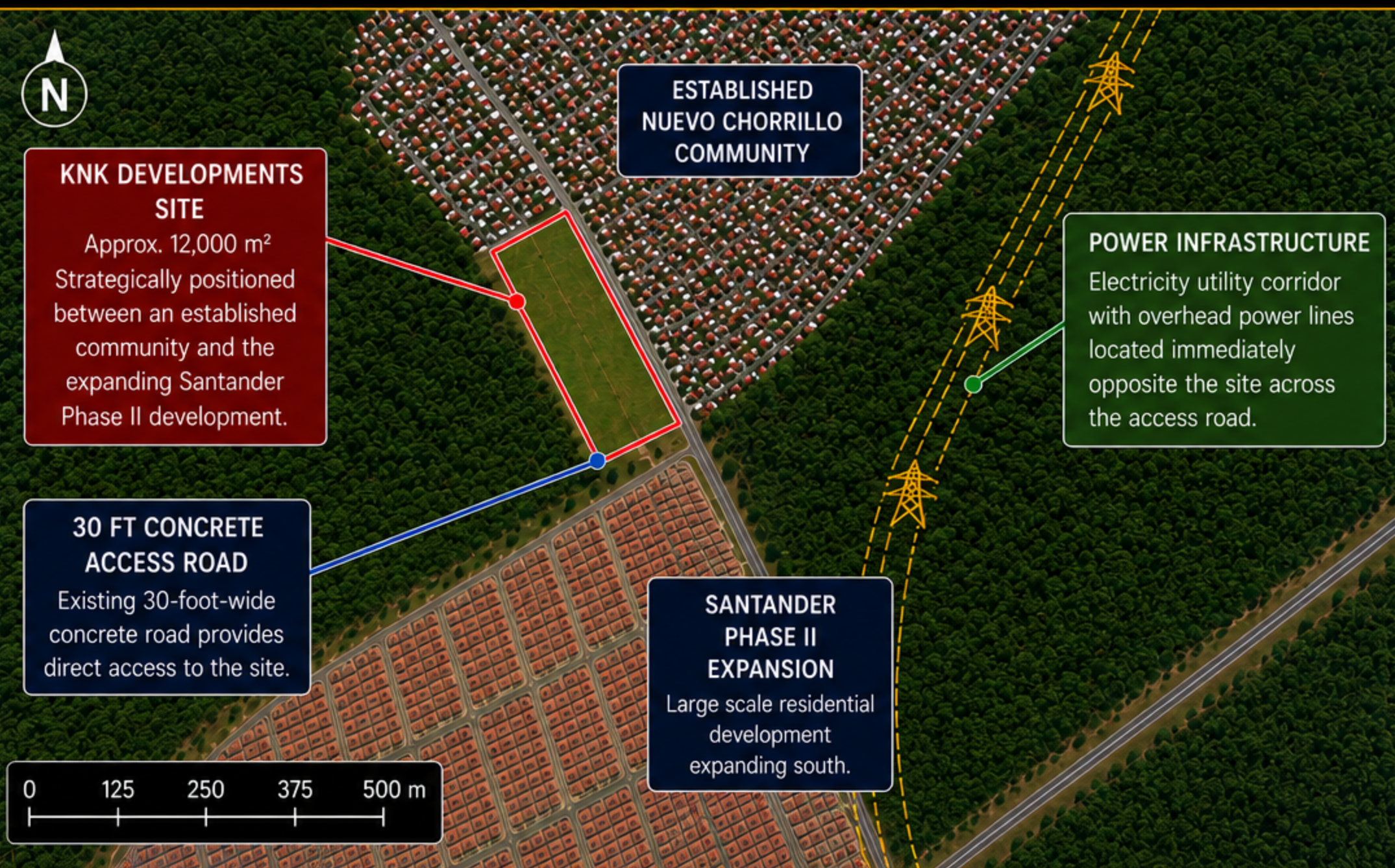


EXECUTIVE INVESTMENT SUMMARY

A STRATEGIC DEVELOPMENT OPPORTUNITY IN PANAMÁ OESTE

CONFIDENTIAL EXECUTIVE INVESTMENT MEMORANDUM



INVESTMENT SNAPSHOT



LOCATION

Nuevo Chorrillo, Panamá Oeste



GROSS SITE AREA

Approx. 12,000 m²



CONFIGURATION

35 individually titled lots
10,415.32 m² aggregate plotted lot area



ROAD ACCESS

30-foot-wide concreted public road



INFRASTRUCTURE

Water, electricity and sanitary services nearby



DEVELOPMENT POTENTIAL

Residential-led development, subject to planning and utility approvals.



STRATEGIC LOCATION

Situated between an established community and a major new development corridor.



EXCELLENT ACCESS

Direct access from a solid 30 ft wide concrete road connecting to the wider urban network.



POWER INFRASTRUCTURE

Electricity corridor with overhead lines immediately opposite the site, supporting efficient future connections.



EXISTING SERVICES

Surrounded by established residential areas with access to water, drainage and other municipal services.



RESIDENTIAL-LED POTENTIAL

Approx. 12,000 m² gross site area; 35 individually titled lots with 10,415.32 m² aggregate plotted area. Subject to approvals.

PROJECT LOCATION WITHIN NUEVO CHORRILLO

STRATEGIC INFILL SITE BETWEEN ESTABLISHED COMMUNITY & NEW DEVELOPMENT



PROJECT SITE

Approx. 12,000 m²
Located on the western
edge of the existing
neighbourhood with
direct road access.

30 FT CONCRETE ACCESS ROAD

Existing concrete road
provides direct access
to the project site and
connects to the wider
road network.

NEW DEVELOPMENT SANTANDER (PHASES 1 & 2)

ESTABLISHED NUEVO CHORRILLO

POWER INFRASTRUCTURE

Electricity corridor approx.
50 m beyond the front
access road. Proximity does
not confirm connection
capacity; subject to an
EDEMET utility study.

ACTUAL SITE PLAN

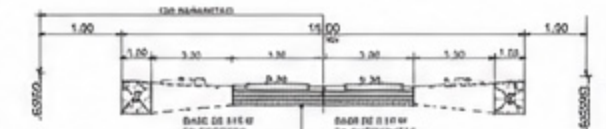
APPROX. 35 INDIVIDUALLY TITLED LOTS



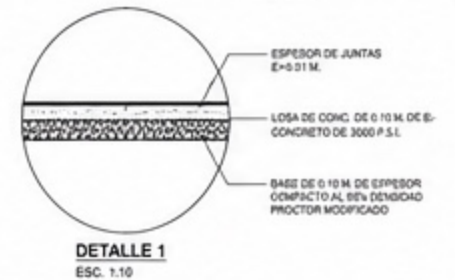
LOCALIZACION REGIONAL ESC. 1:500

LOTE	SUP. M2
1	300.00
2	300.00
3	300.00
4	300.00
5	300.00
6	300.00
7	300.00
8	300.00
9	300.00
10	300.00
11	300.00
12	300.00
13	300.00
14	300.00
15	300.00
16	300.00
17	300.00
18	300.00
19	300.00
20	300.00
21	300.00
22	300.00
23	300.00
24	300.00
25	300.00
26	300.00
27	300.00
28	300.00
29	300.00
30	300.00
31	300.00
32	300.00
33	300.00
34	300.00
35	300.00
TOTAL	10,415.32 m ²

LOCALIZACION GENERAL ESC. 1:800



SECCION TIPICA DE CALLES DE 15.00 M M ESC. 1:75



REPUBLICA DE
PANAMA

URB-001
VERSION 0

VILLA ROSARIO
FASE 1

PROYECTOR:
KNK
DEVELOPMENTS
S.A.

DISENO:
TERREC
ARQUITECTOS INGENIEROS
TEL. (907) 296-1786

VILLA
ROSARIO
LOCALIZACION

ESCALA: S/E
FEBRERO 2015

DESENO:
TERREC
ARQUITECTOS INGENIEROS
TEL. (907) 296-1786

1/5

1:100

URB-001
VERSION 0



STRATEGIC LOCATION

Positioned between the established
community of Nuevo Chorrillo and
the expanding southern development
(Santander Phases 1 & 2).



ACCESS & CONNECTIVITY

Direct access from a solid
30 ft wide concrete road
connecting to the wider
urban road network.



POWER INFRASTRUCTURE POWER INFRASTRUCTURE

Electricity corridor approx. 50 m beyond
the front access road. Connection
capacity is subject to an EDEMET
study.



EXISTING SERVICES

Surrounded by established
residential areas with access
to water, drainage and other
municipal services.



DEVELOPMENT POTENTIAL

Approx. 12,000 m² (1.2 ha)
with approx. 35 individually
titled lots – ideal for residential
development or build-to-sell.

INFRASTRUCTURE & DEVELOPMENT READINESS

BUILT ON EXISTING INFRASTRUCTURE. READY TO DELIVER VALUE.



POWER INFRASTRUCTURE

- Overhead transmission lines and pylons located approximately 50m from the 30-ft concrete road outside the property.
- Short connection distance for future development.
- Suitable foundation for residential or high-value commercial uses (subject to utility approval).



ACCESS & CONNECTIVITY

- Existing 30-foot-wide concrete road directly to the entrance.
- Immediate connection to Nuevo Chorrillo's established road network.
- Minutes from the expanding Santander development.
- Existing paved access means reduced infrastructure costs.



URBAN SERVICES

The project is located within an established urban environment surrounded by existing residential development, indicating access to municipal utility infrastructure and standard service connections, subject to the normal approvals from the relevant utility providers.



DEVELOPMENT READY

- Approx. 12,000 m²
- Around 35 individually titled lots
- Existing surrounding housing
- Minimal off-site enabling works
- Strong infill development opportunity
- Attractive build-to-sell or phased delivery strategy



INFRASTRUCTURE ADVANTAGE

The project fronts an existing 30-foot concrete road network, beneath which municipal utility corridors are typically routed. The approved master plan also identifies the EDEMET / EDECHI electricity servidumbre adjacent to the development, placing strategic power infrastructure close to the project. All utility connections remain subject to confirmation by the relevant providers.

PANAMA OESTE MASTER PLAN

STRATEGIC GROWTH CORRIDOR

UBICACION REGIONAL



CUADRO DE AREAS

USO	HAS.	%
RESIDENCIAL 1	96.2	69.50
RESIDENCIAL 2	16.4	11.85
COMERCIAL	6.0	4.33
INSTITUCIONAL	4.5	3.25
RECREATIVO	6.8	4.92
SERVIDUMBRE	3.6	2.60
CALLES Y ACERAS	4.6	3.35
TOTAL	138.1	100.00

SITE LOCATION

A PLAYA CHORRILLO

CALLE DE ASFALTO 30.00 m.

SERVIDUMBRE DE LINEA ELECTRICA
(ancho 100 m.)
EDEMET / EDECHI

SIMBOLOGIA

- CALLES DE CONCRETO (EXISTENTES)
- SERVIDUMBRE DE LINEA ELECTRICA (EDEMET / EDECHI)
- LIMITE DE PROPIEDAD

NOTA:
TODAS LAS ESQUINAS DEL PROYECTO LLEVAN RADIOS DE 10.00 mts.

PLANO No. 808-AC
APROBADO

11 enero 2015

REPUBLICA DE PANAMA
DIRECCION NACIONAL DE URBANISMO
Y ORDENAMIENTO TERRITORIAL
VISTO BUENO DE ACUERDO CON LA ORDEN
N° 178-0810 DE 16 DE ABRIL DE 2010, POR LO QUE
ESTE PLANO ES DE LAS DISPOSICIONES
EXIDIAS EN EL REGLAMENTO. 01/11/2015

APROBADO POR LA DIRECCION
DE INGENIERIA MUNICIPAL
DEL I. MUNICIPIO DE ARRAJUAN

PLANO APROBADO



EXISTING ELECTRICITY CORRIDOR

Power infrastructure nearby



CONCRETE ROAD ACCESS

30-foot-wide road to the project



URBAN SERVICES

Access to municipal utilities (subject to approvals)



ESTABLISHED COMMUNITY

Surrounded by existing residential development



INFILL DEVELOPMENT

Strong urban infill opportunity in a growing area



INDIVIDUALLY TITLED LOTS

Secure land ownership for investors

A RARE INFILL OPPORTUNITY. CLEAR TITLE. STRONG FUNDAMENTALS.

Strategically positioned between the established Nuevo Chorrillo community and the expanding Santander development (Phases 1 & 2), this site provides investors with a unique opportunity to deliver a high-quality residential project in one of Panama Oeste's most promising growth corridors.



~12,000 m²
TOTAL SITE AREA



~35
INDIVIDUALLY
TITLED LOTS



41% POPULATION
GROWTH
2010-2023



METRO LINE 3
PROGRESS
85% elevated section
complete - June 2026

WHY THIS SITE STANDS OUT



CLEAR OWNERSHIP

All lots are individually titled, ensuring secure ownership, flexibility for phased delivery and ease of resale or financing.



ESTABLISHED CONTEXT

Surrounded by an existing residential community and adjacent to the expanding Santander development.



VERIFIED GROWTH DRIVERS

Panamá Oeste's population grew from 464,038 in 2010 to 653,665 in 2023 (approx. 41%). Metro Line 3 includes Nuevo Chorrillo; elevated works were reported 85% complete in June 2026.



REDUCED ENABLING RISK

Road access, utilities and services are already in place, reducing lead time and upfront costs compared with greenfield sites.



FLEXIBILITY & OPTIONALITY

The site layout and lot configuration allow for multiple product types and phased delivery strategies to suit market demand.

FLEXIBLE INVESTMENT STRUCTURE

We are open to a range of transaction structures to suit investor objectives, risk appetite and time horizon.



JOINT VENTURE

- Partner with KNK Developments on a project-specific basis
- Share risk, expertise and development returns



DEVELOPMENT PARTNERSHIP

- Collaborative delivery model with aligned objectives
- KNK manages planning and development process



OUTRIGHT ACQUISITION

- 100% control of the land and development
- Clear title, ready for immediate progression



PHASED DELIVERY

- Deliver in phases to match market demand
- Optimise cash flow and exit strategy

BURUNGA GRID REINFORCEMENT

Panamá Oeste's regional network is being reinforced through the Burunga 230/115/34.5 kV expansion, comprising two 250 MVA autotransformers (500 MVA combined). No capacity is allocated specifically to Nuevo Chorrillo or the KNK site. Site availability is subject to an EDEMET network and connection study.

Sources: INEC 2010/2023; Metro de Panamá (June 2026); ASEP/EDEMET connection study.

DEVELOPMENT STRATEGY



RESIDENTIAL LED OPPORTUNITY

Ideal for a gated residential community or phased residential development.



PHASED IMPLEMENTATION

The site layout supports a phased approach, allowing flexibility and reduced risk.



GROWING END-USER BASE

Panamá Oeste's approx. 41% population growth between 2010 and 2023 supports a larger residential catchment.



VALUE CREATION POTENTIAL

Opportunity to create a differentiated product with attractive margins and long-term capital growth.

IDEAL INVESTORS / PARTNERS



DEVELOPERS

Seeking well-located infill land for residential projects in Panama Oeste.



PROPERTY FUNDS

Looking for secured land with strong fundamentals and exit flexibility.



STRATEGIC INVESTORS

Expanding into Panama's residential market with a long-term view.



FAMILY OFFICES

Seeking tangible assets with long-term capital appreciation.



OUR DELIVERY APPROACH

KNK Developments S.A. adopts a disciplined and transparent approach to unlock the full potential of the KNK Developments site.



PLANNING & POSITIONING

Complete planning approvals and align the project with local development objectives and market needs.



MASTERPLANNING & DESIGN

Create a high-quality masterplan delivering flexible development options with strong sustainability and community integration.



STRATEGIC PARTNERSHIPS

Engage with experienced partners and operators to deliver best-in-class developments and maximise long-term returns.



IMPLEMENTATION & DELIVERY

Phase development to optimise value creation while maintaining financial discipline and mitigating risk.



LONG-TERM VALUE CREATION

Deliver sustainable projects designed to support long-term value creation and positive community impact.

PARTNER WITH KNK DEVELOPMENTS TO SHAPE THE FUTURE OF PANAMÁ OESTE

The KNK Developments site offers a rare opportunity to invest in a strategically located, infrastructure-ready asset within one of Panamá's most dynamic growth corridors.

TOGETHER, WE CAN BUILD SUSTAINABLE COMMUNITIES, DRIVE ECONOMIC GROWTH AND DELIVER EXCEPTIONAL RETURNS.



CONCEPTUAL IMAGE - FOR ILLUSTRATION ONLY

WHY INVEST WITH KNK DEVELOPMENTS?



STRATEGIC LOCATION

Positioned within an established growth corridor with excellent connectivity and infrastructure access.



SECURE OWNERSHIP

Individually titled lots with clear, marketable title and strong legal security.



RESIDENTIAL-LED OPPORTUNITY

Phased residential delivery and flexible transaction structures, subject to planning and utility approvals.



EXPERIENCED TEAM

Local market expertise combined with international standards in development and delivery.



VALUE CREATION POTENTIAL

Residential-led development and phased delivery may support long-term value creation, subject to approvals and market conditions.

NEXT STEPS

- 1 Review investment memorandum and supporting information
- 2 Site visit and detailed due diligence
- 3 Investment structure and terms discussion
- 4 Heads of Terms / Exclusivity Agreement
- 5 Joint Business Plan and Implementation



KNK DEVELOPMENTS S.A.

A committed Panamanian developer focused on creating value through well-located land, strong partnerships and sustainable development.

- info@knkdevelopments.com
- www.knkdevelopments.com
- +507 6813 6886
- Panamá Oeste, República de Panamá



SCAN TO VIEW
PROJECT LOCATION



CLEAR TITLE

Individually titled lots with secure ownership.



INFRASTRUCTURE READY

Utilities, power and road access in place and adjacent.



COMMUNITY FOCUSED

Building sustainable, vibrant communities for the future.



SUSTAINABLE GROWTH

Responsible development that drives long-term value.



STRONG PARTNERSHIPS

Working with trusted partners to deliver exceptional results.