

LUSITANO HERITAGE

Lusitano Heritage Founder's Circle Membership Agreement (Draft)

This Agreement. is made on [Date] between:

Lusitano Heritage, represented by its founder Teresa Burton, Vila Ascensão, Malveira Portugal,
and. [Full Name of Founding Member] ("Founding Member")

1. Purpose

The purpose of this agreement is to establish the mutual understanding between Lusitano Heritage and the Founding Member regarding the contribution to the Founders' Circle, associated benefits, usage rights, and legacy commitment.

2. Contribution Tiers & Options

Early Bird Offer – valid until 30 September 2025: Founding Members who commit before this date are entitled to: -

- 1 extra night of accommodation per year (all tiers)
1 additional private riding lesson in the first year (all tiers)
Surprise handcrafted welcome gift

After this date, the following standard tiers apply:

- Herança Intimista - €15,000 (5 years)
- Herança Residência - €25,000 (10 years)
- Herança Visionario – €50,000 (10 years)

Couples/Friends Option

A couples (friend) option is available for the Herança Intimista and Residência tiers.

This allows two guests (sharing one double/twin room) to benefit jointly.

Additional contributions apply:

- €5,000 for 5-year plan
- €8,000 for 10-year plan

These cover extended stay rights. Terms align with the main plan. This is a one-time, non-refundable contribution made upon signing this agreement. It includes symbolic and lifestyle benefits.



3. Term

The agreement is valid for:

10 years from the contribution date (Herança Residência and Visionário)

5 years from the contribution date (Herança Intimista)

Option to exit after year 5 with written notice & subject to transfer of unused rights (10yr plans)

4. Benefits

As described in the Founders' Circle brochure, confirmed by LH, benefits include (annually):

Herança Intimista

- 10 nights of accommodation per year
- 5 private lessons per year
- Booking priority
- Guest invitation
- Price advantage in our online Heritage shop
- No-transferable externally: maybe shared within household

Couples or friends upgrade option add €5000 for shared double/twin room

This applies to a single,,double/twin room, not two separate accommodations

Herança Residência™:

- 10 nights of accommodation per year
- 5 private lessons per year
- Booking Priority
- Guest invitation
- Reduced rates access to Founders Retreat and in the Heritage shop
- Resale or transfer allowed with approval

Couples or friends upgrade option add €8000 for shared double/twin room.

This applies to a single,,double/twin room, not two separate accommodations



Herança Visionário™

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- 20 nights of accommodation (double / twin room) per year
- 10 private lessons per year
- Booking priority
- Extended family and guest invitation
- Price advantage in our online Heritage shop
- Your own personally designed and fitted Silvia Teixeira riding costume
- Reduced rates at riding and wellness retreats
- Resale or transfer allowed with approval
- 2% Equity shares in the LDA property company owning Vila Ascensao.
- The estimated value of the property in 10 years is between 3.5 to 5 million

Founding Members of the Visionário tier also receive 2% shares in the property company, granting a symbolic equity stake. Further investment options are available and presented in a separate equity offer pack.

Equity rights for Visionário tier will be formalised via share documentation in the LDA company and do not confer voting rights unless otherwise agreed.

Further equity investment options are available and may be explored separately. See the Lusitano Heritage Equity Offer PDF for details.

5. Transfer and Resale

Annual stays may be transferred or resold with written notice (Herança Residencia & Visionário)

Founding Member retains full revenue from any resale or gifting

LH reserves the right to approve substitutions in case of safety or ethical concerns

6. Cancellation / Non Use

Unused benefits in a calendar year may be carried forward for one additional year Lessons may be donated or used by an approved substitute. They can be rolled over for one year. Annual use is encouraged; LH is not obligated to refund unused time after rollover period

Transfer is allowed once per calendar year.

This opportunity is open for a limited launch window, There are limited spaces (35 in total) To maintain the integrity of the vision. Please sign up before the end of September 2025



7. Exit Clause

After year 5, members in 10-year plans may request exit.

Remaining time may be transferred (sold) to an approved new member, supported by LH.

The new owner will be subject to signing and agreement and the same rules apply.

8. Sale or Transfer of Lusitano Heritage (Herança Estates)

In the event LH is sold or transferred:

All benefits will be honored as agreed

Or replaced by equal-value offers from the new entity

If neither is viable, a proportional refund based on unused time may be considered

9. Force Majeure

In case of natural disaster, pandemic, war, or regulatory closure, LH may temporarily suspend benefits. All unused rights will be honored or extended in good faith once activity resumes.

10. Legacy & Non-Equity Status

This agreement does not confer ownership, equity (unless stated in the selected package), or profit rights. It is a legacy-based support agreement with concrete lifestyle benefits.

Equity Rights apply to the Visionario tier (2% shareholding) All other contributions are non equity based.

11. VAT & Taxation

Lusitano Heritage will issue an invoice upon receipt of contribution.

The contribution includes services such as lodging & private lessons, subject to Portuguese VAT:

Lodging: 6%

Riding Lessons: 23%



A detailed invoice showing VAT (IVA) amounts will be issued for your records. LH will allocate and remit VAT accordingly. The symbolic portion of the contribution is not taxable.

12. Governing Law

This agreement is governed by Portuguese law. Any dispute will first be submitted to good-faith mediation.

13. Vision & Founding Values

Lusitano Heritage is dedicated to preserving and celebrating the traditions of classical riding, Lusitano horses, traditional crafts, and holistic wellbeing. The Founders' Circle supports this legacy — a community believing in a place where horse and human thrive together, nature is respected, and tradition is honoured.

Our Manifesto:

- Honor the horse, land, and lineage
 - To create a sanctuary of soul, strength and sustainability
 - Lead with elegance, authenticity, and responsibility
 - Welcome those who value beauty, connection, and legacy

Our full manifesto can be seen on our website under about us www.lusitanoheritage.com

14. Property Plan

The Founders' Circle supports the acquisition & development of Vila Acensão including:

Renovation of the main house for guest and retreat base

Construction of 3 stylish 2 bedroom cabins

Restoration of the heritage cottage to a 2/3 bedroom unit maintaining estate style

Creation of wellness area (sauna, cold plunge, fire circle, meditation area and small fitness space)

Rehabilitation of the well for irrigation and equestrian use

Yoga/movement platform with organic vegetable and herb garden

Conservation of ancient oaks and erosion protection



Future phases may include:

Long-stay retreat villas and extra land

Cultural and reforestation projects with EU support

Artistic and educational residencies in equestrian and heritage arts

15. Signatures

By signing below, both parties agree to the terms in good faith and with a shared vision.

Teresa Burton Founder / Director Founder, Lusitano Heritage

Email: _____ . Date: _____

[Name of Founding Member] Founding Member _____

Tier Selected -

- Herança Intimista (5yrs)
- Herança Residência (10yr).
- Herança Visionário (10yr)

Email: _____ . Date: _____

Partner Name: _____

Email: _____ Date: _____

This agreement will be translated into Portuguese for final signature.

End of Agreement – Version 1.3 – Subject to legal review before final signing

PLEASE THIS IS A DRAFT COMPANY DETAILS WILL BE ADDED TO FINAL AGREEMENT