

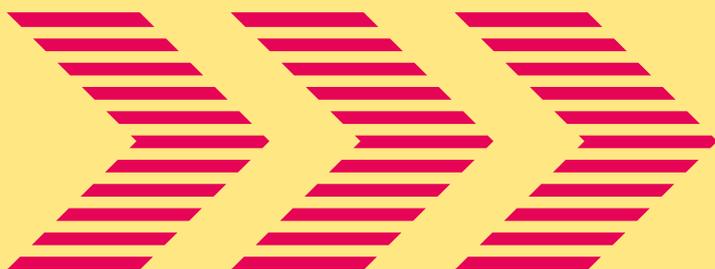
THE FUTURE IS TO INVEST ————— IN RIO GRANDE DO SUL

# BOOK OF OPPORTUNITIES

## AND INVESTMENTS IN TOURISM

// FEBRUARY 2026

This edition of the Book of Opportunities has an online version, which is updated periodically. **Access it here.**



## PARTNERSHIPS:



# RIO GRANDE DO SUL, DESTINATION AND HUB FOR TOURISM INVESTMENTS

When Invest RS created the Book of Opportunities and Investments in Rio Grande do Sul, we wanted to consolidate a format for presenting investors and entrepreneurs with a document that clearly and systematically expressed the immense potential of our state. This third edition, which brings together everything we have to offer in tourism, demonstrates the success of the idea and proves that we are on the right track.

As you leaf through this Book of Opportunities and Investments in Tourism in Rio Grande do Sul, you will find the essence of the work that drives the entire Invest RS team: modernizing the way Rio Grande do Sul attracts investments, based on an original strategy. This is how we are helping to shape the future of Rio Grande do Sul. We know the state's capabilities and qualities. The challenge is to make them even better known, both inside and outside Brazil.

Like the documents on innovation and energy transition, this Book is not just a catalog. It is an invitation for more actors to participate in building Rio Grande do Sul as an increasingly effective reference in tourism in Brazil. It is the materialization of our strategy, aligned with the Economic, Inclusive, and Sustainable Development Plan.

Being able to launch it at Better Tourism Lisboa (BTL), one of the main trade fairs in the sector in Europe, is a sign of maturity and boldness in the scope we intend to achieve. This is also another tool to strengthen our partnership with the Secretariat of Tourism, Embratur, Sebrae-RS, and Transforma RS to advance the International Tourism Plan, with which we intend to boost the flow of tourists from other countries to our state.

At Invest RS, cooperation is part of our culture of action. I believe that the success of a tourism policy - one which already has so many projects, actions, and personalities - depends on the union of government, academia, private initiative, and society. Rio Grande do Sul has fantastic tourist destinations, and our job is to convert charm, leisure, and entertainment into economic opportunity.

The best way to predict the future is to create it. Come think big with us and invest in the state that is a benchmark in Brazil for tourism. The future invests here!

**Rafael Prikladnicki**  
President of Invest RS



## WHAT IS THE BOOK?

Produced by Invest RS in coordination with state government bodies and institutional partners, the Book of Opportunities and Investments in Tourism in Rio Grande do Sul is not just a catalog of projects. It is an invitation for investors, operators, entrepreneurs, and institutions to actively participate in building a Rio Grande do Sul that is increasingly competitive and innovative in tourism.

The Book embodies the state's strategy for inclusive and sustainable economic development by bringing together, in a practical and strategic way, the main projects, assets, and opportunities of the Rio Grande do Sul tourism ecosystem. Its goal is to connect capital, operations, and territory, driving the improvement of offerings, the diversification of destinations, the reduction of seasonality, and the generation of long-term economic and social value.

The content of the Book is first organized by thematic investment categories, which reflect the main drivers of tourism in the state:

- »»» **Entertainment and Leisure**
- »»» **Financing**
- »»» **Hotels and Resorts**
- »»» **Tourism Infrastructure**
- »»» **Business (MICE - Meetings, Incentives, Conferences, and Exhibitions)**

Within each category, opportunities are presented by audience profiles, offering clear paths for investment, project structuring, and territorial development.

This organization strengthens tourism as a driver of growth, innovation, and regional development in Rio Grande do Sul.

## TOURISM IS THE FUTURE

**For investors:** opportunities in hotels, resorts, business tourism, leisure, entertainment, wellness, and high value-added experiences, with potential for financial return and positive impact on their territories.

**For companies and entrepreneurs:** access to structured projects, tourism assets, strategic areas, public-private partnerships, and initiatives that stimulate innovation, improve the quality of offerings, and reposition Rio Grande do Sul as a competitive destination on the national and international scene.

# CONCESSION CONTRACTS AND PUBLIC-PRIVATE PARTNERSHIPS (PPP'S) IN TOURISM

Concessions and public-private partnerships (PPPs) are strategic instruments for enabling investments, modernizing infrastructure, and improving the quality of public services. By combining the financial capacity, innovation, and efficiency of the private sector with the planning and governance of the public sector, these models create safe and attractive environments for the development of structural projects.

Formalized through long-term administrative contracts, concessions and PPPs enable the provision of public services with predictability, economic and financial balance, and legal certainty. This helps attract private capital and enables the implementation of modern and sustainable solutions.

In common concessions, the private sector is responsible for investments, operation, and assuming project risks, getting paid by charging users fees and/or exploiting ancillary revenues. There is no direct financial compensation from the government. At the end of the contract, the assets return to the State, preserving the public interest and enabling new investment cycles.

In public-private partnerships, on the other hand, revenues are supplemented by the government, which increases the viability of projects and allows services to be offered at reduced rates or even without direct charges to users. This model broadens the social reach of investments while maintaining economic attractiveness for investors.

In Rio Grande do Sul, successful experiences already demonstrate the potential of these arrangements, notably the Turvo State Park (<https://macucoyucuma.com.br/>), Cambará do Sul Canyons (<https://canionsverdes.com.br/>) and the regional airports of Passo Fundo and Santo Ângelo, projects that reinforce the state's capacity to structure qualified opportunities, aligned with regional development, tourism, and the enhancement of public spaces.

Visit <https://parcerias.rs.gov.br/> to learn more.



# THE INTERNATIONAL TOURISM PLAN: THE STRATEGY FOR GROWTH

In 2025, Embratur launched the Plano *Brasis* - International Tourism Marketing Plan. Structured on the basis of technical diagnoses and market intelligence, the plan identifies Brazilian destinations with the greatest potential for international promotion and defines priority profiles and segments of tourists to be attracted. It consolidates guidelines for Brazil's international positioning, with different actions for every state. Based on this movement, Rio Grande do Sul is positioned as the first Brazilian state to structure and finalize a tactical plan for international tourism, strategically connected to the guidelines of Embratur's *Brasis* Plan.

The Rio Grande do Sul International Tourism Promotion Plan, developed in partnership with SEBRAE RS, Setur RS, and Transforma RS, is the strategic document that underpins the state's expansion on the global stage. Based on data analysis and market intelligence, the plan establishes a clear direction to strengthen Rio Grande do Sul's positioning in priority source markets, such as South America and Europe. It identifies the countries with the greatest potential for internationalization, defines the personas of the travelers the state seeks to attract, and guides tactical promotion actions.

This plan is the compass that guides investments and promotional efforts, ensuring that business opportunities are aligned with market demands and the capacity of Rio Grande do Sul's tourism offerings. By defining key products for each audience profile and mapping air connectivity, the document provides a solid information base for investors, operators, and the entire tourism trade, transforming the state's potential into concrete and sustainable results. It represents Rio Grande do Sul's commitment to organized, competitive, and high-impact growth in international tourism.



# THERE ARE MANY REASONS TO INVEST IN RIO GRANDE DO SUL



## Strategic connectivity and access to international markets

Rio Grande do Sul's privileged location in the heart of Mercosur is strengthened by constantly growing air connectivity. In 2024, RS had 15 weekly direct flights to Argentina, 6 to Portugal, and 5 to Chile, in addition to daily connections to the main markets in Europe and North America. This robust air network, which carried **more than 150,000 international passengers in 2025**, ensures easy access to a consumer market of over 150 million inhabitants, corresponding to 70% of the South America's GDP.



## Quality of life, safety, and cutting-edge infrastructure

In addition to its natural and cultural beauty, Rio Grande do Sul stands out for its high quality of life and safety, being the **third safest state in Brazil**. With well-developed tourist infrastructure, including hotels, restaurants, and theme parks of international standard, RS offers a safe and welcoming environment for visitors. It is no accident that the city of **Gramado, in the Serra Gaúcha, is the second best tourist destination in South America**. This combination of factors, added to the hospitality of the Gaúcho people, contributes to an excellent tourist experience and to the consolidation of Rio Grande do Sul as a global reference destination.



## Diversity of destinations and unforgettable experiences

Rio Grande do Sul offers a diverse portfolio of destinations that enchant the most varied profiles of travelers. From the Serra Gaúcha, with its wineries and temperate landscapes, to the canyons in the Campos de Cima da Serra, passing through the gaucho culture of the Frontier region and the Pampa biome, the state provides authentic and memorable experiences. Destinations such as Gramado, Canela, and the Grape and Wine Region are already well established and attract a qualified audience, while new routes, such as the Romantic Route and the Germanic Valley, reveal exponential growth potential.



## A destination for unique and authentic experiences in South America

Rio Grande do Sul positions itself as a strategic investment destination by offering a portfolio of tourist experiences tailored to qualified international travelers. The state attracts everyone from wine and food lovers, who seek the sophistication of the Serra Gaúcha vineyards, to entertainment and theme park travelers, who find international-standard infrastructure in Gramado and Canela. With the arrival of **1.53 million international visitors in 2025**, consolidating its position as the **third Brazilian state in terms of foreign visitors**, RS demonstrates its ability to meet multiple demands with excellence.

# EVERYTHING ABOUT TOURISM IN RIO GRANDE DO SUL, IN ONE PLACE

**Viva o RS** “Live RS” is the official digital platform for promoting tourism in Rio Grande do Sul, developed by **the Secretariat of Tourism in partnership with Sebrae-RS and Wine Locals**. It acts as a strategic guide to experiences, destinations, and itineraries, bringing together comprehensive information on attractions in all regions of the state, with editorial content, suggestions for themed itineraries, and practical data for travelers and operators.

Organized by region, travel style, and tourist interests, the platform highlights the state’s cultural, natural, and gastronomic diversity—from renowned destinations in the Serra Gaúcha to experiences in ecotourism, history, food and wine, and rural tourism.

In addition to serving as a source of inspiration and planning for tourists, Viva o RS is a tool to support the tourism trade, connecting visitors to service providers, itineraries, and packages, and strengthening Rio Grande do Sul’s tourism offering in the domestic and international markets.

Find all the information about tourism in Rio Grande do Sul at <https://www.vivaors.com.br/>



# OPPORTUNITIES

This Book contains:

**R\$4 BI**

*(US\$ 769 million)*

in mapped investments  
and opportunities

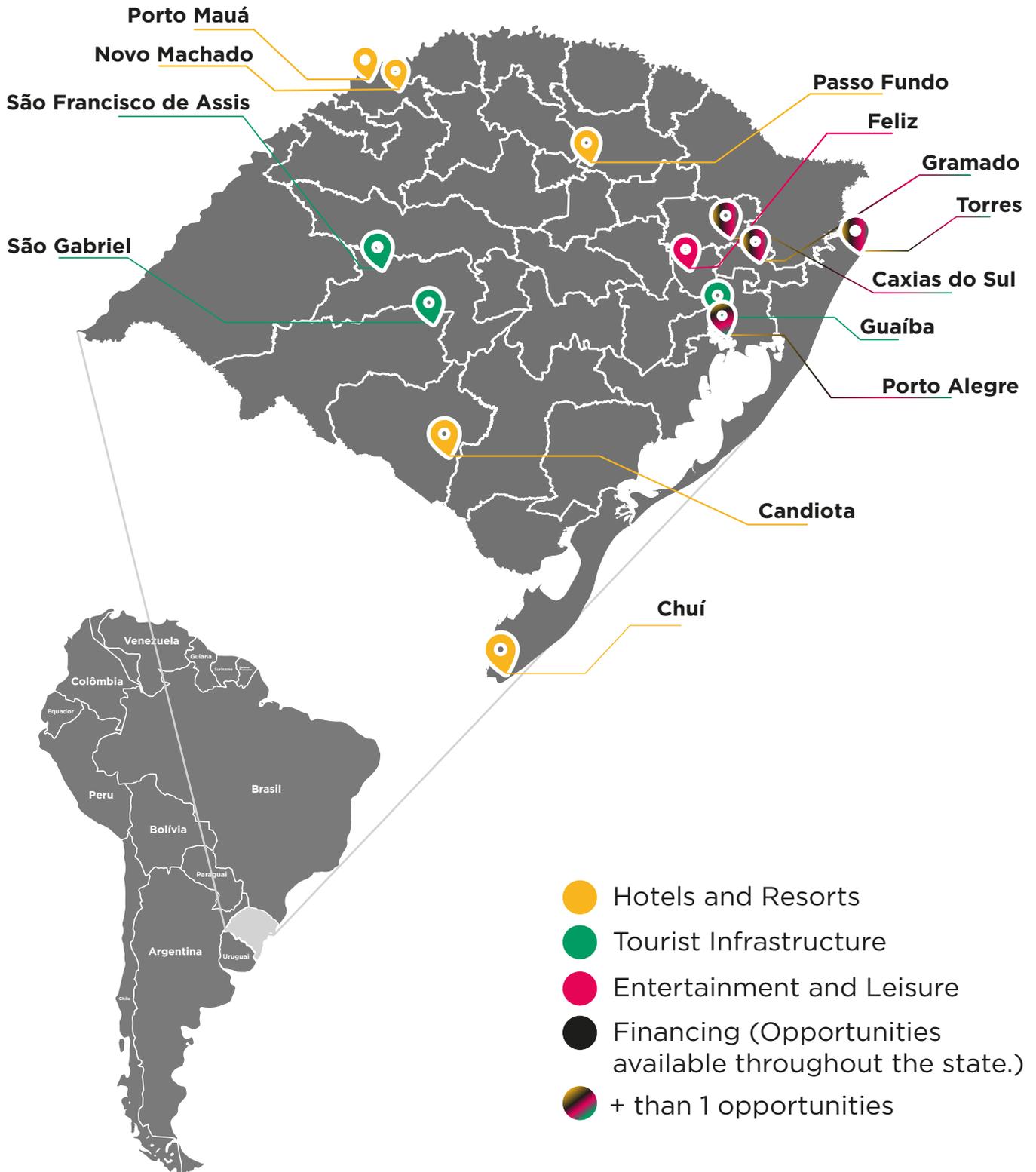
**25**

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# FINANCING

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OPPORTUNITIES FOR COMPANIES/ENTREPRENEURS



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<p><b>Opportunity Description</b>          Fungetur strategic credit line for construction, modernization, equipment acquisition, and working capital.</p>	<p><b>Project Value</b>          R\$ 15 million          (US\$ 2.88 million)</p>
<p><b>Company</b>          Badesul</p>	<p><b>Required Financing Amount</b>          N/A</p>
<p><b>Player Information</b>          Badesul is Rio Grande do Sul's development agency. It finances structural tourism projects, expanding infrastructure, competitiveness, and installed capacity.</p>	<p><b>Timeframe</b>          Available according to the conditions of the Ministry of Tourism and current regulations.</p>
	<p><b>Area</b>          N/A</p>
<p><b>Location</b>          Rio Grande do Sul/Brazil</p>	
<p><b>Target</b>          Companies/Entrepreneurs</p>	
<p><b>Contact</b>          Juliano Melo          Superintendent          +55 51 98410-5614          juliano.melo@badesul.com.br</p>	
<p><b>Link to Information</b>  <a href="http://www.badesul.com.br">www.badesul.com.br</a></p>	
<p><b>Additional Information</b>          Relevant documents to be analyzed per project for the release of funds.</p>	



## CREDIT LINES FOR INVESTMENTS IN TOURISM

<p><b>Opportunity Description</b></p> <p>The BRDE Tourism Program is aimed at structuring and improving services to the sector through credit lines. The program covers activities such as transportation, accommodation, tourist entertainment, services, and infrastructure. It operates national credit lines and international resources raised by BRDE from multilateral development institutions.</p>	<p><b>Project Value</b></p> <p>The limit on the amount financed by BRDE depends on the funding and economic and financial capacity of the client, and cannot exceed 10% of the Bank's net worth.</p>
<p><b>Company</b> BRDE</p>	<p><b>Required Financing Amount</b> </p> <p>N/A</p>
<p><b>Player Information</b></p> <p>The Regional Development Bank of the Far South (BRDE) was founded on June 15, 1961, by the governments of Rio Grande do Sul, Santa Catarina, and Paraná, with the mission of promoting the development of the southern region of Brazil. Since then, it has acted as a strategic partner for regional development, supporting and financing projects that strengthen competitiveness, stimulate innovation, and promote the sustainable growth of enterprises of all sizes.</p> 	<p><b>Timeframe</b></p> <p>Recurring and ongoing programs and financing, depending on credit analysis and availability of funds.</p>
	<p><b>Area</b></p> <p>N/A</p>
	<p><b>Location</b></p> <p>In the three southern states of Brazil (RS, SC,</p>
<p><b>Target</b></p> <p>Companies/Entrepreneurs</p>	
<p><b>Contact</b></p> <p>Alexander Leitzke Planning Manager +55 51 99925-4509 / +55 51 3215-5211 brders@brde.com.br</p>	
<p><b>Link para Informações</b></p> <p><a href="http://www.brde.com.br">www.brde.com.br</a></p> 	
<p><b>Additional Information</b></p> <ul style="list-style-type: none"> <li>• Release of funds contingent on the analysis of relevant documents for every.</li> <li>• Financing may be in the form of Project Finance or Corporate Finance, according to the characteristics of the project.</li> <li>• Possible use of national and international sources of funds.</li> <li>• Terms compatible with the maturity of the projects, which may reach 20 years.</li> </ul>	

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# ENTERTAINMENT AND LEISURE

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OPPORTUNITIES FOR INVESTORS



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## HARMONIA PARK AND GASÔMETRO WATERFRONT - INTEGRATED ENTERTAINMENT, LEISURE, AND EVENTS COMPLEX ON THE

<p><b>Opportunity Description</b></p> <p>The opportunity consists of the structured economic use of different business fronts in Harmonia Park and Gasômetro Waterfront (Section 01 of Guaíba Waterfront) through concessions, commercial partnerships, and own operations. The proposal combines urban revitalization, touristic dynamicity, and recurring revenue generation, positioning Harmonia Park as a new hub of experiences in Rio Grande do Sul.</p>	<p><b>Project Value</b> R\$ 100 million (US\$ 19 million)</p>
	<p><b>Required Financing Amount</b> R\$ 100 million (US\$ 19 million)</p>
	<p><b>Timeframe</b> 2026</p>
<p><b>Company</b> GAM3 Parks</p>	<p><b>Area</b> Already owned</p>
<p><b>Player Information</b></p> <p>GAM3 Parks specializes in the development and management of urban parks and entertainment assets, combining strategic vision, operational excellence, and innovation in business models. The company structures projects aimed at creating quality experiences, with economic sustainability and integration into their territories, contributing to the formation of attractive and resilient destinations capable of generating value for cities, investors, and society as a whole.</p>	<p><b>Location</b> Porto Alegre - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b> Investors</p>
<p><b>Contact</b> Carla Deboni +55 51 98137-4372 carla@gam3parks.com.br <a href="https://www.linkedin.com/in/carla-deboni-7ab44515b">linkedin.com/in/carla-deboni-7ab44515b</a></p>	
<p><b>Link for Information</b> <a href="https://www.gam3parks.com.br/">https://www.gam3parks.com.br/</a></p>	
<p><b>Additional Information</b></p> <p>The model allows investors and operators in segments such as entertainment, events, food and beverages, cultural experiences, sports, and brand activation to participate in high-visibility urban assets with high foot traffic and strong tourist appeal. Instagram: @parque_harmonia</p>	



**HAPPY VALEN TOURIST COMPLEX**

<p><b>Opportunity Description</b></p> <p>Planned medium-term expansion (Phase 2) of the Happy Valen Complex, with modular implementation of new tourist attractions, accommodation infrastructure, themed cuisine, and event spaces. The project is open to strategic partners and investors, allowing flexibility in defining the technical, operational, and financial model according to the interested partner’s profile.</p>	<p><b>Project Value</b> R\$ 10 million (US\$ 1.9 million)</p>
	<p><b>Required Financing Amount</b> R\$ 10 million (US\$ 1.9 million)</p>
	<p><b>Timeframe</b> 2026</p>
<p><b>Company</b> Happy Valen Turismo de Natureza</p>	<p><b>Area</b> N/A</p>
<p><b>Player Information</b></p> <p>Happy Valen Turismo de Natureza, founded in April 2024, develops, implements, and operates theme parks focused on nature and adventure tourism with outdoor experiences. The company develops attractions integrated into the natural environment, with a focus on leisure and adventure, strengthening regional tourism and local development.</p>	<p><b>Location</b> Feliz - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b> Investors</p>
<p><b>Contact</b> Henrique Petry Rauber Representative +55 51 99903-4820</p>	
<p><b>Link for Information</b> <a href="http://www.happyvalen.com.br">www.happyvalen.com.br</a></p>	
<p><b>Additional Information</b> Nature and adventure tourism complex integrated with the urban environment and natural landscape. The park houses the world’s longest urban zipline, at 2.5 km, in addition to other leisure and adventure experiences, establishing itself as a regional anchor attraction.</p>	

THE FUTURE IS TO INVEST ————— IN RIO GRANDE DO SUL

# HOTELS AND RESORTS

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OPPORTUNITIES FOR INVESTORS



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## TIMESHARE RESORT AND HOTEL WITH WATER PARK, REGIONAL SHOPPING CENTER, AND GASTRONOMIC HUB

<p><b>Opportunity Description</b></p> <p>Investment opportunity in a structural tourism asset, with diversified revenues, phased implementation, and strong local economic impact. The anchor project for a new tourist destination in Rio Grande do Sul.</p>	<p><b>Project Value</b></p> <p>R\$ 140 million (US\$ 26.9 million)</p>
	<p><b>Required Financing Amount</b></p> <p>R\$ 140 million (US\$ 26.9 million)</p>
	<p><b>Timeframe</b></p> <p>2026</p>
<p><b>Company</b></p> <p>Atlântico Splash Park</p>	<p><b>Area</b></p> <p>Approximate total area: 4.7 hectares</p>
<p><b>Player Information</b></p> <p>Atlântico Splash Park is a Brazilian company created for the development, implementation, and operation of integrated tourism and real estate projects, focusing on the creation of medium and large-scale assets that generate recurring income, and long-term appreciation.</p>	<p><b>Location</b></p> <p>Chuí - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b></p> <p>Investors</p>
<p><b>Contact</b></p> <p>Juan Saurina Director of Development +55 53 99927-0319 juansaurina@atlanticosplashpark.com.br</p>	
<p><b>Link to Information</b></p> <p><a href="https://www.atlanticosplashpark.com.br">https://www.atlanticosplashpark.com.br</a></p>	
<p><b>Additional Information</b></p> <p>Structural project for tourism in the far south of Rio Grande do Sul, with strong potential to attract investors, operators, and public-private partnerships.</p>	

# COSTANA

FRONTIER RESORT

## BINATIONAL LUXURY RESORT ON THE URUGUAY RIVER

<p><b>Opportunity Description</b></p> <p>The opportunity consists of developing a high-end resort on the banks of the Uruguay River, on the Brazil-Argentina border, exploring a still largely undeveloped tourist territory. The resort will have 275 units, capacity for over 1,000 guests, and more than 50 attractions, including the region's first private artificial beach. The project combines premium leisure, sustainability, and cultural integration.</p>	<p><b>Project Value</b> US\$ 80 million</p>
	<p><b>Required Financing Amount</b> US\$ 80 million</p>
	<p><b>Timeframe</b> 2029</p>
<p><b>Company</b> Costana Frontier Resort</p>	<p><b>Area</b> 66.000 m<sup>2</sup></p>
<p><b>Player Information</b></p> <p>MSK Incorp, part of the Tecnika Engenharia Especializada group, has over 20 years of experience in the civil and industrial engineering sector.</p>	<p><b>Location</b> Between Porto Mauá and Novo Machado - Rio Grande do Sul / Brazil</p>
<p><b>Target</b> Investors</p>	
<p><b>Contact</b> Vando Hartmann +55 55 99613-2103 vando.hartmann@mskincorp.com.br</p>	
<p><b>Link for Information</b> <a href="https://costanaresort.com.br/">https://costanaresort.com.br/</a></p>	
<p><b>Additional Information</b></p> <p>The resort's proximity to the international port and regional air access expand its potential as a new anchor destination in northwestern Rio Grande do Sul, diversifying tourism offerings and capturing binational demand.</p>	



## GT 31 PREMIERE BRAZIL'S FIRST TOURISM AND REAL ESTATE VENTURE WITH INTEGRATED PRODUCTION OF WINES AND OLIVE OILS

<p><b>Opportunity description</b></p> <p>The opportunity consists of early access to the pre-launch of GT31, allowing selected investors to secure units with higher added value, under special conditions, before the market opening. Located on the 31st parallel, one of the most recognized terroir ranges in the world, GT31 is a productive olive and wine tourism venture that integrates hotels and residences with services. The project positions the Gaucho countryside as a premium destination, combining exclusivity and the experience of creating signature wines and olive oils, with high potential for appreciation.</p>	<p><b>Project value</b> R\$ 480 million (US\$ 92.3 million)</p> 
	<p><b>Required financing amount</b> R\$ 78.2 million (US\$ 15 million)</p>
	<p><b>Timeframe</b> Jan-Jul/2026</p>
<p><b>Company</b> Grupo Batalha</p>	<p><b>Area</b> N/A</p>
<p><b>Player information</b></p> <p>Grupo Batalha, which controls the project, is recognized for its business solidity and over four decades of experience in strategic sectors such as civil construction, energy, agribusiness, and tourism. The group is responsible for the governance and technical and financial execution of all stages of GT31, ensuring legal security, capital efficiency, and operational quality.</p> 	<p><b>Location</b> Candiota - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b> Investors</p>
<p><b>Contact</b> Guilherme Batalha Owner and CEO guibatalha@braspell.com.br</p>	
<p><b>Link for information</b> N/A</p> 	
<p><b>Additional Information</b></p> <p>Across 370 hectares on the 31st parallel, GT31 offers an entire destination ecosystem: hospitality, boutique hotels, wineries, wine presses, productive vineyards and olive groves, olive and wine spas, leisure, sports, and events—luxury, exclusivity, nature, and experience.</p>	

**RESIDENCE CLUB**  
GRAMADO



**HARD ROCK RESIDENCE CLUB GRAMADO  
- INTERNATIONAL BRAND TOURIST AND  
RESIDENTIAL COMPLEX**

<p><b>Opportunity Description</b></p> <p>Implementation of an international standard hotel development in one of Brazil's main tourist hubs, leveraging the high demand for quality accommodation in the Serra Gaúcha region. The opportunity is associated with the diversification of tourism offerings, the attraction of domestic and international visitors, and real estate appreciation, all connected to an internationally recognized brand that stands out for its excellence in customer experience.</p>	<p><b>Project Value</b></p> <p>R\$ 425 million (US\$ 81.7 million) for construction, implementation, furnishings, and Phase 1 amenities</p>
	<p><b>Required Financing Amount</b></p> <p>R\$ 120 million (US\$ 23 million)</p>
	<p><b>Timeframe</b></p> <p>2026 to 2032 (three phases) Phase 1 - Oct/2028</p>
<p><b>Company Name</b></p> <p>Incorporadora HRN N 45 Empreendimentos Imobiliarios SPE Ltda</p>	<p><b>Area</b></p> <p>N/A</p>
<p><b>Player Information</b></p> <p>Incorporadora HRN N 45 operates as a Special Purpose Entity (SPE), responsible for the incorporation, development, and management of the venture, with partners specializing in the areas of civil construction, hospitality, and tourism asset management.</p>	<p><b>Location</b></p> <p>Gramado - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b></p> <p>Investors</p>
<p><b>Contact</b></p> <p>Gustavo Moraes gustavo.morais@mundoplanalto.com.br +55 62 99993-6041</p> <p>Mariana Capeletti mariana.capeletti@mundoplanalto.com.br +55 17 99192-9874</p>	
<p><b>Link for Information</b></p> <p><a href="https://hotel.hardrock.com/gramadopt.aspx">https://hotel.hardrock.com/gramadopt.aspx</a></p>	
<p><b>Additional Information</b></p> <p>Hard Rock Residence Club is a real estate and hospitality development. The project combines residential units with high-end hotel services. The Hard Rock brand adds value to the project through its established global identity, international operating standards, and strong tourist appeal, contributing to the attractiveness of the investment and the premium positioning of the development within the Serra Gaúcha region.</p>	

# SIRENA

GRAMADO

## HOTEL, ENTERTAINMENT, AND REAL ESTATE PROJECT

<p><b>Opportunity Description</b></p> <p>The opportunity lies in the creation of a premium mixed-use tourist hub in Gramado, anchored by a long-term contract with Club Med, a global resort brand. The project combines tourism, leisure, entertainment, and real estate in a high-end planned urban development, with a unique feature in Latin America: the largest outdoor ski slope in the region.</p>	<p><b>Project Value</b></p> <p>Phase 01: R\$ 350 million (US\$ 67.3 million) (2026-2027) Hospitality &amp; Entertainment</p> <p>Phase 02: R\$ 150 million (US\$ 28.8 million) (2027-2028) Land &amp; Real Estate Development</p>
<p><b>Company</b></p> <p>Sirena Gramado - Club Med</p>	<p><b>Required Financing Amount</b></p> <p>Phase 01: R\$ 350 million (US\$ 67.3 million) (2026-2027) Hospitality &amp; Entertainment</p> <p>Phase 02: R\$ 150 million (US\$ 28.8 million)(2027-2028) Land &amp; Real Estate Development</p>
<p><b>Player Information</b></p> <p>Sirena is an entertainment and real estate development company with over 45 years of experience.</p>	
<p><b>Timeframe</b></p> <p>2028</p>	
<p><b>Location</b></p> <p>Gramado - Rio Grande do Sul / Brazil</p>	<p><b>Area</b></p> <p>N/A</p>
<p><b>Target</b></p> <p>Investors</p>	
<p><b>Contact</b></p> <p>Felipe Cepeda +55 11 97642-6210 contato@sirenagramado.com.br</p>	
<p><b>Link for Information</b></p> <p><a href="http://www.sirenagramado.com.br">www.sirenagramado.com.br</a></p>	
<p><b>Additional Information</b></p> <p>Multifunctional tourist district with leisure and entertainment, parks and cable cars, event spaces, gastronomic hub, open mall, residential area, institutional zone, and integrated corporate district.</p>	



**ROSELÂNDIA HOT SPRINGS**

<p><b>Opportunity Description</b></p> <p>Implementation of a tourist complex involving investments in hotels, leisure centers, gastronomy, thermal water parks, event centers, and housing complex. Located in an approximately 20 ha area in the sector known as the Roselândia tourist complex in Passo Fundo.</p>	<p><b>Project Value</b> R\$ 400 million (US\$ 76.9 million)</p>
	<p><b>Required Financing Amount</b> R\$ 400 million (US\$ 76.9 million)</p>
	<p><b>Timeframe</b> 2026</p>
<p><b>Company</b> Zimmermann Engineering</p>	<p><b>Area</b> 20 hectares</p>
<p><b>Player Information</b></p> <p>Zimmermann Engenharia is a solid and experienced company in civil construction projects, operating for at least 30 (thirty) years in the construction and development of real estate projects in the municipality of Passo Fundo.</p>	<p><b>Location</b> Passo Fundo - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b> Investors</p>
<p><b>Contact</b></p> <p>Juliano Pretto + 55 54 99677-0805 jpretto98@gmail.com</p> <p>Luiz H. Zimmermann +55 54 99981-5617</p>	
<p><b>Link to Information</b> N/A</p>	
<p><b>Additional Information</b></p> <p>The water well, already drilled and in the final stages of concession, has thermal and medicinal potential. The project has a preliminary environmental license, adequate relief, abundant green areas, and two beautiful waterfalls.</p>	

THE FUTURE IS TO INVEST ————— IN RIO GRANDE DO SUL

# TOURISM INFRASTRUCTURE

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## AIR TRANSPORT WITH EVTOL (ELECTRIC VERTICAL TAKE-OFF AND LANDING) VEHICLES

<p><b>Opportunity Description</b></p> <p>Investment in a project structured around three pillars: aircraft operation, vertiport implementation, and operational control software development. The company has a letter of intent to acquire 40 eVTOLs and plans to implement urban air taxi services in target cities, offering faster, cleaner, and safer passenger transportation.</p>	<p><b>Project Value</b></p> <p>US\$ 8.4 million</p>
	<p><b>Required Financing Amount</b></p> <p>US\$ 8.4 million</p>
	<p><b>Timeframe</b></p> <p>2026</p>
<p><b>Company Name</b></p> <p>FlyBis Mobilidade Aérea Urbana</p>	<p><b>Area</b></p> <p>N/A</p>
<p><b>Player Information</b></p> <p>FlyBIS Aviação, an air mobility start-up, in partnership with Eve Air Mobility (the first spin-off of Embraer-X, Embraer's Venture Builder and innovation agent) and with the support of Brave Aeronaves Executivas, brings Advanced Air Mobility to Southern Brazil.</p>	<p><b>Location</b></p> <p>Caxias do Sul - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b></p> <p>Investors</p>
<p><b>Contact</b></p> <p>Carlos Alberto Bertotto Director of Operations +55 54 99112-1883 carlos@flybis.com.br</p>	
<p><b>Link to Information</b></p> <p><a href="http://www.flybis.com.br">www.flybis.com.br</a></p>	
<p><b>Additional Information</b></p> <p>FlyBIS is developing an urban air mobility ecosystem in southern Brazil and the Southern Cone, based on the operation of Eve-100 (Eve/Embraer) eVTOLs.</p>	



## PREFEITURA DE CAXIAS DO SUL

### CONCESSION FOR RESTORATION, RENOVATION, MANAGEMENT, OPERATION, MAINTENANCE, AND CONSERVATION SERVICES AND WORKS OF MAESA - EAST SECTOR

<p><b>Opportunity Description</b></p> <p>The opportunity consists of a public concession to revitalize and operate the former Maesa factory complex, transforming an idle historical heritage site into a multifunctional hub capable of attracting visitors, businesses, and investments. The goal is to develop an integrated urban space, bringing together cultural, educational, commercial, and leisure activities to expand Caxias do Sul's tourism potential and generate new economic flows for the city.</p>	<p><b>Project Value</b></p> <p>R\$ 106 million (US\$ 20.4 million)</p>
	<p><b>Required Financing Amount</b></p> <p>R\$ 93 million (US\$ 17.9 million)</p>
	<p><b>Timeframe</b></p> <p>2026-2048</p>
<p><b>Company Name</b></p> <p>Caxias do Sul City Hall</p>	<p><b>Area</b></p> <p>Area: 24,785 m<sup>2</sup> Built area: 33,810 m<sup>2</sup> GLA: 22,020 m<sup>2</sup></p>
<p><b>Player Information</b></p> <p>Caxias do Sul, the largest city in the Serra Gaúcha region and the second most populous in Rio Grande do Sul, behind only Porto Alegre, initially developed from agriculture and livestock, with an emphasis on grapes and wine. The rapid expansion of commerce and industry throughout the 20th century drove population growth and high rates of economic and human development. Today, it has one of the most dynamic economies in Brazil, with a strong presence in international markets, and is recognized as the "Pearl of the Immigrant Settlements."</p>	<p><b>Location</b></p> <p>Caxias do Sul - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b></p> <p>Investors</p>
<p><b>Contact</b></p> <p>Marcus Vinicius Caberlon Municipal Secretary of Planning and Strategic +55 54 3218-6000 mvcaberlon@caxias.rs.gov.br</p>	
<p><b>Link to Information</b></p> <p><a href="https://caxias.rs.gov.br/servicos/parcerias-estrategicas">https://caxias.rs.gov.br/servicos/parcerias-estrategicas</a></p>	
<p><b>Additional Information</b></p> <p>The call for bids will be launched in the first half of 2026.</p>	



<b>Opportunity Description</b> <p>The proposal provides for the implementation of a multifunctional space for events, cultural activities, and outdoor experiences. By combining the preservation of historical and cultural heritage, the promotion of local cuisine, and the enhancement of family farming, it has great potential to attract visitors and strengthen the regional economy. This is a structural project aimed at expanding and improving the municipality's tourism offerings.</p>	<b>Project Value</b> R\$ 11 million (US\$ 2.1 million)
	<b>Required Financing Amount</b> R\$ 11 million (US\$ 2.1 million)
	<b>Timeframe</b> 2026-2051
<b>Company</b> Caxias do Sul City Hall	<b>Area</b> 61.10 hectares
<b>Player Information</b> <p>Caxias do Sul, the largest city in the Serra Gaúcha region and the second most populous in Rio Grande do Sul, behind only Porto Alegre, initially developed from agriculture and livestock, with an emphasis on grapes and wine. The rapid expansion of commerce and industry throughout the 20th century drove population growth and high rates of economic and human development. Today, it has one of the most dynamic economies in Brazil, with a strong presence in international markets, and is recognized as the "Pearl of the Immigrant Settlements."</p>	<b>Location</b> Caxias do Sul - Rio Grande do Sul / Brazil
	<b>Target</b> Investors
<b>Contact</b> Marcus Vinicius Caberlon Municipal Secretary of Planning and Strategic +55 54 3218-6000 mvcaberlon@caxias.rs.gov.br	
<b>Link for Information</b> N/A	
<b>Additional Information</b> Venue for major national and international music tours, agricultural hub, rural activities, leisure complex, rural tourism, and education.	



<b>Opportunity Description</b> <p>The project offers a strategic concession opportunity for the completion, operation, and expansion of Serra Gaúcha Airport. With an initial public investment of R\$ 200 million (US\$ 38.5 million) already underway, the first stage is scheduled for delivery in 2029 and includes a runway, apron, taxiways, operational roads, and road infrastructure. The concession includes the implementation of the Passenger Terminal and the operation of an essential asset for the connectivity of the Serra Gaúcha region, serving a consolidated tourist and business market, with emphasis on Caxias do Sul, Gramado, and Canela.</p>	<b>Project Value</b> R\$ 100 million (US\$ 19.2 million)
	<b>Required Financing Amount</b> R\$ 100 million (US\$ 19.2 million)
	<b>Timeframe</b> 2026-2051
<b>Company</b> Caxias do Sul City Hall	<b>Area</b> 445.53 hectares
<b>Player Information</b> <p>Caxias do Sul, the largest city in the Serra Gaúcha region and the second most populous in Rio Grande do Sul, behind only Porto Alegre, initially developed from agriculture and livestock, with an emphasis on grapes and wine. The rapid expansion of commerce and industry throughout the 20th century drove population growth and high rates of economic and human development. Today, it has one of the most dynamic economies in Brazil, with a strong presence in international markets, and is recognized as the "Pearl of the Immigrant Settlements."</p>	<b>Location</b> Caxias do Sul - Rio Grande do Sul / Brazil
	<b>Target</b> Investors
<b>Contact</b> Marcus Vinicius Caberlon Municipal Secretary of Planning and Strategic Partnerships +55 51 99966-6850 mvcaberlon@caxias.rs.gov.br	
<b>Link to Information</b> <a href="https://caxias.rs.gov.br/servicos/parcerias-estrategicas">https://caxias.rs.gov.br/servicos/parcerias-estrategicas</a>	
<b>Additional Information</b> <p>Improvements to airport access roads will be carried out by the Government of the State of Rio Grande do Sul (on state highways) and by the Municipality of Caxias do Sul (on municipal roads).</p>	



**INTEGRATED REDEVELOPMENT OF THE CENTRAL WATERFRONT AND HISTORIC CENTER OF GUAÍBA**

<p><b>Opportunity Description</b></p> <p>The project aims to boost the economic and tourist activity of Guaíba’s waterfront through the implementation of leisure facilities, dining areas, event spaces, cultural routes, and services. The model was structured to enable private operation and public-private partnerships, with multiple sources of revenue, operational scalability, and strong potential to attract visitors, strengthening economic sustainability and return on investment.</p>	<p><b>Project Value</b> R\$ 450 million (US\$ 86.5 million)</p>
	<p><b>Required Financing Amount</b> R\$ 450 million (US\$ 86.5 million)</p>
	<p><b>Timeframe</b> 2025-2035</p>
<p><b>Company Name</b> Guaíba City Hall</p>	<p><b>Area</b> N/A</p>
<p><b>Player Information</b></p> <p>The municipality of Guaíba, through its urban planning, economic development, and tourism departments, acts as the institutional coordinator of the opportunity, offering urban guidelines, conceptual studies, and support for structuring partnerships with investors and private operators. The municipality has a strategic location in the Metropolitan Region of Porto Alegre, waterway access via Lake Guaíba, and a vocation for tourism, leisure, and the creative economy.</p>	<p><b>Location</b> Guaíba - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b> Investors</p>
<p><b>Contact</b> Cleber Quadros Director of the Guaíba Economic and Social Development Agency +55 51 99640-5211 cleberquadros@guaiba.rs.gov.br <a href="https://br.linkedin.com/in/cleber-quadros">https://br.linkedin.com/in/cleber-quadros</a></p>	
<p><b>Link to Information</b> <a href="https://guaiba.atende.net/">https://guaiba.atende.net/</a></p>	
<p><b>Additional Information</b></p> <p>The project has a conceptual master plan and allows for modular development in phases and by assets, with flexibility for partnership, concession, or private operation models according to investor interest.</p>	



## SÃO FRANCISCO DE ASSIS RELIGIOUS TOURIST COMPLEX

<p><b>Opportunity Description</b></p> <p>Construction project for a religious tourism complex in an urban area, designed to welcome pilgrims and tourists in general. The space will be a physical and symbolic landmark, dedicated to faith, prayer, and community life, with infrastructure for events, retreats, and meetings, promoting social integration, cultural appreciation, and strengthening religious tourism.</p>	<p><b>Project Value</b></p> <p>R\$ 10 million (US\$ 1.9 million)</p>
	<p><b>Required Financing Amount</b></p> <p>R\$ 10 million (US\$ 1.9 million)</p>
	<p><b>Timeframe</b></p> <p>2026-2030</p>
<p><b>Company</b></p> <p>São Francisco de Assis City Hall</p>	<p><b>Area</b></p> <p>N/A</p>
<p><b>Player Information</b></p> <p>Municipality of São Francisco de Assis</p>	<p><b>Location</b></p> <p>São Francisco de Assis - Rio Grande do Sul / Brazil</p>
<p><b>Target</b></p> <p>Investors</p>	
<p><b>Contact</b></p> <p>Francisco Mecking Cabinet Advisor +55 55 99686-1017 gabinetedoprefeito@saofranciscodeassis.rs.gov.br</p>	
<p><b>Link to Information</b></p> <p><a href="https://www.saofranciscodeassis.rs.gov.br/">https://www.saofranciscodeassis.rs.gov.br/</a></p>	
<p><b>Additional Information</b></p> <p>N/A</p>	



**SÃO GABRIEL THERMAL AND TOURIST COMPLEX - HOTEL SAN ISIDRO**

<p><b>Opportunity Description</b></p> <p>Implementation of a Thermal and Tourist Complex integrated with the San Isidro Hotel, a hotel asset already in operation, suitable for structuring through Public-Private Partnerships (PPP). The project expands the existing infrastructure with a focus on thermal leisure, accommodation, and services, allowing year-round operation, reducing seasonality, and increasing the length of stay of visitors. Located on BR-290 (Mercosur Route), the venture strengthens regional tourism, generates recurring revenue, boosts the local economy, and creates a new leisure and wellness hub for the population and visitors.</p>	<p><b>Project Value</b> R\$ 20 million (US\$ 3.4 million)</p>
	<p><b>Required Financing Amount</b> R\$ 20 million (US\$ 3.4 million)</p>
	<p><b>Timeframe</b> 2026</p>
<p><b>Company Name</b> São Gabriel City Hall</p>	<p><b>Area</b> N/A</p>
<p><b>Player Information</b> Municipality of São Gabriel</p>	<p><b>Location</b> São Gabriel - Rio Grande do Sul / Brazil</p>
<p><b>Target</b> Investors</p>	
<p><b>Contact</b> Camilo Dotto Santana Economic Development Coordinator +55 55 99944-4111 dottocamilo.cde@gmail.com</p>	
<p><b>Link to Information</b> N/A</p>	
<p><b>Additional Information</b></p> <p>Investment amounts, operating costs, and financing structure will be defined during the structuring phase, considering project modeling, feasibility studies, and technical solutions, with the participation of private partners.</p>	



<p><b>Opportunity Description</b></p> <p>Project with high potential for socioeconomic returns, suitable for structuring through Public-Private Partnerships (PPP), concessions, or hybrid operating models. It has the capacity to generate recurring revenue through events, rentals, sponsorships, and commercial exploitation, in addition to having a positive impact on the tourism, commerce, and local services chain, with particular relevance for reducing tourism seasonality.</p>	<p><b>Project Value</b></p> <p>R\$ 10 million (US\$ 1.9 million)</p>
	<p><b>Required Financing Amount</b></p> <p>R\$ 6.5 million (US\$ 1.3 million)</p>
	<p><b>Timeframe</b></p> <p>2026-2028</p>
<p><b>Company Name</b></p> <p>Torres City Hall</p>	<p><b>Area</b></p> <p>Area already included within the perimeter of the Ballooning Park, with no need for new expropriations or acquisition of additional land.</p>
<p><b>Player Information</b></p> <p>The Torres City Hall is the municipal public entity responsible for urban planning, management of public spaces, tourism, and infrastructure. It has a history of executing structural projects and coordinating with state, federal, and international sustainable development programs.</p>	<p><b>Location</b></p> <p>Torres - Rio Grande do Sul / Brazil</p>
<p><b>Target</b></p> <p>Investors</p>	
<p><b>Contact</b></p> <p>Torres Tourism Secretariat +55 51 99942-9922 turismo@torres.rs.gov.br</p>	
<p><b>Link for Information</b></p> <p><a href="https://www.torres.rs.gov.br">https://www.torres.rs.gov.br</a></p>	
<p><b>Additional Information</b></p> <p>N/A</p>	



<p><b>Opportunity Description</b></p> <p>Investment opportunity in a high-visibility tourism asset with strong international appeal. The opportunity offers potential for direct revenue, increased property values in the surrounding area, and strengthening of the Torres Gastronomic Coast as a premium tourist destination. A structural project with great potential to attract visitors. Concession or PPP models allow for reduced public risk and the raising of private capital specialized in tourism infrastructure and operations.</p>	<p><b>Project Value</b></p> <p>R\$ 30 million (US\$ 5.8 million)</p>
	<p><b>Required Financing Amount</b></p> <p>R\$ 30 million (US\$ 5.8 million)</p>
	<p><b>Timeframe</b></p> <p>2026-2028</p>
<p><b>Company Name</b></p> <p>Torres City Hall</p>	<p><b>Area</b></p> <p>Consolidated urban area along the Gastronomic Waterfront, using existing public areas, without the need for large land acquisitions or extensive expropriations.</p>
<p><b>Player Information</b></p> <p>The Torres City Hall is the municipal public entity responsible for urban planning, management of public spaces, tourism, and infrastructure. It has a history of executing structural projects and coordinating with state, federal, and international sustainable development programs.</p>	<p><b>Location</b></p> <p>Torres - Rio Grande do Sul / Brazil</p>
<p><b>Target audience</b></p> <p>Investors</p>	
<p><b>Contact</b></p> <p>Torres Tourism Secretariat +55 51 99942-9922 turismo@torres.rs.gov.br</p>	
<p><b>Link for Information</b></p> <p><a href="https://www.torres.rs.gov.br">https://www.torres.rs.gov.br</a></p>	
<p><b>Additional Information</b></p> <p>A tourism asset of high symbolic and economic value, with a strong capacity to position Torres as an international tourist destination, increasing revenue, reducing seasonality, and attracting long-term private investment.</p>	



## TORRES INTERNATIONAL RACETRACK - VENUE FOR SPORTS, EVENTS, TOURISM, AND REGIONAL DEVELOPMENT

<p><b>Opportunity Description</b></p> <p>Investment opportunity in a sports and tourism asset with high economic impact, with the potential to generate direct and indirect revenue and position Torres as a regional and international motorsport hub. Highly attractive project for events, experiences, and associated services. May be structured as a concession or PPP, allowing the participation of specialized operators and institutional investors in a modern project, with pent-up demand and great growth potential in southern Brazil.</p>	<p><b>Project Value</b> R\$ 180 million (US\$ 34.6 million)</p>
	<p><b>Required Financing Amount</b> R\$ 180 million (US\$ 34.6 million)</p>
	<p><b>Timeframe</b> 2026-2028</p>
<p><b>Company Name</b> Torres City Hall</p>	<p><b>Area</b> Large area to be defined according to technical studies, preferably outside the consolidated urban perimeter, with good road accessibility and environmental compatibility. Next to Torres Airport.</p>
<p><b>Player Information</b></p> <p>The Torres City Hall is the municipal public entity responsible for urban planning, management of public spaces, tourism, and infrastructure. It has a history of executing structural projects and coordinating with state, federal, and international sustainable development programs.</p>	<p><b>Location</b> Torres - Rio Grande do Sul / Brazil</p>
<p><b>Target</b> Investors</p>	
<p><b>Contact</b> Torres Tourism Secretariat +55 51 99942-9922 turismo@torres.rs.gov.br</p>	
<p><b>Link for Information</b> <a href="https://www.torres.rs.gov.br">https://www.torres.rs.gov.br</a></p>	
<p><b>Additional Information</b></p> <p>Project with the potential to become a benchmark in southern South America, integrated with strategies for innovation, the automotive industry, sustainability, and major events, with the possibility of international certifications.</p>	

# PULSA RS

## REVITALIZATION AND URBANIZATION OF THE CAIS MAUÁ QUAYSIDE

<p><b>Opportunity Description</b></p> <p>To bring together investors, partners, users, and the community around a structural project to redefine Porto Alegre's main public space, driving the ongoing change in its historic district. It is a venue for events, fairs, conferences, concerts, gastronomy, innovation hubs, and the creative economy. Great capacity for brand exposure, space activation, sponsorships, commercial actions, as well as a mix of service users aligned with ESG concepts.</p>	<p><b>Project Value</b> R\$ 350 million (US\$ 67.3 million)</p> 
	<p><b>Required Financing Amount</b> R\$ 350 million (US\$ 67.3 million)</p>
	<p><b>Timeframe</b> 2026-2056</p>
<p><b>Company Name</b> Pulsa RS</p>	<p><b>Area</b> 181,292.21 m<sup>2</sup> plot of land</p>
<p><b>Player Information</b></p> <p>The Pulsa RS Consortium is formed by the companies Spar Participações e Desenvolvimento Imobiliário LTDA and Credlar Empreendimentos Imobiliários LTDA.</p>	<p><b>Location</b> Porto Alegre - Rio Grande do Sul / Brazil</p>
<p><b>Target</b> Investors</p> 	
<p><b>Contact</b> Sergio Stein Executive Partner sergiostein@sparbr.com</p>	
<p><b>Link for Information</b> <a href="https://parcerias.rs.gov.br/cais-maua">https://parcerias.rs.gov.br/cais-maua</a></p> 	
<p><b>Additional Information</b> Possible opportunities at events, fairs, exhibitions, food festivals, and nautical activities.</p>	



**REDEVELOPMENT AND OPERATION OF THE FORMER PASSENGER TERMINAL AT SALGADO FILHO INTERNATIONAL AIRPORT**

<p><b>Opportunity Description</b></p> <p>Land on the grounds of Porto Alegre Airport, with an excellent location and commercial viability. The opportunity lies in the redevelopment and operation of Terminal 2 of Salgado Filho International Airport: the old passenger terminal. With over 13,000 m<sup>2</sup> of built area, two floors, high ceilings, and large open spaces, the property allows for the implementation of a multi-use development focused on tourism, events, services, specialized retail, and corporate activities.</p>	<p><b>Project value</b></p> <p>N/A</p>
	<p><b>Required Financing Amount</b></p> <p>N/A</p>
	<p><b>Timeframe</b></p> <p>2026</p>
<p><b>Company Name</b></p> <p>Fraport Brasil</p>	<p><b>Area</b></p> <p>13,201 m<sup>2</sup> of built area</p>
<p><b>Player Information</b></p> <p>Fraport AG has an international presence, operating 29 airports on four continents. Fraport Brasil, a subsidiary of Fraport AG, is responsible for operating the airports of Porto Alegre and Fortaleza, with concessions of 25 and 30 years, respectively. Porto Alegre Airport is located at the geographical center of the Southern Cone. R\$ 1.8 billion (US\$ 346 million) has been invested by the concession in expansion and modernization works. More than 7.4 million passengers were served in 2023. It is the 9th busiest airport in Brazil and 1st in the Southern Region.</p>	<p><b>Location</b></p> <p>Porto Alegre - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b></p> <p>Companies/Entrepreneurs</p>
<p><b>Contact</b></p> <p>realestate@fraport-brasil.com</p>	
<p><b>Link for Information</b></p> <p><a href="http://www.portoalegre-airport.com.br">www.portoalegre-airport.com.br</a></p>	
<p><b>Additional Information</b></p> <p>The terminal has an iconic façade, high visibility, urban integration, and inclusion in the airport’s development vector. The building features the famous panel by Italian painter Aldo Locatelli, "The Conquest of Space," which is slated for restoration. Located at Salgado Filho International Airport, it has direct access from the city’s main avenues (Av. dos Estados and Av. Sertório), ensuring constant flow and ease of access for its customers.</p>	



**IMPLEMENTATION OF A TOURIST AND COMMERCIAL VENTURE INTEGRATED WITH LAÇADOR BOULEVARD, WITH POTENTIAL FOR HOTELS, RESTAURANTS, ENTERTAINMENT, SERVICES, AND RETAIL.**

<p><b>Opportunity Description</b></p> <p>Land on the grounds of at Porto Alegre Airport, with excellent location and commercial viability. Lot located in a high-traffic hub, integrated with Boulevard Laçador (a 5,300 m<sup>2</sup> mall with approximately 3,000 visitors per day). Two buildings spanning more than 4,000 m<sup>2</sup> each and an additional outdoor area of more than 5,000 m<sup>2</sup>, overlooking the runway.</p>	<p><b>Project value</b> N/A</p>
	<p><b>Required Financing Amount</b> N/A</p>
	<p><b>Timeframe</b> 2026</p>
<p><b>Company Name</b> Fraport Brasil</p>	<p><b>Area</b> N/A</p>
<p><b>Player Information</b></p> <p>Fraport AG has an international presence, operating 29 airports on 4 continents. Fraport Brasil, a subsidiary of Fraport AG, is responsible for operating the airports of Porto Alegre and Fortaleza, with concessions of 25 and 30 years, respectively. Porto Alegre Airport: is located at the geographical center of the Southern Cone. R\$ 1.8 billion (US\$ 346 million) has been invested by the concession in expansion and modernization works. More than 7.4 million passengers were served in 2023. It is the 9th busiest airport in Brazil, the country, and 1st in the Southern Region.</p>	<p><b>Location</b> Porto Alegre - Rio Grande do Sul / Brazil</p>
	<p><b>Target</b> Companies/Entrepreneurs</p>
<p><b>Contact</b> realestate@fraport-brasil.com</p>	
<p><b>Link for Information</b> <a href="http://www.portoalegre-airport.com.br">www.portoalegre-airport.com.br</a></p>	
<p><b>Additional Information</b> High flow of people and vehicles, urban integration, and strong commercial potential.</p>	



## JOCKEY 360

<p><b>Opportunity Description</b></p> <p>Investment opportunity in a multifunctional complex consisting of pavilions and extensive land strategically located in the state capital. The development combines historical and cultural value, a consolidated institutional brand, and versatile infrastructure, suitable for various uses and formats.</p>	<p><b>Project Value</b></p> <p>N/A</p>
	<p><b>Required Financing Amount</b></p> <p>N/A</p>
	<p><b>Timeframe</b></p> <p>2026</p>
<p><b>Company</b></p> <p>Jockey Club do Rio Grande do Sul</p>	<p><b>Area</b></p> <p>Two pavilions with an area of 13,361.56 m<sup>2</sup> and one plot of land with a construction potential of 18,785 m<sup>2</sup>.</p>
<p><b>Player Information</b></p> <p>The Jockey Club of Rio Grande do Sul, a century-old association and one of the most traditional sports entities in the country, was founded on September 7, 1907. In 1959, the club moved to its own headquarters at the Cristal Racetrack, in the southern part of Porto Alegre. A national reference in horse racing, the venue has established itself as an important social and cultural space, integrating sports, leisure, and historical heritage into the urban life of the capital.</p>	<p><b>Location</b></p> <p>Porto Alegre – Rio Grande do Sul / Brazil</p>
	<p><b>Target</b></p> <p>Companies/Entrepreneurs</p>
<p><b>Contato</b></p> <p>Gil Boczianowski Irala President</p> <p>Flávio Obino Filho Vice President +55 51 98945-6436 secretaria@jockeyrs.com.br</p>	
<p><b>Link for Information</b></p> <p><a href="https://www.jockeyrs.com.br/">https://www.jockeyrs.com.br/</a></p>	
<p><b>Additional Information</b></p> <p>Jockey 360 brings together tradition and cultural identity, allowing for the creation of a new permanent hub for entertainment, tourism, and events, reconciling heritage preservation and contemporary uses.</p>	

THE FUTURE IS TO INVEST ————— IN RIO GRANDE DO SUL

# BUSINESS

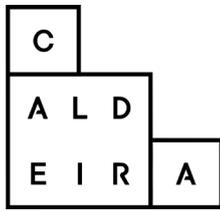
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OPPORTUNITIES FOR INVESTORS



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PROMOTING  
DEVELOPMENT  
OF RIO GRANDE DO SUL.



**CALDEIRA MICE: INTEGRATED BUSINESS AND INNOVATION TOURISM COMPLEX**

<p><b>Opportunity Description</b></p> <p>The opportunity consists of consolidating the Caldeira Institute as a MICE hub in the 4th District, structuring an integrated business and innovation complex. The project envisages the expansion of strategic areas with spaces for events, a cultural center, education, socializing, and gastronomy, incorporating sustainable solutions and immersive experiences. The initiative strengthens business tourism and positions Porto Alegre as a hub of innovation in southern Brazil.</p>	<p><b>Project Value</b> R\$ 200 million (US\$ 38.5 million)</p>
	<p><b>Required Financing Amount</b> R\$ 200 million (US\$ 38.5 million)</p>
	<p><b>Timeframe</b> 2026</p>
<p><b>Company Name</b> Instituto Caldeira</p>	<p><b>Area</b> 1,164.60 m<sup>2</sup> (event center)</p>
<p><b>Player Information</b></p> <p>The Caldeira Institute is a private non-profit association, recognized as one of the main innovation hubs in Brazil. Caldeira acts as a platform for connecting companies, startups, universities, public authorities, and civil society, driving innovation and economic development. Operating under the Quadruple Helix model, it has already impacted thousands of people, training talent and accelerating business.</p>	<p><b>Location</b> Porto Alegre - Rio Grande do Sul / Brazil</p>
	<p><b>Target Audience</b> Investors</p>
<p><b>Contact</b> Pedro Freitas Valério CEO of Caldeira Institute pedro@institutocaldeira.org <a href="https://www.linkedin.com/in/pedro-freitas-valerio-22b0a319/">https://www.linkedin.com/in/pedro-freitas-valerio-22b0a319/</a></p>	
<p><b>Link for Information</b> <a href="https://institutocaldeira.org.br/">https://institutocaldeira.org.br/</a></p>	
<p><b>Additional Information</b> N/A</p>	

**RIO GRANDE DO SUL  
IS A STRATEGIC  
DESTINATION TO**



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// FEBRUARY 2026

