



If you're reading
this, it means
you've got what
it takes to join
this elite circle. →



LET'S MAKE A DEAL

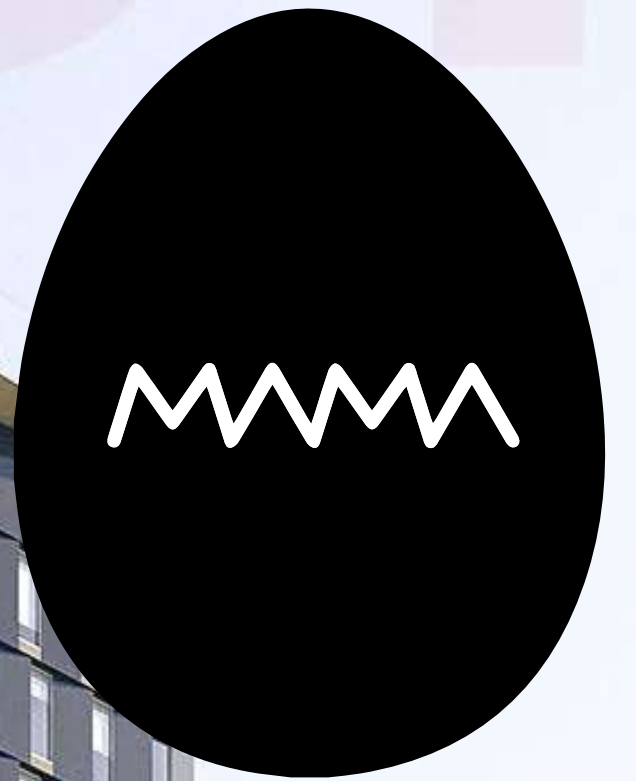
→ THIS ISN'T JUST A STUNNING HOTEL,
IT'S A SAVVY BUSINESS MODEL.

PROJECTED CASH FLOW

13% APY*

AWESOME!

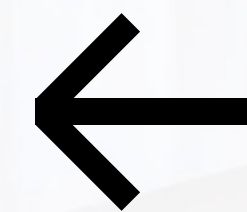
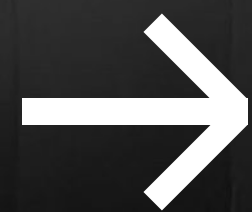
THE PERFECT BLEND OF...



INVESTMENT & HOSPITALITY

A strategic investment in
a private equity fund,
expertly managed by
top-tier professionals...
DALVAL INVERSIONES.

MAMA SHELTER
Europe's boldest, trendiest,
and most game-changing
hotel brand landing in
Medellín, Colombia.



THE SPOTLIGHT ON MEDELLIN SPEAKS FOR ITSELF

THE WALL STREET JOURNAL.

Most Innovative City / 2013



One of the top 4 destinations for digital nomads in South America

**LEE KUAN YEW
WORLD CITY
PRIZE**

A world-class city / 2016



Best Tourism Destination / 2018
Sustainability Award

**Ashden
Award
winner
2019**

Green Corridors / 2019

TimeOut

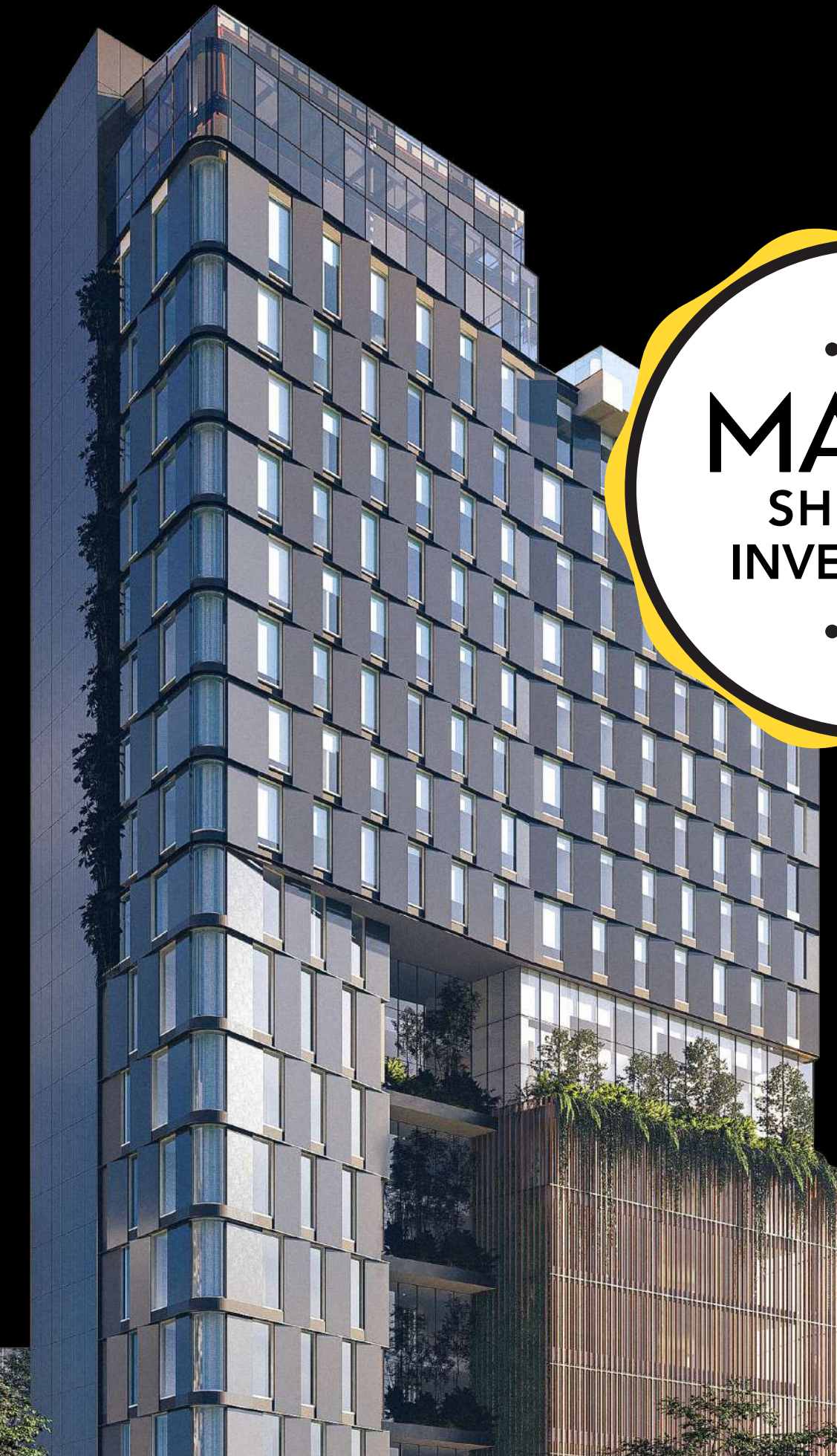
Among the top 3 best cities
to visit worldwide / 2022

Discovery

City Discovery Award / 2019

Forbes

Medellin, the second "coolest" city
in the world / 2022



MORE THAN 1,750 TRAVELERS TOUCH DOWN IN THE HEART OF MEDELLÍN EVERY SINGLE DAY



WHY

MAMA SHELTER?



MAMA
SHELTER

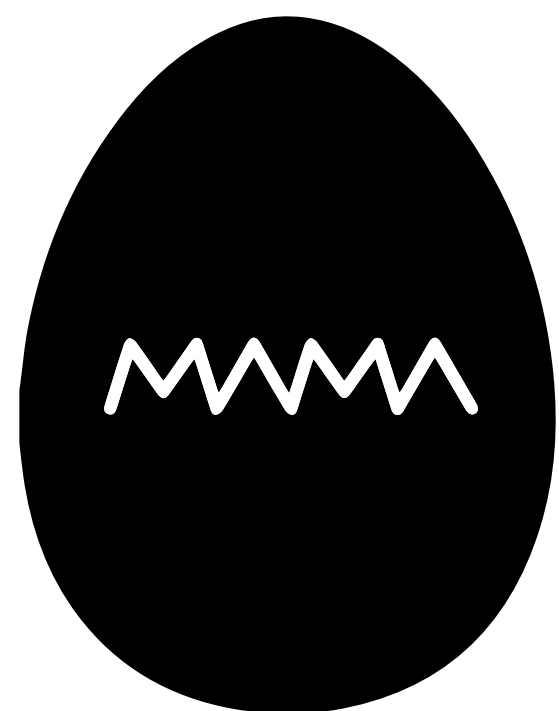
A brand that's conquering the world.

A concept that shook up the hospitality game with its bold 'urban retreat' style. Launched in 2008 in the vibrant 20th district of Paris, Mama quickly became synonymous with generosity, cozy hospitality, and a cheeky touch of irreverence.

- **18 Hotels / 6 Cities**
- **9 Countries**
- **3 Continents**
- **2,438 Rooms**
- **71% Direct Reservations**
- **+500K Followers on Social Media**



EUROPE ↓



BELGRADE



LISBOA



LONDON



LUXEMBOURG



PRAGUE



ROMA

USA ↓



LOS ANGELES

FRANCE ↓



BORDEAUX



DIJON



LILLE



LYON



MARSEILLE



NICE



PARIS WEST



PARIS EAST



PARIS FÉFENSE



RENNES



TOULOUSE

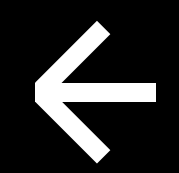
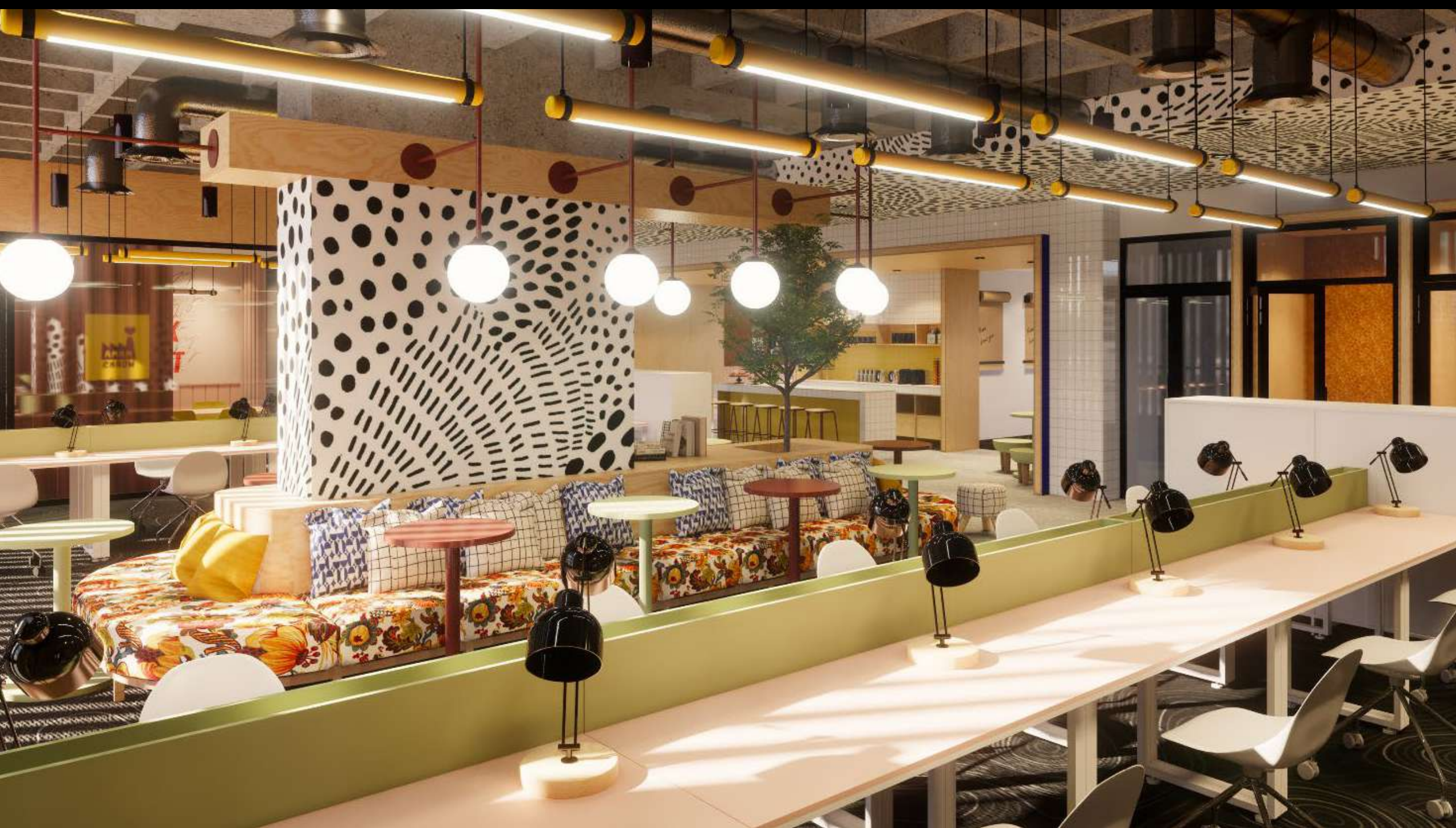
MEDELLÍN - COMING SOON

LIKE LOVE AT FIRST SIGHT!

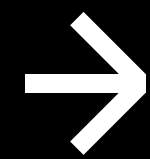
THE NEXT BIG THING

A FRESH URBAN HUB
OPENING SOON IN

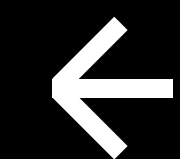
MEDELLÍN
COLOMBIA



From co-working zones and
meeting rooms to a playground
and karaoke.
There's something for everyone!



Featuring 150 stunning rooms
designed to blend comfort,
style, and functionality.



A 360° ROOFTOP EXPERIENCE

Complete with an infinity pool, vibrant bars, a gourmet restaurant, and even a helipad for the ultimate arrival.

Unmatched Location!

...
MAMA
SHELTER
INVEST-MED
...

Steps from Provenza/Lleras, Manila, and Astorga.
Medellín's top tourist hotspots. We've secured one
of the city's prime spots for this project.

El Tesoro

Provenza

Lleras
Park

Manila

Bancolombia

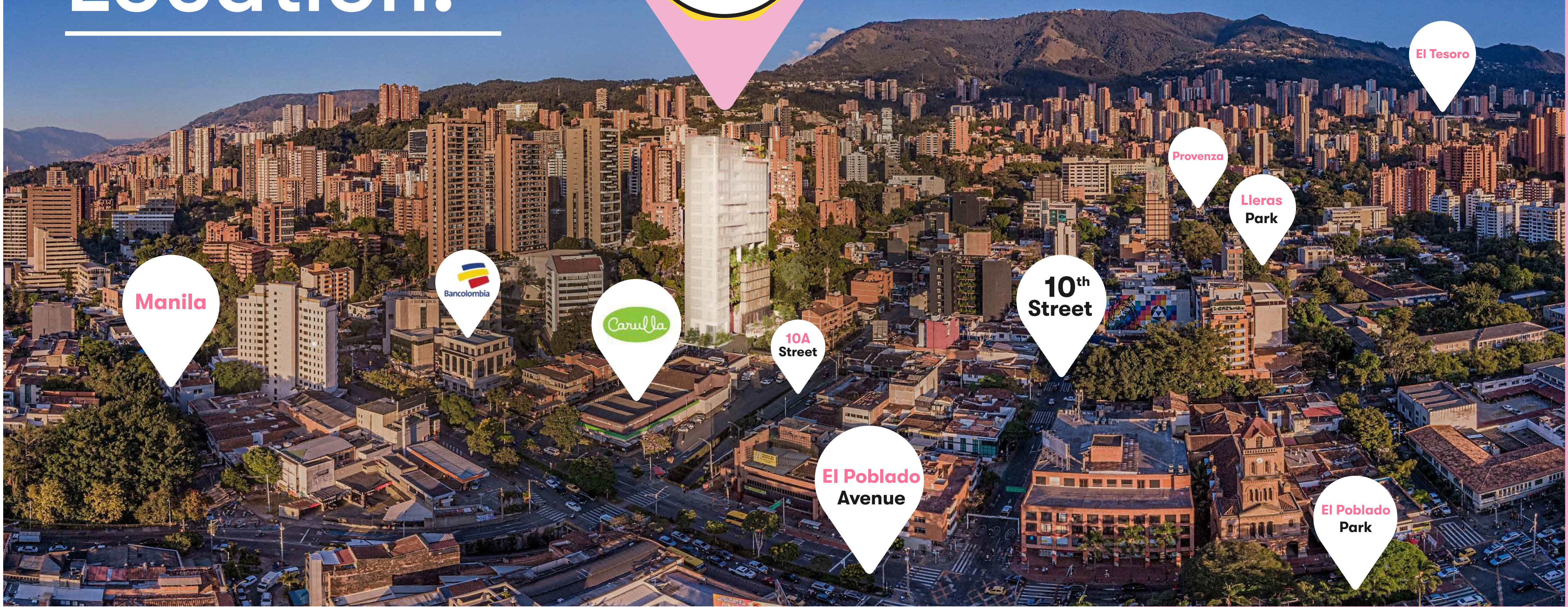
Carulla

10A
Street

10th
Street

El Poblado
Avenue

El Poblado
Park



How does the business model work? →



YOUR INVESTMENT CONNECTS YOU

TO LATIN AMERICA'S MOST VISIONARY

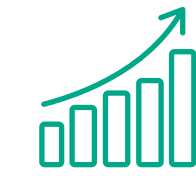
PRIVATE EQUITY FUND!

The fund manager, supervised by Colombia's Financial Superintendence, is responsible for maximizing profitability, ensuring efficient capital management, and monitoring the hotel operator's performance.



47+ YEARS

in real estate



USD 1B+

in executed projects



200+

successfully delivered projects

PROFESSIONAL PRIVATE EQUITY FUND MANAGER



BUSINESS PARTNERS



2 ADMINISTRATION AND DISBURSEMENT OF FUNDS

FIDUCIARY COMPANY

Manages and safeguards funds during the investment period, protecting the investor's capital.

3 HIGHER STANDARD CONSTRUCTION

CONSTRUCTION COMPANY

One of Colombia's leading firms, with over 1,000,000 m² built and more than 47 years of experience in infrastructure, housing, institutional, urbanism, and industrial projects.

4 POST-OPENING HOTEL MANAGEMENT

HOTEL OPERATOR

Supported by a global leader with 56 years of experience, 5,600+ hotels in 110+ countries, and over 820,000 rooms. ACCOR brings an unparalleled portfolio, including MAMA Shelter.

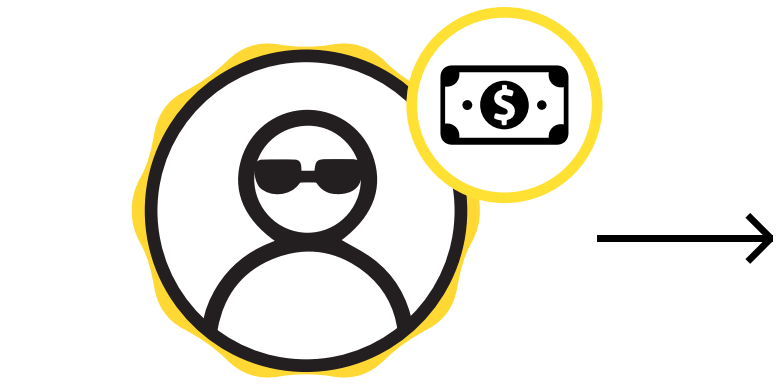
5 CONCEPT AND DESIGN GUIDELINES FOR ICONIC SPACES

HOSPITALITY BRAND

MAMA SHELTER offers travelers a beautiful, authentic, and vibrant place to stay at competitive prices in the coolest cities around the world. With a presence in more than 16 cities worldwide, it arrives in Colombia with Mama Shelter Medellín.



PROJECT MANAGEMENT & CAPITAL RAISING



EVERYTHING STARTS WITH THE INVESTOR'S CAPITAL COMMITMENT AND ONBOARDING. YOU ARE NOW PART OF THE PRIVATE EQUITY FUND!

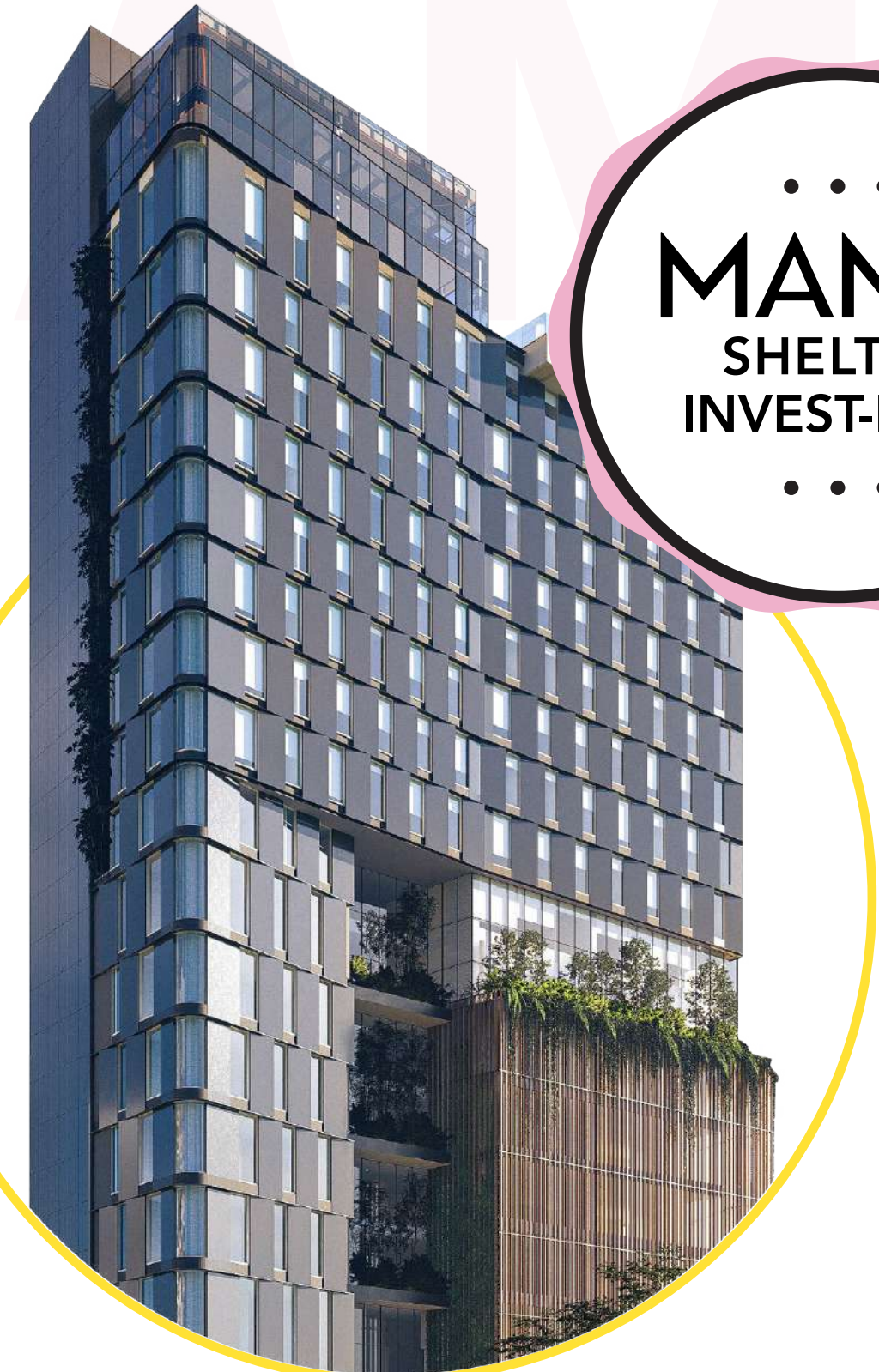


THE MONEY IS HANDED OVER TO THE FIDUCIARY ENTITY WITH GOVERNMENTAL SUPERVISION.

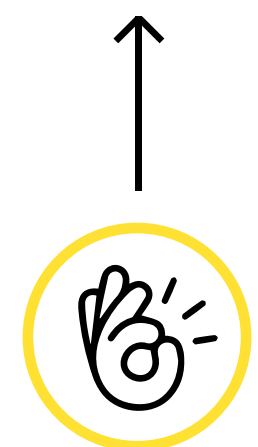


PROFESSIONAL ASSET MANAGER RESPONSIBLE FOR THE MANAGEMENT AND PROPER HANDLING OF THE FUND'S RESOURCES.

THE FUND INVESTS IN THE CONSTRUCTION AND OUTFITTING DE MAMA SHELTER MEDELLÍN.



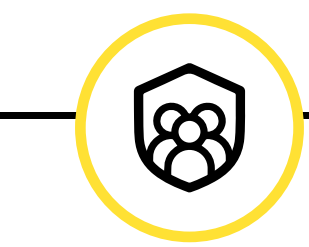
...
MAMA SHELTER INVEST-MED
...



DISTRIBUTION OF BENEFITS TO INVESTORS THROUGH PROFITS OR SALE OF THE ASSET AT A STRATEGIC MOMENT.



TOGETHER, THEY FORM THE PRIVATE EQUITY FUND



A VIGILANCE COMMITTEE IS ESTABLISHED TO PROTECT THE INVESTOR.



THE FUND RECEIVES THE CASH FLOWS TO DISTRIBUTE PROFITS TO ITS INVESTORS.



THE OPERATION PERIODICALLY DELIVERS PROFITS TO THE FUND.



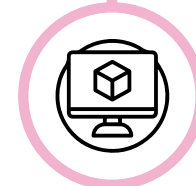
A LEADING GLOBAL OPERATOR MANAGES THE HOTEL'S OPERATION EFFICIENTLY.

INVESTMENT FLOW

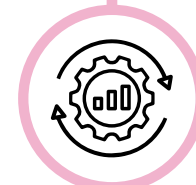
CONSTRUCTION AND OPERATION SYSTEMS AIMED AT MITIGATING RISKS AND MAXIMIZING PROFITABILITY.



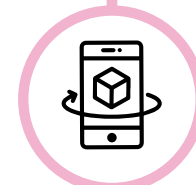
A CONSTRUCTION COMPANY
WITH 47+ YEARS OF EXPERIENCE
USES BIM TECHNOLOGY TO
ENHANCE THE PROJECT



1. Digital construction: We digitally model the building with a high level of detail, anticipating errors and overruns. This way, we increase the probability of on-time and on-budget delivery, and we identify opportunities for improvement in construction processes.



2. Commitment to long-term sustainability: Reduction of waste during construction and more efficient operations. This translates into lower operating and maintenance costs.



3. Advanced technology for construction and hotel management: BIM can be integrated with augmented reality systems, virtual intelligence, and artificial intelligence for decision-making in construction and daily operations. This enables smarter and more efficient management of the hotel from day one.



4. Post-construction operational efficiency: BIM models allow planning and optimizing the hotel's operation, from maintenance to resource management.



5. Real-time monitoring: BIM enables all stakeholders to continuously supervise progress and optimize work.

BIM TECHNOLOGY





OK! →

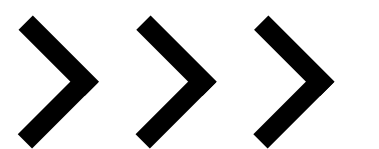
You've seen the

incredible potential,

right? Let's take

that final step and

MAKE HISTORY TOGETHER



This is our moment.

LET'S MAKE IT HAPPEN!

LET'S MAKE HISTORY

THE OPPORTUNITY

Key figures for our investors



GOLD MEMBERSHIP INVESTMENT

\$434'000.000 COP

With Gold Mama Shelter Medellín benefits*

ESTIMATED CASH FLOW

13% APY*

Initial Occupancy rate*

60%

Avg. Occupancy rate*

69,3%

(OVER 10 YEARS)

Appreciation

7% E.A.R

(ESTIMATED ANNUAL RATE)

Operator Contract

20 Years

(RENEWABLE)

Cash on cash*

1,1%

(MONTHLY AVG. OVER 10 YEARS)

Avg. daily rate

\$110 USD

Hotel opening

2027

FIRST SEMESTER

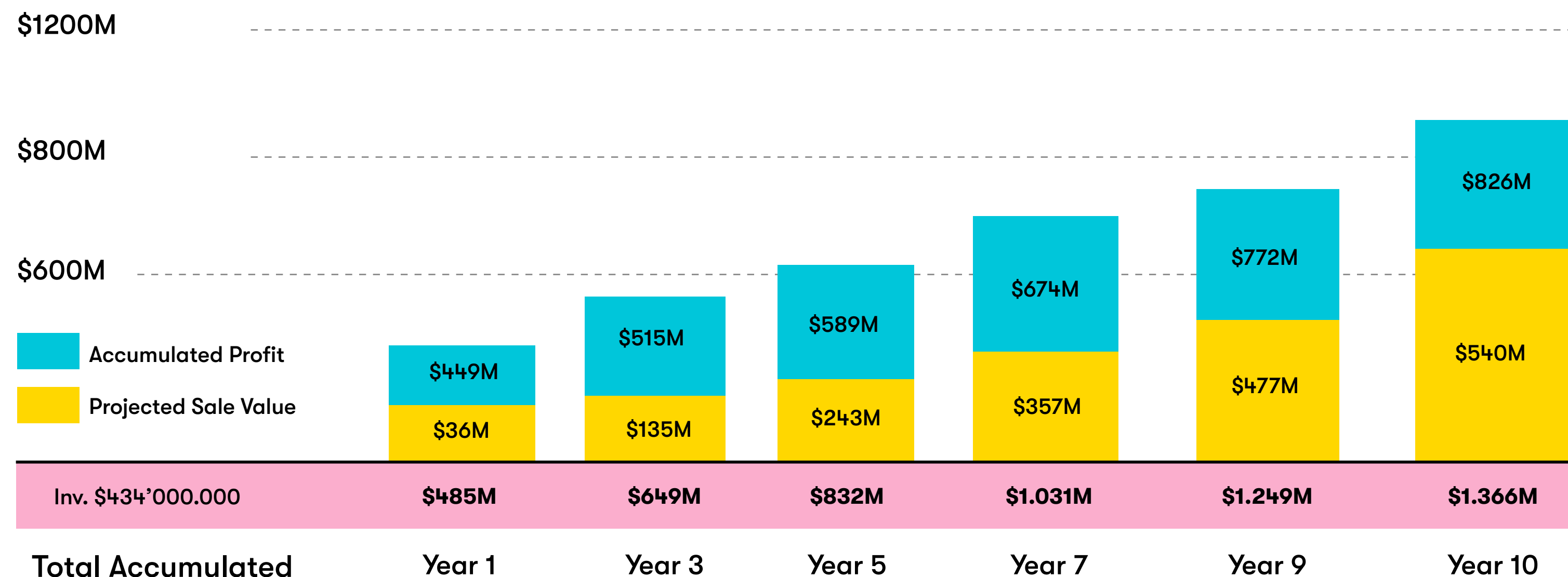
Rooms

150

4 CATEGORIES

*The figures in the business proposal are projected based on an average occupancy rate of 69.3% and an average daily rate of \$110 USD, considering that the average occupancy in Medellín in 2022 was 77% and the rate is \$140 USD for the same segment. The projected revenues in this proposal are the sum of revenues from all business models of the asset: Hotel, bars, restaurants, event halls, co-working spaces, and others. Market variations and external factors may alter the result. The construction and operation timelines are calculated based on standard market times and conditions, as well as the proper disbursement of installments by investors.

Projected Participation Return over 10 Years



The projected sale value accounts for the appreciation and is a value that materializes if the investor wishes to sell their participation in the project. This value is illustrative and, at the time of sale, may be subject to negotiation.

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First Call

10%

Within 30 days after reservation.

Second Call

10%

Within 60 days after reservation.

Third Call

60%

In monthly installments. Until June 2026.

Last Call

20%

Within 30 days after completing the third call.

PROJECTIONS

THE OPPORTUNITY

Key figures for our investors



DIAMOND MEMBERSHIP INVESTMENT

\$868'000.000 COP

With Diamond Mama Shelter Medellín benefits*

ESTIMATED CASH FLOW

13% APY*

Initial Occupancy rate*

60%

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69,3%

(OVER 10 YEARS)

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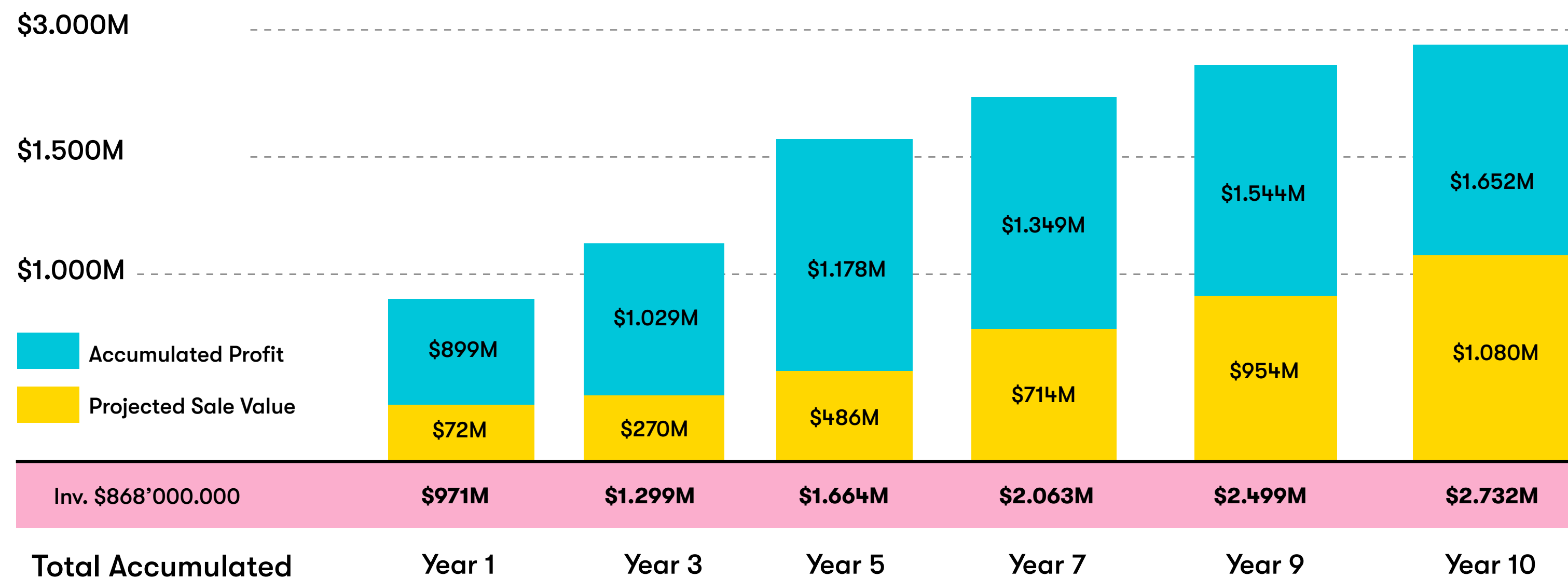
Rooms

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10%

Within 60 days after reservation.

Third Call

60%

In up to 24 equal installments.

Last Call

20%

Within 30 days after completing the third call.

PROJECTIONS

THE OPPORTUNITY



DIAMOND PLUS MEMBERSHIP INVESTMENT

\$1'736.000.000 ^{COP}

With Diamond benefits + ALL ACCOR

ESTIMATED CASH FLOW

13% APY*

Initial Occupancy rate*

60%

Avg. Occupancy rate*

69,3%

(OVER 10 YEARS)

Appreciation

7% E.A.R

(ESTIMATED ANNUAL RATE)

Operator Contract

20 Years

(RENEWABLE)

Cash on cash*

1,1%

(MONTHLY AVG. OVER 10 YEARS)

Avg. daily rate

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Hotel opening

2027

FIRST SEMESTER

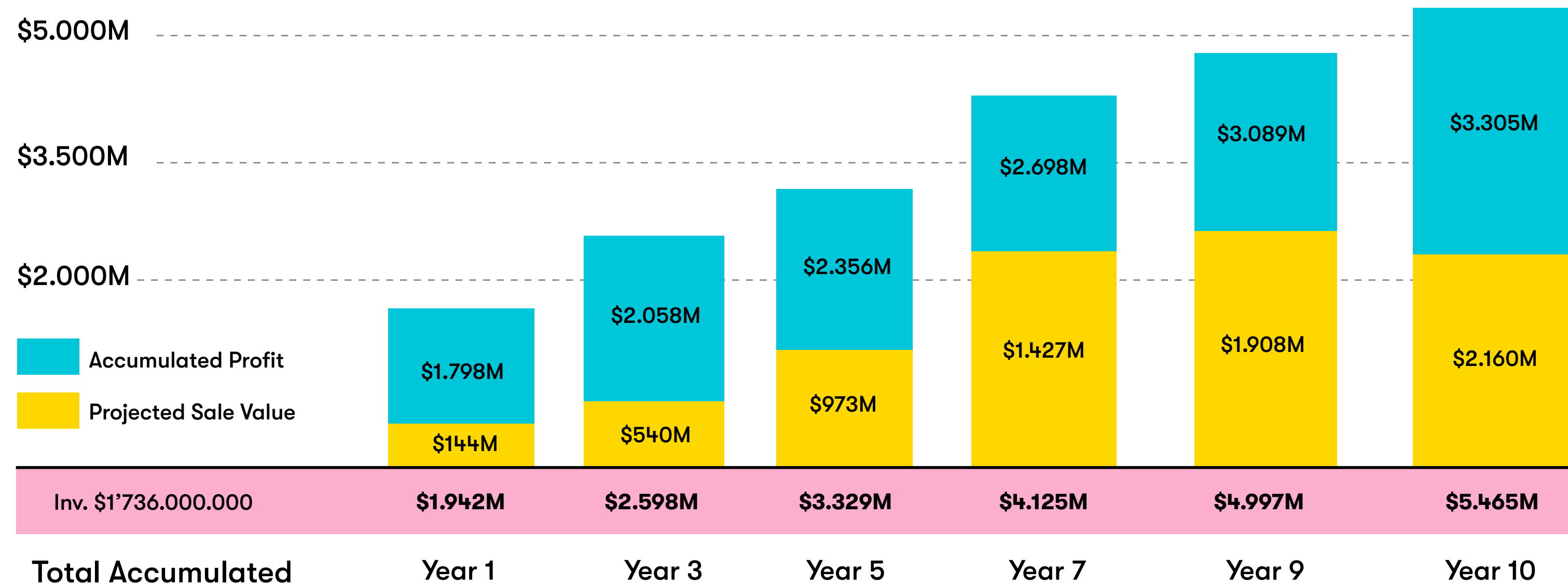
Rooms

150

4 CATEGORIES

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PROJECTIONS



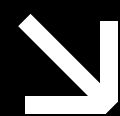
Welcome
-to-

IT'S TIME



TO SHINE

Let's make a toast



comercial@hotelprojectomamashelter.com



mamashelterinvestmed.com

[\(+57\) 316 300 7430](tel:+573163007430)

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