATIONAL EXAMPLES

The agricultural division supplies the resorts and sells surpluses to others.

The laundry washes for the resorts and then for other customers.

The bakery bakes for guests, employees and the wider market.

Technical workshops repair internal equipment and can subsequently provide maintenance services to other customers.

Transport, water, waste, warehouses, construction, wholesale and other services can operate in the same way.

One resort need thus creates another business. One business creates further jobs. Jobs generate income. Income creates demand. Demand creates further business.

The resorts bring in the money. TRERESORT builds a local economy from it.