



# GRUPO MARIANA

From Nicaragua. For Nicaragua.  
BUSINESS WITH PURPOSE.

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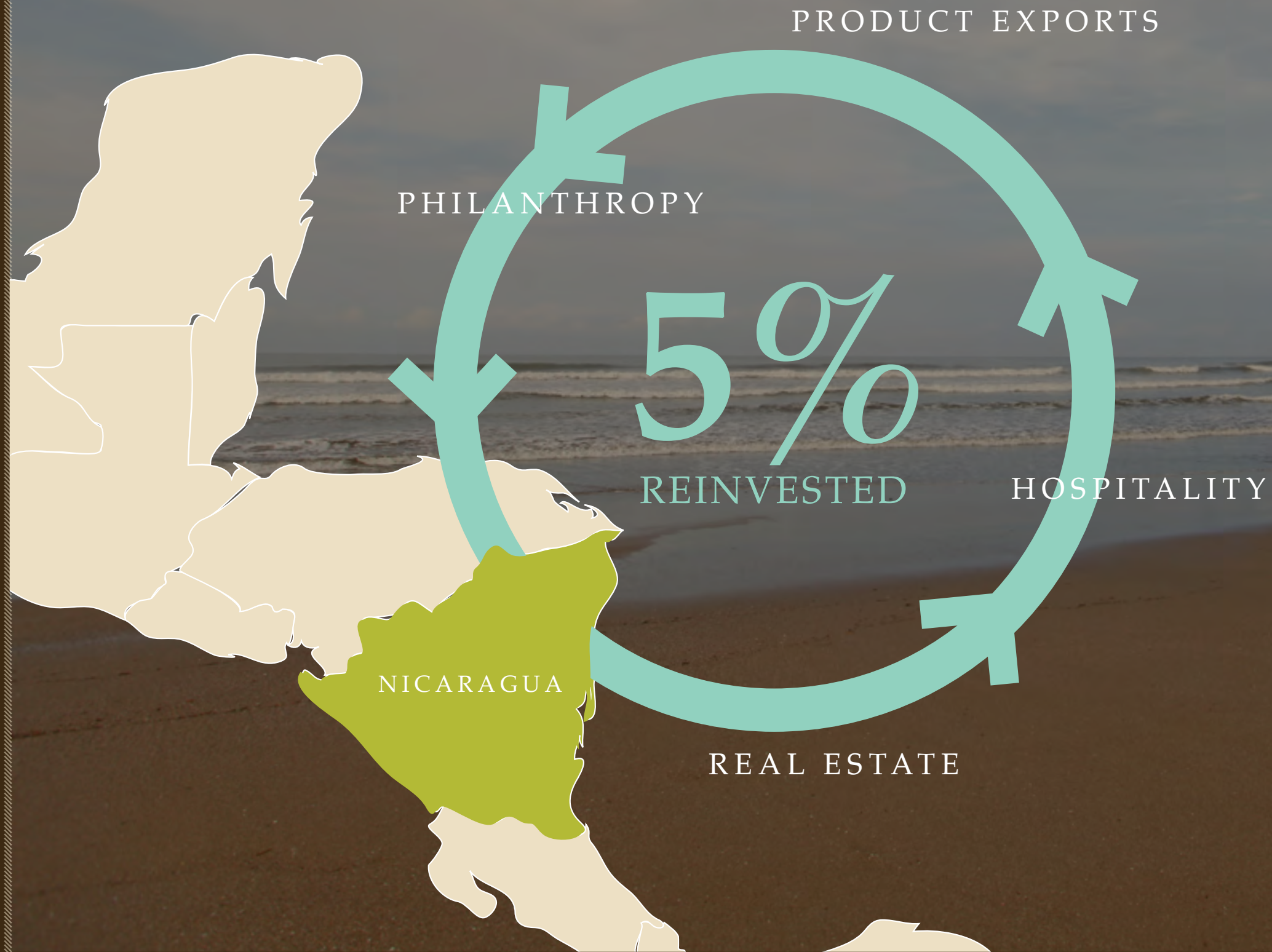
Grupo Mariana's companies are involved in the development and sale of Nicaraguan real estate, the creation and management of authentic Nicaraguan hospitality experiences and the export and promotion of Nicaraguan products.

The foundation of our business is to promote Nicaragua's rich natural assets to the rest of the world, while consistently reinvesting profits directly into the growth and sustainability of the country's future.

*Person by person. Community by community.*



# Business with Purpose.



All businesses, initiatives and brand segments under the Grupo Mariana name *originate from* and *give back to* the country of Nicaragua by reinvesting in the strengthening and overall economic growth of Nicaraguan communities. At Grupo Mariana, this is accomplished through a dedication to philanthropic giving.

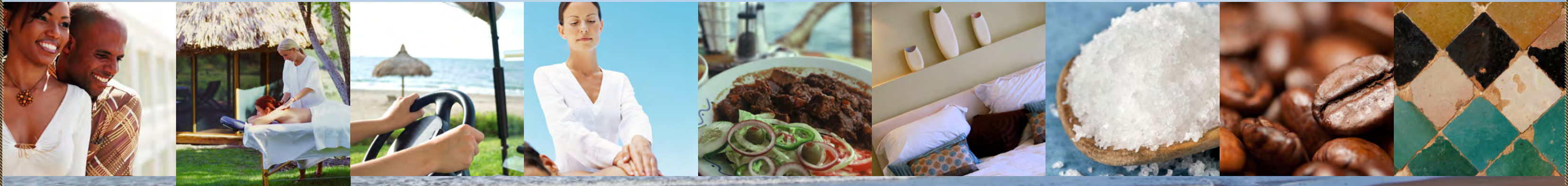
Grupo Mariana has created a program called “5% for Futures” which promises to donate 5% of all sales from all Grupo Mariana businesses to a fund that is governed by their foundation, Fundación Grupo Mariana. The goal of the 5% for Futures Program is to help drive the economic growth and sustainability of the greater Mariana Region, creating an attractive area for the sustained growth of tourism activities.

*Every Grupo Business. Every Grupo Sale.*

5% For Futures is not only a program. It is Grupo Mariana’s Promise, and their reason for being in business in the first place.



# Strategically Selected.



The country of Nicaragua is rich with abundant natural resources and spectacular beauty, creating unlimited opportunities for the success of investment and business ventures in virtually any industry. Grupo Mariana's various business segments have been carefully selected to bring visibility to Nicaragua — and her promise of a strong and vibrant future.

Each of our businesses were strategically selected to highlight value, promote return and advocate for social reinvestment. Grupo Mariana has become a leading expert in this country's wealth of fast-growing opportunities, allowing us to hand-select only the best of Nicaragua's geographic riches, tourism locations, cultural assets and exportable products to share with you and the rest of the world.



A photograph of a smiling couple. The woman is on the left, wearing a white top with a lace-up detail and a necklace with orange beads. The man is on the right, wearing a patterned shirt. They are both looking towards the right side of the frame.

# Ocean. Mountain. Island. City.

Grupo Mariana is the developer of several Real Estate projects within the country of Nicaragua. Our projects and communities were selected to feature the best of the Nicaraguan landscape and surrounding natural assets, producing truly unique places for people to enjoy life, play, relax and work.

We have created a growing oceanfront community with all of the hustle and bustle of a coastal resort town and a secluded, light-on-the land island escape. We're in the process of planning a mountain eco-lodge community and a strategically located mixed-use development in our capital's city center. Ocean, mountain, island or city, Grupo Mariana has created options that feature Nicaragua at her finest.

Our strategic alliances with global powerhouses such as Nicklaus Design and Wyndham Hotels and Resorts bring added value to ownership within the country and a greater potential for jobs, growth, reinvestment and economic return to the areas surrounding our developments.





# Our Real Estate Family

SEASIDE MARIANA OCEANFRONT COMMUNITY	ISLA MARIANA BEACHFRONT RETREAT	MANAGUA CITY CENTER	RESERVA MARIANA MOUNTAIN ECO-LODGE	SOMONTANO ACTIVE LIVING COMMUNITY
OCEAN	ISLAND	CITY	MOUNTAIN	PLAIN
Masachapa, Nicaragua	Isla Real de las Peñas, Nicaragua	Managua, Nicaragua	Masachapa, Nicaragua	Masachapa, Nicaragua
OCEANFRONT HOME SITES & CONDOS BEACHFRONT BUNGALOWS GOLF COURSE HOME SITES & VILLAS RIVERSIDE HOME SITES CITY TOWN HOMES	TRUE BEACHFRONT HOME SITES BEACHFRONT BUNGALOWS RIVERSIDE BUNGALOWS	OFFICE CONDOMINIUMS GROUND FLOOR RETAIL HOTEL / CONFERENCE	MOUNTAIN VILLAS, BUNGALOWS & TOWN HOMES	LOW RISE CONDOMINIUM HOMES MOUNTAINSIDE TOWN HOMES
923 acres	17 acres	10+ acres	144 acres	112 acres
Oceanfront Community with 6 unique neighborhoods offering a resort town atmosphere and connection with neighbors.	A "salt of the earth" beachfront island retreat for those who are in search of quiet solace, becoming in touch with nature and re-centering their minds and spirits.	An urban mixed-use development in the heart of Managua offering office, retail, restaurant, entertainment, residential and hospitality components for destination travelers and local enjoyment.	A rustic mountain Eco-Lodge with views to the ocean below offering connection with nature and with self.	At the foot of the Nicaraguan mountains with views of the ocean, Somontano offers the best of both worlds in one community for active adults.
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Wyndham Nicaragua Hotel & Casino Jack Nicklaus Signature Golf Laya Boutique Hotel Casa Mariana Hotel Plumeria Spa	25 Slip Marina Adjacent to Juan Venado Nature Reserve and Salinas Grandes Legendary Surfing Laya Boutique Hotel Plumeria Spa	100,000 SF Premium Office 16,000 SF Ground Floor Retail 100+ Residential Units 150 Room Branded Hotel	Boutique Hotel Plumeria Spa Yoga & Meditation Center Retail Village Resident Naturalists	9 hole golf course retail center close proximity to medical, cultural, safety and exercise facilities

# Hospitality... Nica Style.

Grupo Mariana is dedicated to bringing the spirit of authentic Nicaraguan Hospitality to those who visit our country from around the world.

We have created a small family of boutique and resort hospitality experiences that offer a warm welcome, 5-star accommodations and personal guidance to some of the best destination locations on Nicaragua's Pacific Coast. This beautiful country is rich with lush natural wonders, colonial heritage and cultural attractions. From the spectacular beauty of the Pacific Ocean to vibrant, bustling cities filled with local food and drink, Grupo Mariana has established a home away from home to satisfy every traveler's needs and desires.

Grupo Mariana offers three main hospitality segments, providing a rustic beachfront experience, a branded oceanfront resort experience and the experience of old Granada within cities across the country.





# Our Hospitality Family

<p><b>L A Y A</b> BEACHFRONT BUNGALOW HOTEL</p>	<p><b>W Y N D H A M N I C A R A G U A</b> RESORT &amp; CASINO</p>	<p><b>C A S A M A R I A N A</b> BOUTIQUE HOTEL</p>
<p>BOUTIQUE BEACHFRONT</p>	<p>OCEANFRONT RESORT</p>	<p>BOUTIQUE CITY</p>
<p>Masachapa, Nicaragua Isla Real de las Peñas, Nicaragua</p>	<p>Masachapa, Nicaragua</p>	<p>Seaside Mariana Town Center Granada, Managua, Leon, San Juan del Sur, Matagalpa, Esteli and Chinandega</p>
<p>LAYA is a completely unique boutique hospitality offering in the country of Nicaragua, offering 14 thatched beachfront bungalows stretched along the Pacific Ocean.</p> <p>--</p> <p>Plumeria Spa Services Palapa Style Restaurant Oceanfront Pool Uniquely appointed Exterior Patio or Balcony</p>	<p>Wyndham Nicaragua is a 300+ unit Beachfront Resort Hotel offering the strong hospitality promise of the Wyndham brand as well as beachfront residential condominium homes.</p> <p>--</p> <p>Casino &amp; Gaming Beachfront Pool and Amenities Expansive Restaurant Spa Services</p>	<p>Casa Mariana is an authentic Nicaraguan Boutique Hotel offering a personal, guided introduction to the country of Nicaragua wrapped in the spirit of Colonial Granada in locations throughout Nicaragua's Pacific Coast</p> <p>--</p> <p>Plumeria Spa Concierge &amp; Butler Service Business Center &amp; Lounge Restaurant Courtyard Gardens Learning Center Promoting Country History</p>

# The Mariana Special Touch.

Although our hospitality destinations are strategically located in quite different locations and environments throughout the country, there is one common thread that ties together the Mariana brand. We like to call it our special touch.

Plumeria Spa offers those who live within a Mariana community or stay at any of our various hospitality destinations a chance for daily relaxation and pampering with authentic Nicaraguan style. Specializing in personalized massage treatments and bodywork, Plumeria Spa is focused on total wellness for residents and travelers alike.

It is part of the Grupo Mariana brand promise, and will be found at all of our locations now and in the future.



# Nicaraguan Flavor.

As part of their promise to promote Nicaragua's natural resources to the rest of the world, Grupo Mariana has created Café Mariana — delivering the mystery of Nicaragua through the rich, bold taste of Nicaraguan coffee.

In addition to several brick and mortar cafés in strategic locations throughout the country, coffee aficionados will soon be able to taste the flavor of Nicaragua at home as well, as freshly roasted beans begin to be shipped to locations in the United States and abroad.

Café Mariana will tell the story of Nicaraguan coffee growers and their dedication to quality, to family and to country.



# A Taste of Nica.

Grupo Mariana is also harnessing the riches of the Nicaraguan oceans, exporting gourmet Sea Salts to countries around the world. It is just one more way to share a sprinkling of Nicaragua with friends who crave a taste of our very spicy and special spirit.



# We Believe:

We decided long ago that if we are going to be in business in Nicaragua, the end result needs to not only have a positive effect on the people and places around us, but be a true catalyst for positive growth, change and sustainability.

Grupo Mariana believes in this country. We believe in the value of Nicaragua's people, of her communities and of her rich, natural assets. We believe it is our responsibility as part of the Nicaraguan community to make "Giving back" the core mission of our company... not the final thought.

We will continue to grow, to plan and to partner with those who are of the same mind and spirit to create great places, share quality products and reinvest in the empowerment of our country's communities.

*Join us in creating a stronger Nicaragua.*



# About Us:

Grupo Mariana's strength and dedication to success is derived from powerful ties to family and country. Kevin I. Fleming is Grupo Mariana's Founder and Chairman, and is responsible for the strategic direction and investment activity of the company in Central America as well as operational direction of the Grupo Mariana team in Nicaragua. Maria Rueda serves as Grupo Mariana's President. Born and raised in Nicaragua, Maria oversees the company's financial assets and long-term strategic goals.

Partners in business and in life, Kevin and Maria live in Managua with their two sons. They have worked together since 2005 to create a strong portfolio of businesses that contribute directly to the strength and continued success of the country.



KEVIN I. FLEMING  
FOUNDER AND CHAIRMAN  
GRUPO MARIANA



MARIA RUEDA  
PRESIDENT  
GRUPO MARIANA





# GRUPO MARIANA

[www.grupomariana.com](http://www.grupomariana.com)

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Grupo Mariana is consistently in search of business partners, team members and customers who believe in the power of reinvestment to grow stronger businesses and communities. If you'd like additional information about Grupo Mariana, our communities, our products or our philanthropic programs, please contact us.