

Invest in Regenerative Real Estate | Von International's \$7.78B Vision: Callistoctopus & Manta Ray Enterprises

Powered by Von International – Home of Callistoctopus & Manta Ray

Von International is introducing a significant development vision aimed at transforming the built environment into one that is profoundly sustainable, experiential, and economically inclusive. Our flagship initiative, Callistoctopus, represents a total investment of \$7.78 billion. In Phase I, representing \$1.78 billion, 1,500-acre eco-cultural destination. This project will integrate regenerative architecture, immersive learning, arts, wellness, and global tourism.

Additionally, the strategic initiative, represented by Manta Ray Enterprises, will encompass a community-focused strategy aimed at revitalizing struggling American malls into advanced destinations that integrate commerce, culture, and community utility.

The proposed initial opportunity is the launch of Manta Ray, a sustainable conversion project that represents a unique business model as a part of Von International's master plan.



Callistoctopus: The Grand Vision ~ *Powered by Nature – Inspired by People*

- Location: 1,500-acre master-planned site
- Mission: To serve as a global hub for regenerative living, cultural exchange, hospitality innovation, and sustainable tourism
- Components:
 - A five-star hotel and event center
 - Agricultural innovation and vineyard district
 - Performing arts venues and immersive learning campuses
 - Residences designed for multigenerational living
- Business Model: Mixed-use revenue ecosystem blending real estate, licensing, partnerships, and experiential services



Manta Ray Enterprises: The Launch Strategy ~ *Where Culture Meets Reinvention*

- Focus: Conversion of distressed malls into multi-use cultural hubs
- Immediate project: Manta Ray Phase I to convert an anchor mall location into a hospitality-focused adaptive reuse hub.
- Adaptive reuse, ESG revitalization, and cultural engagement
 - Markets: Tier 2 and 3 suburban cities with underutilized retail footprints
 - Revenue Streams:
 - Adaptive reuse leasing
 - Public-private partnerships

- Brand and tenant partnerships
- Pilot Site in Progress: Under evaluation for 2025

Key Highlights:

- ESG Positioning: Carbon-neutral design, inclusive job creation, community equity, and transparent governance. Focus: Adaptive reuse, and cultural engagement.
- Sustainability: Callistoctopus will be the first net-zero entertainment complex in the U.S., powered by integrated solar, wind, water, and geothermal systems.
- Revenue Streams:
 - Public-private development partnerships
 - Long-term leasing strategies
 - Brand and sponsor integrations



Current Investment Opportunity: SAFE Note Round

We are offering early investors the opportunity to join through a \$10 million SAFE note round, structured to fund our first-year launch costs for both Callistoctopus and Manta Ray.

- Instrument: SAFE Note (Simple Agreement for Future Equity)
- Valuation Cap: \$30 million
- Discount: 20%
- Minimum Investment: \$50,000
- Use of Funds: Anchor land acquisition, architectural master plans, regulatory prep, legal, early-stage marketing



Why You Should Join Us

- High-conviction real estate with long-term cultural & ESG value
- Be part of an iconic legacy project at its inception
- Contribute to solutions that combat retail blight and climate-stressed design
- Receive priority access to future equity rounds and ownership carve-outs



Join the Founding Investor Circle

For detailed investment terms, deck access, or to schedule a 1:1 call:

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