

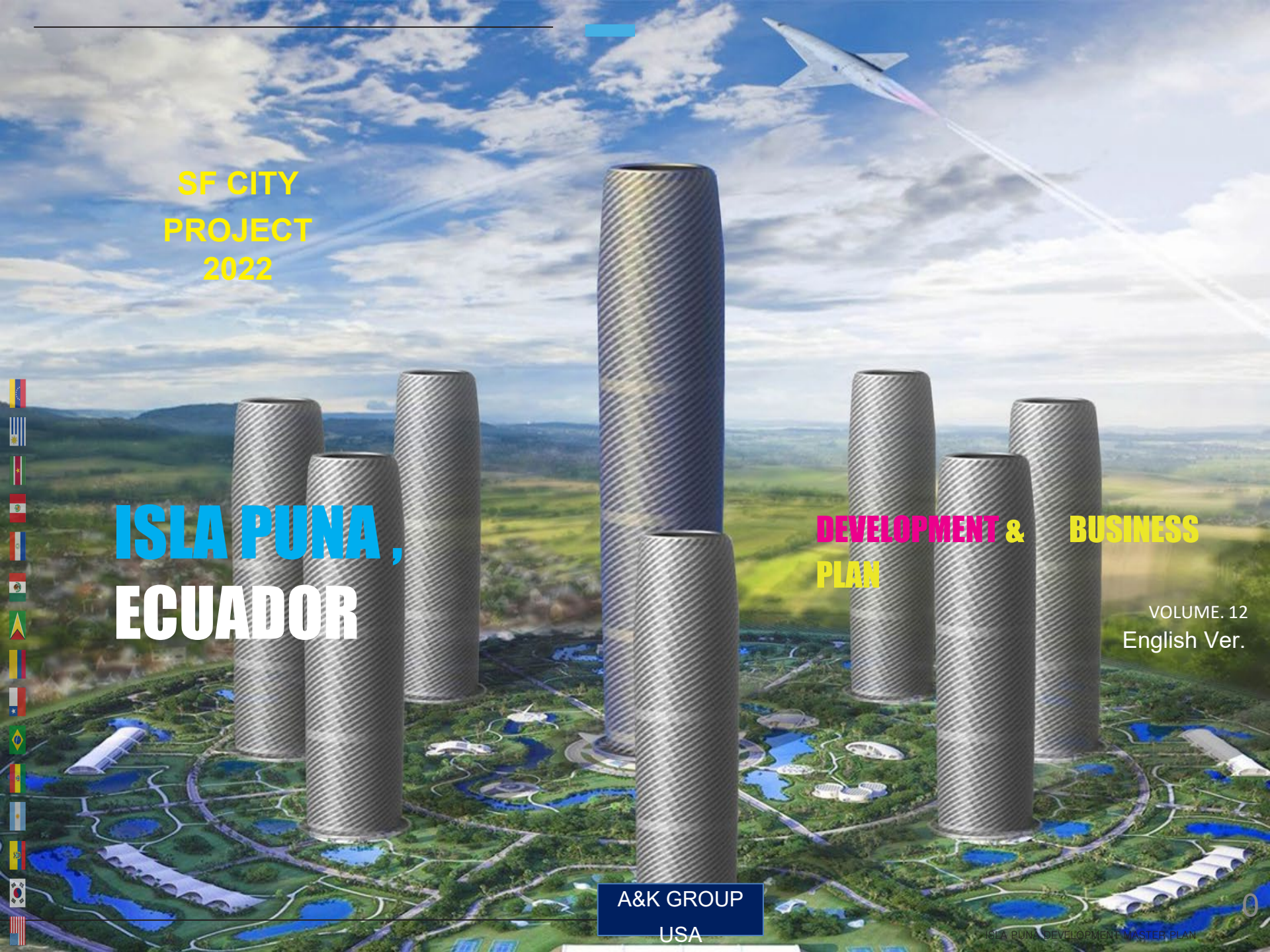
SF CITY
PROJECT
2022

ISLA PUNA, ECUADOR

DEVELOPMENT & BUSINESS
PLAN

VOLUME. 12
English Ver.

A&K GROUP
USA





SF COIN - Design Concept

- Seven stars represent the universe.
- It means growing into a seven-star city.
- Nine buildings represent hub cities in Latin America.
- Towns are formed as shown on the coin
- Total of 40 towns will make the City
- 200 million coins will be issued.
- 1 coin: \$10,000 (same as US dollars)
- Total issuance amount: up to \$2 trillion



BRING NEW IDEA TO THE FUTURE OF WORLD BUSINESS

Steve CHOI, The Founder

In a small country called Ecuador, Isla Puna is the center of this business plan. It is a plan that aims for the unity and peace of Central and South America by developing cities and industries based on this island.

02 **INTRO –** PROJECT

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GREETING

Patriot project that can grow Korea's economy !

Let's build the second Korea of Economy in Central-South America.



STEVE CHOI
Founder & CEO

First of all, I hope everybody who are suffering with Pandemic Covid get better and recover from it as soon as possible.

To overcome this hopeless situation and open a new era of hope, A&K GROUP DEVELOPMENT INC has prepared to develop the futuristic **SF CITY (SPACE & FUTURE CITY)** by securing the lands where can have more than 1,000 factories near to the island of Puna (1.5 times larger than the size of Seoul, 22 times more than the size of Manhattan, New York) in Ecuador, Latin America, which will be the independent land where 8 million people can live. We have prepared a development plan that is achievable after 20 years of research, and we are making all our efforts to ensure that the project will get started.

The goal is not only to look for the benefits from the investment of the City development but also to give the better quality of life to the people in 18 Latin American countries.

The project is expected to be a city project of hope to overcome the covid-19 crisis while participating and cooperating with the Ecuadorian government, government of Republic of Korea, and many companies from Republic of Korea.

Also, it will be developed as a city that shares the Politic, Economy and Cultures of 18 Latin American countries and will make it a successful project as a major industrial center in Latin America, Ecuador, and Republic of Korea.

For example, it will be developed as a Hub city in Latin America to provide easy access of infrastructure and industrial construction plans to 32 countries in South and Central America, where various products for trading will be produced and exported to North America, as well as Europe and Africa. This detailed strategy and action plan will be organized and reported by A&K Group.

In order to develop the city plan into a successful Latin American hub city, it will be **the city of independent administration or special free-trade city, such as Hong Kong.**

Also, we will develop an industrial city to replace the Chinese production plants and help Korean production factories build the production plants here and export them to the U.S., Europe and Africa at a competitive price that can compete with China without investing a lot of money from them.

Through the SF CITY project, Korea expects the exportations to continue to grow by more than \$300 billion annually, and more than 3 million jobs can be created directly or indirectly. This also can solve the unemployment rate of all age groups as well as youth unemployment which Korea is facing, if Latin American countries become industrialized, nuclear power will be needed, so that all Korean nuclear physicists and related workers can fulfill their dreams in Latin American countries.

If this project starts, Ecuador and Republic of Korea will not only solve economic difficulties, but also make Ecuador's unemployment rate 0% and become a rich country. Through this project, the Republic of Korea can create places of business for all 32 Latin American countries, so it will be used as a place to form economic alliances with Latin American countries.

We, A&K Group will do our best to get succeeded with this project, the future hopes of the people of Ecuador and the people of Korea.

The reason why we added Exports industries and plants in Ecuador is because we were looking for the solution to replace the China production to other countries when the trading war has started between US and China.

The good qualities from Korean manufacturer producing and selling with the competitive prices from Ecuador will definitely replace the China production.

For your information, the shipping transit time from China to New York takes 30 days and from Ecuador takes 7 days.

Let's all join the patriotic project to grow and revive the Korean economy.

STEVE CHOI

SF CITY
PROJECT
2022

Letter to the President of Ecuador

A message to President Guillermo Lasso of Ecuador.

Dear Mr. President,

I'm Steve Choi from A&K GROUP DEVELOPMENT in New York, US.

I'm writing this letter to inform you that we have finished our research after 20 years and completed development plan for the Ecuadorian project.

We plan to start the project next year by advertising within this year to secure investors and investment. After 20 years of research and meetings with many investment companies, we've concluded that if the Ecuadorian government cooperates as follows, this project can get started and succeeded.

1. First of all, we will pay 50 billion US dollars to the Ecuadorian government within 3 years if this project is carried out. And the Ecuadorian government can earn more than \$30 billion in tax income every year from three years later. Three years after the construction of this project, we will distribute a total of \$100 billion, \$50,000 to each Ecuadorian family.
2. Within five years, more than 1,000 production plants can be built in Ecuador to solve the unemployment rate of Ecuadorians.
3. Within 30 years, Ecuador's per capita income will be over \$100,000.
4. We will become a technology powerhouse within 30 years after receiving technology transfer from Korean companies.
5. Ecuador will become the largest economy in Latin America within 30 years. (As a result of Korea- an companies investing in China 30 years ago, China is now the second largest economy in the world.)
6. Within 20 years, it will become an advanced country in education.
7. Within 20 years, it will become a developed country in healthcare and welfare.
8. If this project is carried out, a united Latin American country like Europe will be formed within three years, and the currency will be unified into cyber money.
9. President Guillermo Lasso will be the first President of the Union of Latin America.
10. Ecuadorian companies become fast economic development with South Korean companies.
11. I have a secret to proceed this project successfully.

Cooperation that we need from Ecuadorian government

1. The city to be built in Isla Puna should be a special city that can be used together by the Confederate States of Latin America.
2. No labor unions should be formed in production plants for 30 years.
3. Labor should not rise by more than 5% per year for 20 years.
4. The city's common language should be Spanish, English, and Korean.
5. Currency should be used publicly in FS electronic currency, US dollars, and Korean won.
6. Investments coming from overseas should be withdrawn back freely.
7. Production plants should be exempted from income tax for 15 years.
8. Production plants should be exempt from the imposition value tax for 15 years.
9. The production plant must be exempt from tariffs for 15 years.
10. Ecuador's government should cooperate in buying land for which industrial cities will be built (El Santa Erena, Bosoha, and Isla Puna) so that more than 70% of the land can be bought by our company for less than \$50,000 per hectare.
11. The sale of the land is not permitted in Puna island.

The above conditions must be cooperated so that Korean funds and technology can be transferred to Ecuador.

If you add the above information and agree to sign MOU with A&K GROUP DEVELOPMENT INC, we will recruit investment companies and factories within this year and start the project next year.

- I have 7 secrets that can make this project 100% successful.

After the infrastructure in our company, we will give free use of the land to developers to build so that there is no burden of land purchase. (Giving an individual or enterprise the right to use the land for free without selling the land of Isla Puna)

- I have an idea that can make more than 30 million Koreans invest in this project.

In order for Ecuadorians to make Ecuador an advanced country, a National vote must be held to make Isla Puna a city like Hong Kong.

Even if Isla Puna is developed, it can protect nature reserves and shrimp farms, develop only 30% of the land in Isla Puna, and preserve the remaining 70% in its natural state.

If passed by Ecuador's referendum to develop Isla Puna as a self-governing city like Hong Kong, we will receive \$500 billion in investment this year and next year from Wall Street investors.

- Our A&K GROUP promises to establish a welfare foundation and use 90% of the income from this project to bright the dark side of the world.
- We chose Ecuador as the first candidate country to develop the SF city project among Ecuador, Guatemala, Panama, Colombia, Venezuela and Peru.

Mr. President of Ecuador, we hope you could approve through the national vote by February 2023 to be able to develop Isla Puna as an independent administrative city such as Hong Kong for the people of Ecuador.

God willing, this project will start this year of 2023.



Letter to The National Assembly of Ecuador

Dear Members of the National Assembly of Ecuador,

I would like to suggest the followings to the National Assembly.

A&K Group is suggesting the project of Isla Puna after 20 years of studies that can bring Ecuador as developed country and will reach to US \$100,000 of GDP per capita like Republic of Korea.

One thing to remind is that the development are must be Isla Puna and this island has to be converted as Special administrative city that can be share among the countries in Latin America and Republic of Korea.

Let's convert Ecuador as Developed country with all of your wills from the members of the National Assembly.

Very much appreciated

Sincerely,

January 1st, 2023

Ms. Fatima Gonzalez

Representative of A&K Group



Letter to the people of Ecuador

Dear Ecuadorian people,

I would like to announce one thing to the Ecuadorian people.

It's regarding the development of Isla Puna.

If we convert the Isla Puna as Independent Administrative City shared by 18 countries of Latin America and Republic of Korea, Ecuador become a developed country as Korea.

And all over the country, more than 3,000 manufacturing factories will be established.

100% of free medical care will be provided to all Ecuadorian people and will have free tuition until the University education.

All of you who are willing to make Ecuador better for the developed country, please visit the following website to give us support and vote for 'Yes' as A&K Group has planned.

<https://www.akgroupusa.com>

Thank you so much

January 1st, 2023

Ms. Fatima Gonzalez

Representative of A&K Group



YouTube Advertisement

I'll make this a fantasy city

If this project is carried out, 3 million quality jobs will be created for young people in Korea.
If 200,000 Korean households participate in this project, Korea can become G2.
Those who want to participate in this event, below.
Please link me to the website.

Link: www.AKGROUPusa.com

This project will be a project that we want to participate in by the Korean people.
In all 18 countries in Latin America, we will export products produced by Korean companies to the United States, the United States, Europe, etc. (Korea will become the world's second largest economy)

And before the end of 2022, SF coins issued by SF City Project will be issued to all citizens aged 20 or older in Korea.
Free distribution of SFcoin virtual currency equivalent to US\$10,000 per person (total allocation of USD \$400 billion) will be over US\$100,000 (100,000) three years after the start of the project.

This advertisement will be made public throughout the world on American TV and

YouTube this August. Invite 1,000 licensed professionals on a first-come, first-served

basis receive the following benefits:

1. Apartment 40 pyeong provided (Seoul Gangnam apartment level)
2. Support for living expenses \$ 2,000 per month (upper living expenses 5,000 per month)
3. salary of \$10,000 to \$30,000 per month
4. Free educations for children
5. 100% free of medical expenses
6. Convenience facilities 100% free





Advertisement on YouTube

The Land of Opportunity, we're inviting Koreans to the Future Space City (it will be a National participation of project of hope).

We've been preparing for 20 years to build the fantasy future space city with 8 million inhabitants. Let's pioneer the future of Koreans in Latin America, a land of opportunity for Koreans to develop a future space city and create a foothold for Korea as the world's second-largest economy.



- It will be a city where space travel is free.
- It will become an advanced medical city.
- It will be the world's number one welfare city.
- It will be the number one educational city in the world.
- It will be the world's number one cultural tourism city.
- It's going to be the city with high technology following the concept of space age.
- We'll make a Safe city from nature disasters and accidents by humans.
- It will become an international city that uses Korean, English, and Spanish in common.
- Korean won (Korean currency) will become a city that uses SF electronic currency in common.
- It will be the City inside of the nature.

**If you like to participate, please
click the website below.**



Website:

www.AKGROUPusa.com



Advertisement on YouTube



For the first 1,000 participants professionals with licenses, we'll offer the following benefits.

1. An apartment of size of 1,400 ft², the same housing level of Gangnam.
2. Bonus of US\$2,000 per month to support the cost of life. (The monthly cost of the high society is about US\$5,000)
3. Monthly salary from US\$10,000 to US\$30,000
4. Free education until the post graduate.
5. Free Medical care
6. Free use of many commodities in public

To the 100 Industrial, home appliances manufacturer companies, we'll offer the following benefits.

1. Site of 300mx300m for free during 30 years
2. Provide factory migration costs (up to \$10 million)
3. Factory facility loans 100% interest-free for 10 years (up to \$100 million).
4. Operating Fund 100% interest-free 10 years (up to \$20 million).
5. 500 square meters of land provided by housing and 120 square meters of construction.

For 1,000 production plant companies that want to participate in SF city projects, we'll offer the following benefits.

1. SF Group invests 100% and participating companies allocate 50% of their product sales income for 30 years on the condition that they are responsible for production management and operations (they will be acquired on 100% good terms in 30 years).
2. SF Group will be in charge of selling all the products made in the Industrial Park and the companies will pay 15% of commission to SF Group.

Website:

www.AKGROUPusa.com



Advertisement on YouTube



Website:

www.AKGROUPusa.com



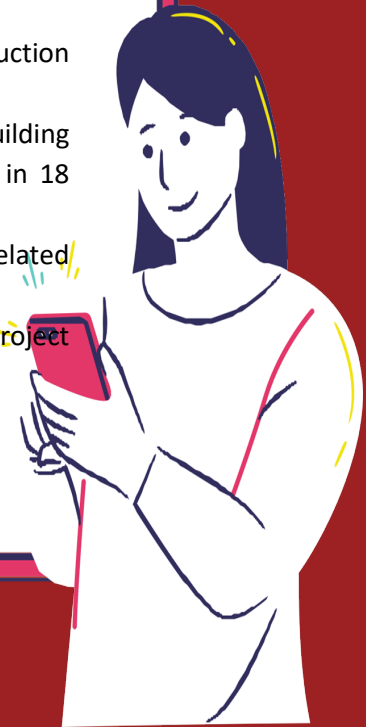
How to finance a project

1. A key way to finance this project is to sell the land premise before it is developed using cryptocurrency SF coin (It's sort of Stock concept).
2. To enhance virtual currency credibility, five major companies in South Korea and two major U.S. companies jointly guarantee.
3. We'll receive an Investment or loan of \$500 billion from Wall Street as security for SF coin.
4. We'll have 200,000 families from South Korea through out the immigration of \$500,000 investment.
5. We'll have 500,000 families from Hong Kong through out the immigration of \$500,000 investment.
6. We'll receive 500,000 families from Europe though the investment immigration.
7. Use of \$2 trillion virtual currency



Benefits to 5 Korean and 2 American corporations

1. \$30 billion in dividends within three years.
2. Guaranteed project that estimates an income of \$10 billion a year after three years.
3. \$100 billion in additional dividends in 10 years.
4. Dividends by obtaining the construction project.
5. Guarantee to get the business of building infrastructure and industrial facilities in 18 Latin American countries
6. Guarantee of getting the business related to SF City Project
7. Guarantee of participation in the project with only one dollar of investment



OMG

How to finance for this project

5 International Companies from Korea , 2 from US and A&K Group will participate on the project and will establish the local company called SF Group. This company will issue the stock for the amount of \$500 billion to invest into 18 countries in Latin America.

BIT coin, which is used for investment in the global financial market, has no fixed place of issuance and no guarantees but it's selling at US\$30,000.
SF virtual coin that we'll issue will have collateral of US\$2 trillion from the lands values, and mutual joint guarantee among 5 big Korean companies established in local, 2 from US and International Insurance company.

It was less than \$200 a unit 10 years ago, but it's now trading at \$65,000 a unit for the first time in 10 years.

Also within 3 years after starting this project the value of SF Coin is expected to increase more than 10 times.

(The price of SF Coin will be increasing proportionally based on the increase of the value of the lands.)

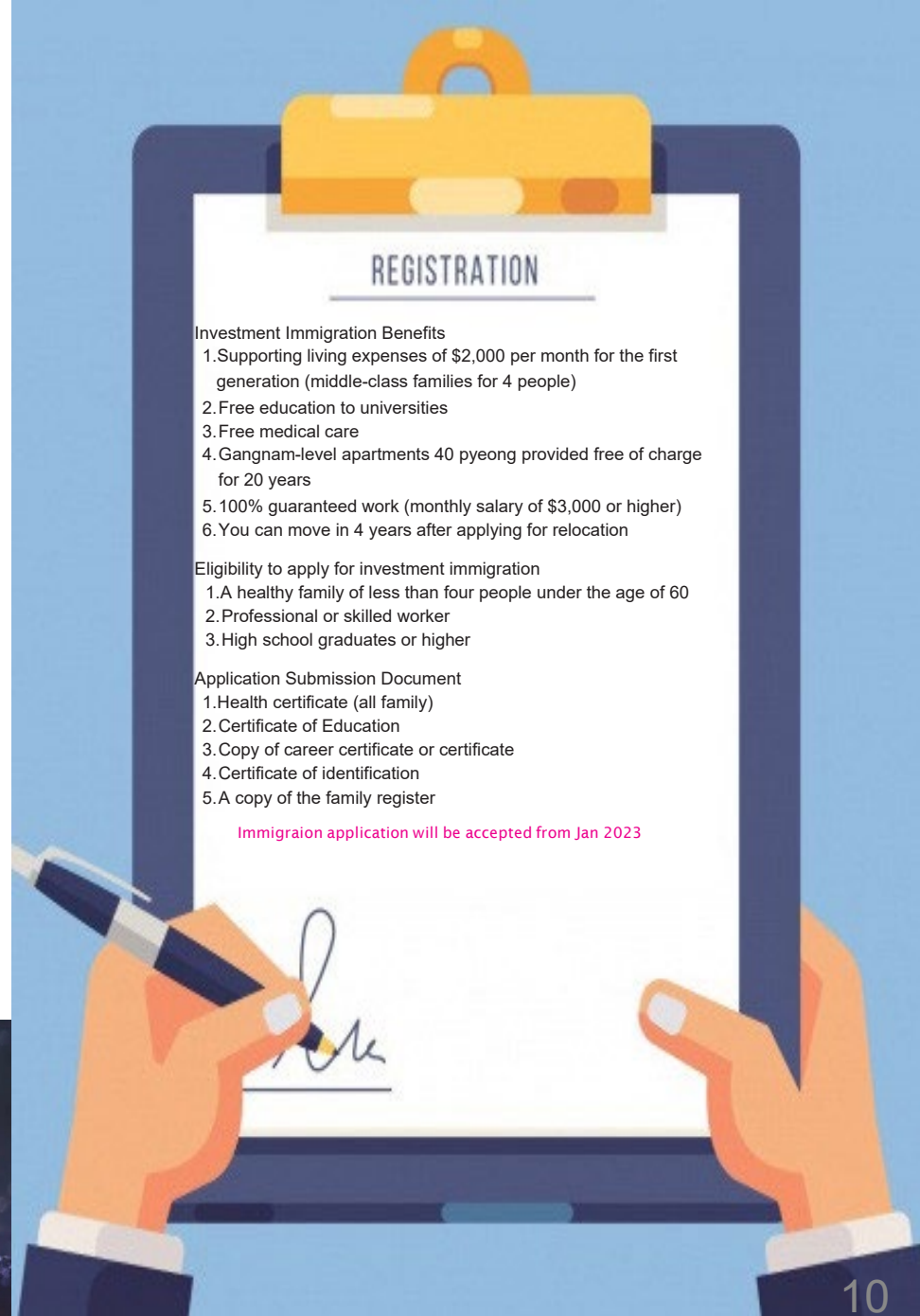
The five largest companies in South Korea that will participate in the project will receive \$40 billion in three years after investing only US\$10,000 and more than \$80 billion in 10 years. And you can earn more than \$10 billion in fixed revenue every year. We only need joint guarantee with local corporation when issuing SF coins. Group companies in South Korea do not need joint guarantees.

SF City will build the basic infrastructure and will offer the land for free to build the buildings.

“ If 200,000 Korean people move to this project,
This project can be 100% successful.
We need 200,000 families with a \$500,000 for the immigrant investor program.
We can finance up to 90% of loans for the immigrant investor program. ”



X 10



REGISTRATION

Investment Immigration Benefits

1. Supporting living expenses of \$2,000 per month for the first generation (middle-class families for 4 people)
2. Free education to universities
3. Free medical care
4. Gangnam-level apartments 40 pyeong provided free of charge for 20 years
5. 100% guaranteed work (monthly salary of \$3,000 or higher)
6. You can move in 4 years after applying for relocation

Eligibility to apply for investment immigration

1. A healthy family of less than four people under the age of 60
2. Professional or skilled worker
3. High school graduates or higher

Application Submission Document

1. Health certificate (all family)
2. Certificate of Education
3. Copy of career certificate or certificate
4. Certificate of identification
5. A copy of the family register

Immigration application will be accepted from Jan 2023

YOUTUBE INTERVIEW DIALOGUE

Q1;

Why did you name your project the Space Future City?

A1;

Now that the space age has arrived and it can be a project that can be a global issue, we have decided to be a space city in the future.

Q2;

Why did you plan a future space city in Latin America?

A2;

Latin Americans cross the Mexican border to escape poverty. Many Latin Americans have died in the desert, many women have been raped, and many have arrived safely across the border, but the disadvantage of lack of documentation is a disadvantage.

It was because of the thought of making Latin American countries as rich as European countries after thinking about how to prevent tragedies across the Mexican border due to rumors of a lot of discrimination.

Q3;

Do you think the project you've planned will go ahead and be successful?

A3;

Yes, Indeed, It will be successful.

This project planning idea was created 100% by myself. However, if 5 large companies in Korea and 2 large companies in each country come up with project ideas together, I think we can succeed 100% in the project.

I am also confident that the project will be successful because I believe that the heads of state of Latin America will succeed so that Latin Americans do not cross the Mexican border of death and that Korean corporation companies and Koreans will actively participate in it. I pray once again that this project will succeed and that there will be no people from Latin America beyond the Mexican border of death.



Q4.

Why did you plan high-rise residential and commercial facilities?

A4;

It can be summarized for approximately eight reasons.

First,

It's to create a city in nature. Also, it is because 8 million people can live in the natural environment space of Isla Funa with a minimum area of 20%.

Second,

This is to reduce the period of building inflation facilities to create a town where 250,000 people can move in (within 3 years).

And if you develop 250,000 residential towns sequentially according to the population inflow, it has the advantage of expanding to a large city where the final 8 million people can live.

Third,

If you build a town right across the bridge, the initial infrastructure cost is \$20 billion, or 5% of the total infrastructure development cost of \$400 billion, and you only need to use the initial funds.

Fourth,

Education, residential areas, work, shopping, and culture are all within a 1km radius, eliminating the need to use cars, reducing the financial burden of cars, reducing car accidents, and creating a pleasant environment. Also, it will help citizens' health by expanding a lot of sidewalk space.

Fifth,

The cold air from the basement of the building can reduce the hot temperature during the day from 35 to 25 degrees Celsius.

Sixth,

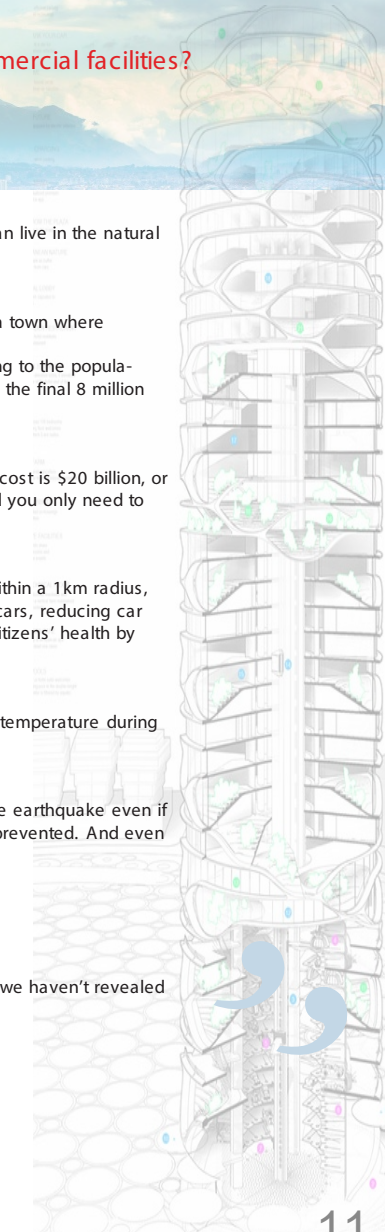
Using the construction method I designed to withstand a 10 degree earthquake even if you build a skyscraper, you can prevent natural disasters can be prevented. And even natural disasters such as tsunamis cause minimal damage.

Seventh,

The skyscraper also symbolizes the future space city.

The last,

We will reveal 7 special secrets for 100% success of projects that we haven't revealed yet.



Chapter.

01

Introduction



*IF YOU'RE NOT GOING TO PUT MONEY IN
REAL ESTATE, WHERE ELSE?
- TAMIR SAPIR*



01. LOCATION

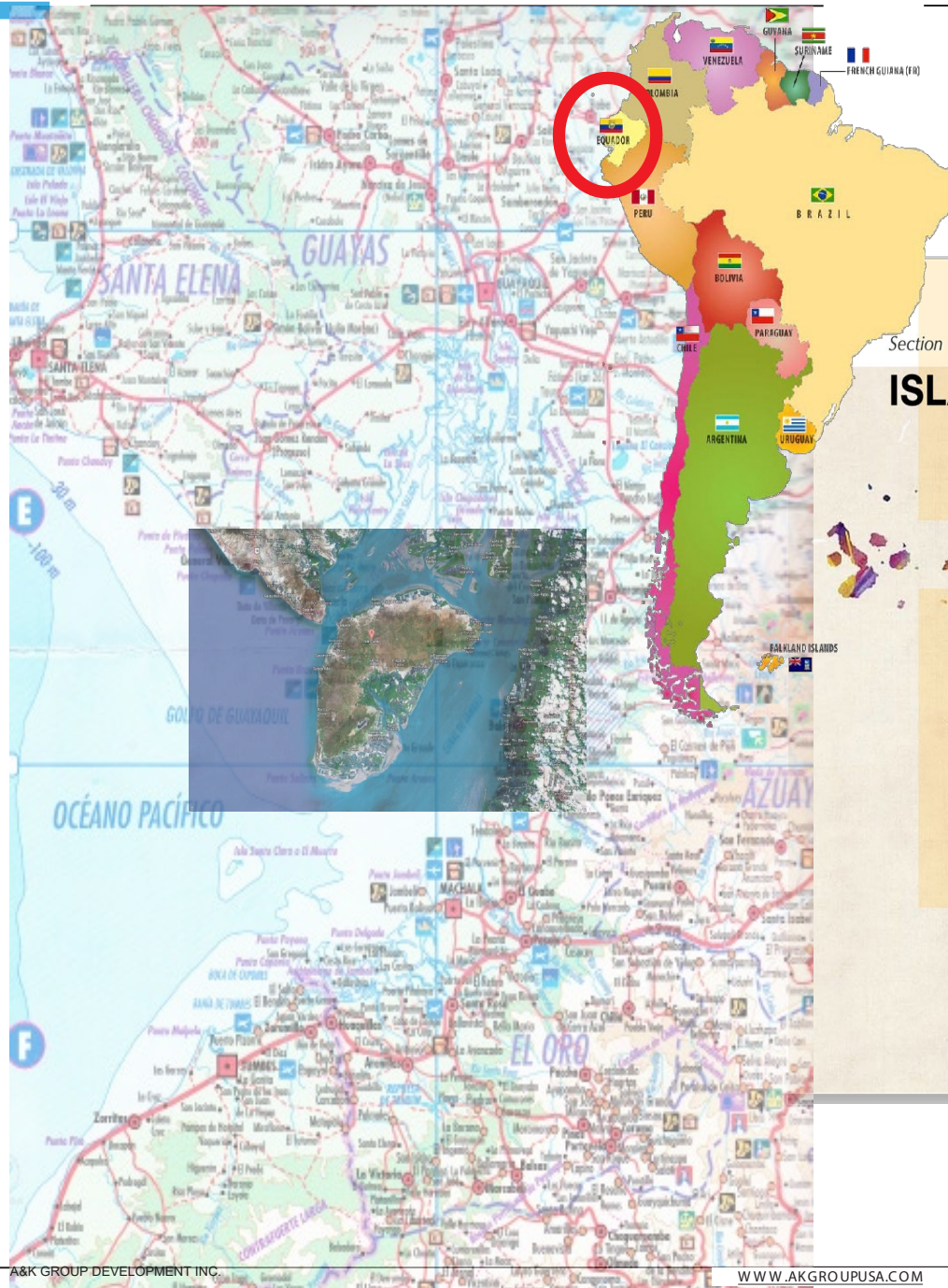


02. MEDIA IN
ECUADOR



03. 10 REASONS TO
LIVE IN ECUADOR

Chapter. 01 - LOCATION



Section 2 - Location

ISLA PUNA, ECUADOR

Size of the Island: 20 Km X 50 Km

$$= 920 \text{ Km}^2$$

Roughly 25 times the size of Manhattan
(22 square miles).



ISLA PUNA DEVELOPMENT MASTER PLAN

E6

10 Reasons to Live in ECUADOR

With its low cost of living, friendly locals, and near-perfect climate, it's easy to see why expats continue to flock to Ecuador. Ecuador has been one of *International Living's* favorite destinations for overseas living and retirement for some years now. From 2009 to 2013, the country ranked as the number one place to retire in *International Living's* Annual Global Retirement Index, due to its exceptional quality of life and affordability. Ecuador's proximity to the U.S. and the fact that the dollar is its official currency also strengthen the appeal of this South American country. From lush mountain villages to sun-drenched beaches, Ecuador has something for everyone. To learn more visit: [Ecuador - Internationalliving.com](http://Ecuador-Internationalliving.com).



1 Enjoy **eternal springtime** year-round with temperatures staying at **77° F** in the capital Quito as well as the highlands of Ecuador. No need for central heat or air conditioning.

2 Never be too far from your loved ones. Flights from the U.S. to Ecuador are just **4 hours!**



3 Ecuador has ranked as one of the **top three** retirement havens in the world in *IL's* Annual Global Retirement Index over the **last 8 years**.



4 Ecuador has a **low cost of living**. A couple can live well in Ecuador—all in—for **\$1,500 to \$2,000** a month.



5 The official currency in Ecuador is the **U.S. dollar**. Ecuador's U.S. dollar-based economy is both stable and growing.



6 Forget about the high cost of health care. Receive **good medical care** in major cities (Quito, Guayaquil, Cuenca) at



7 The **special benefits** available to foreign retirees are excellent in Ecuador:

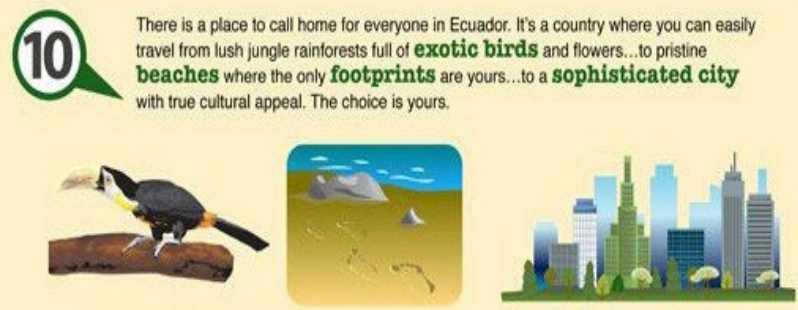
- 50% off** tickets for all cultural and sporting events
- 50% off** public and private transportation
- 50% off** electric and water bills



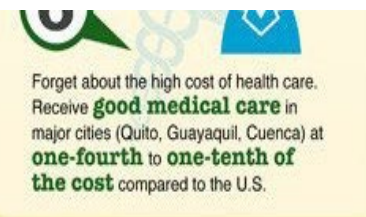
9 Weekly Splurges! With the money a person saves on the low cost of living, it's possible to treat yourself to a 75-minute massage for just \$22, enjoy a delicious almuerzo (set lunch) for \$2.50, or really indulge and **head to the symphony for FREE!**



10 There is a place to call home for everyone in Ecuador. It's a country where you can easily travel from lush jungle rainforests full of **exotic birds** and flowers...to pristine **beaches** where the only **footprints** are yours...to a **sophisticated city** with true cultural appeal. The choice is yours.

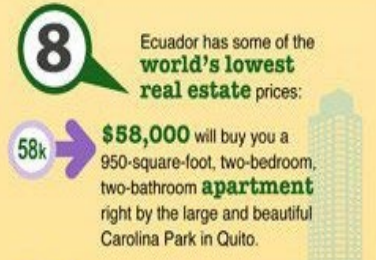


Forget about the high cost of health care. Receive **good medical care** in major cities (Quito, Guayaquil, Cuenca) at **one-fourth to one-tenth of the cost** compared to the U.S.



8 Ecuador has some of the **world's lowest real estate prices**:

58k → **\$58,000** will buy you a 950-square-foot, two-bedroom, two-bathroom **apartment** right by the large and beautiful Carolina Park in Quito.



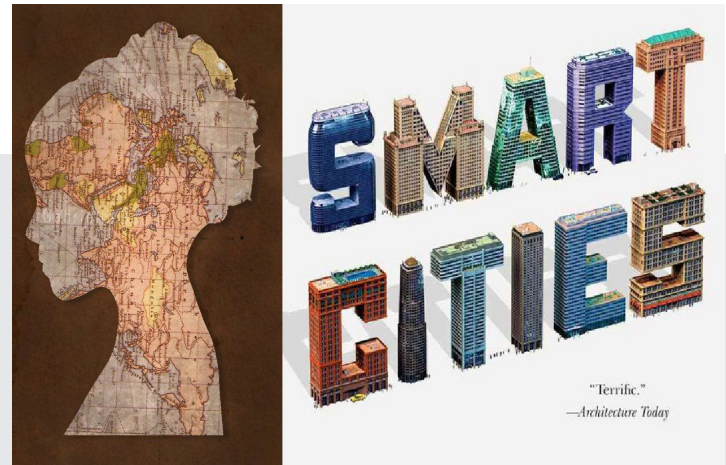
80k → A renovated two-bedroom, two-bathroom **apartment** in the heart of the historic district and only a couple of blocks from Parque Calderon, Cuenca's main square. The unit has almost 1,200 square feet of living space and offers fourth-floor views of the historic area's tile roofs. **Price: \$80,000.**



ECUADOR

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Chapter. 02



BEFORE

- GENERAL PLAN
- SECTION 1: MASTER PLAN
- SECTION 2: TOWN PLAN
- SECTION 3: DEVELOPMENT ZONING PLAN
- SECTION 4: INDUSTRY PLAN

Through this chapter, you will be able to think of a big picture of the city's composition, expressing the overall urban planning of Isla Puna and the future city. The idea of a future city will be endless. Also, I hope to meet the end of this future city in Ecuador.

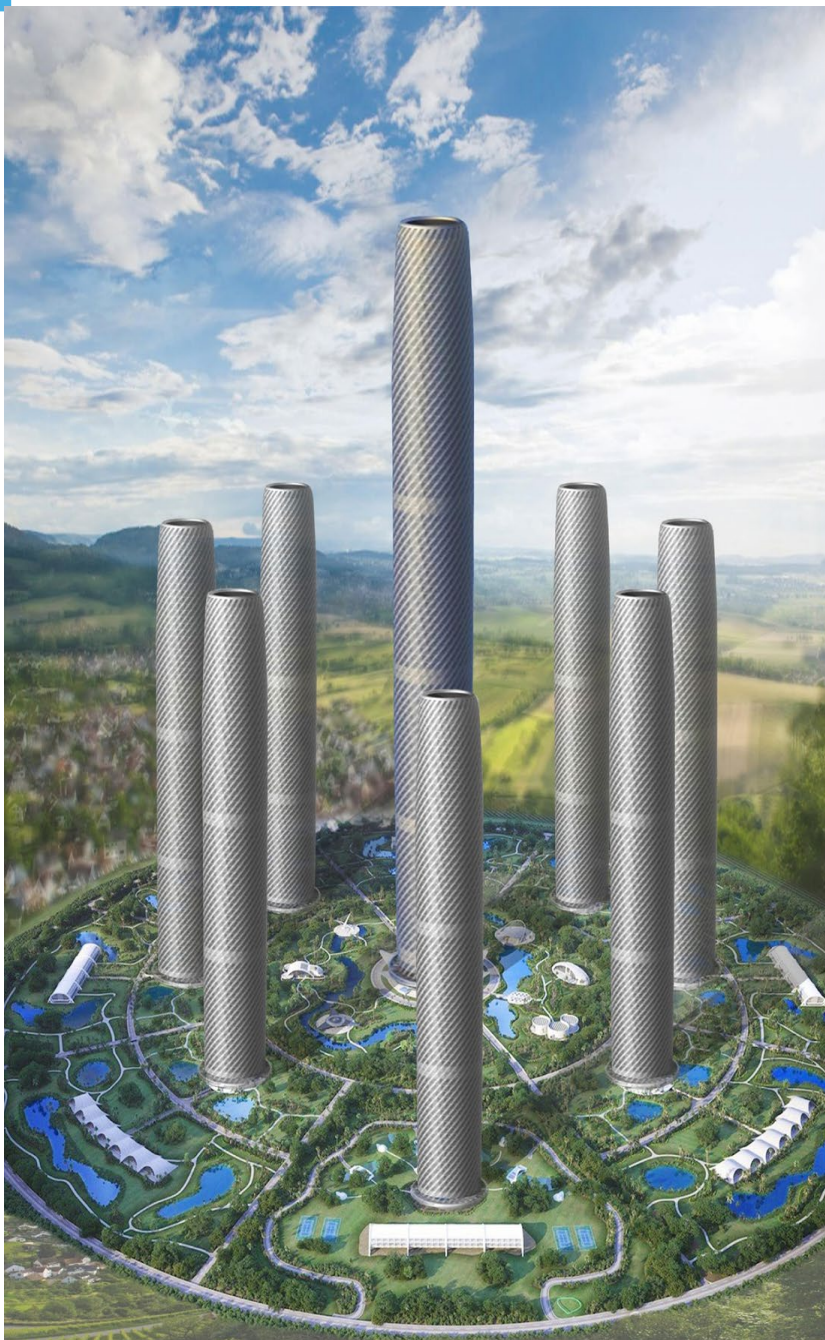


AFTER



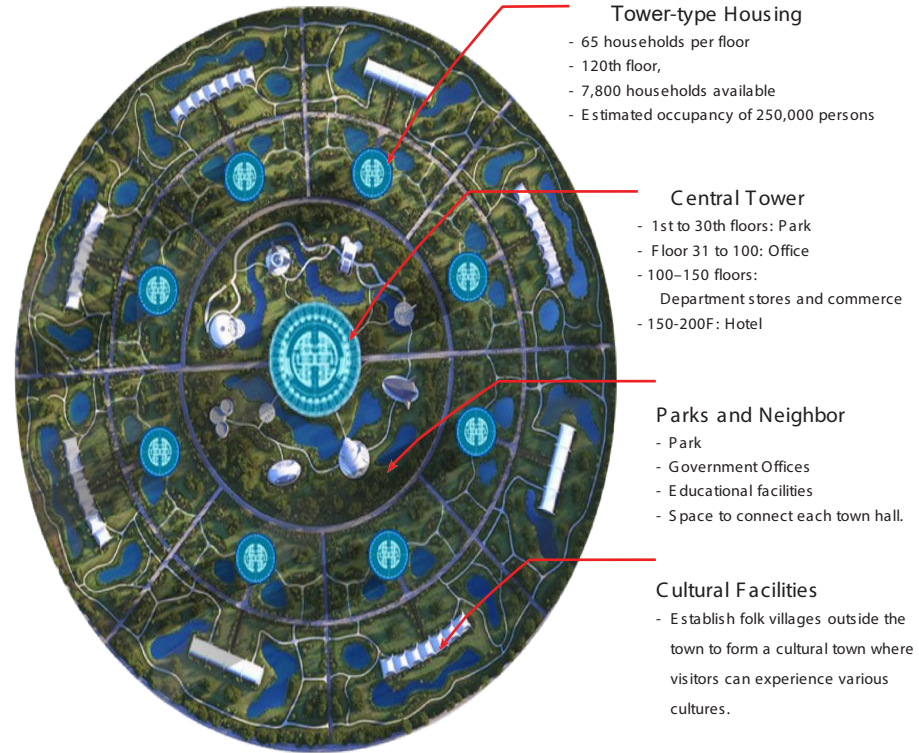
SECTION. 01

MASTER PLAN



SECTION. 03 - TOWN PLAN

250,000 people tower-type residential complex (40 towns scheduled)



TOWN SITE PLAN



SECTION. 04- SKYSCRAPER

CONCEPT PLAN

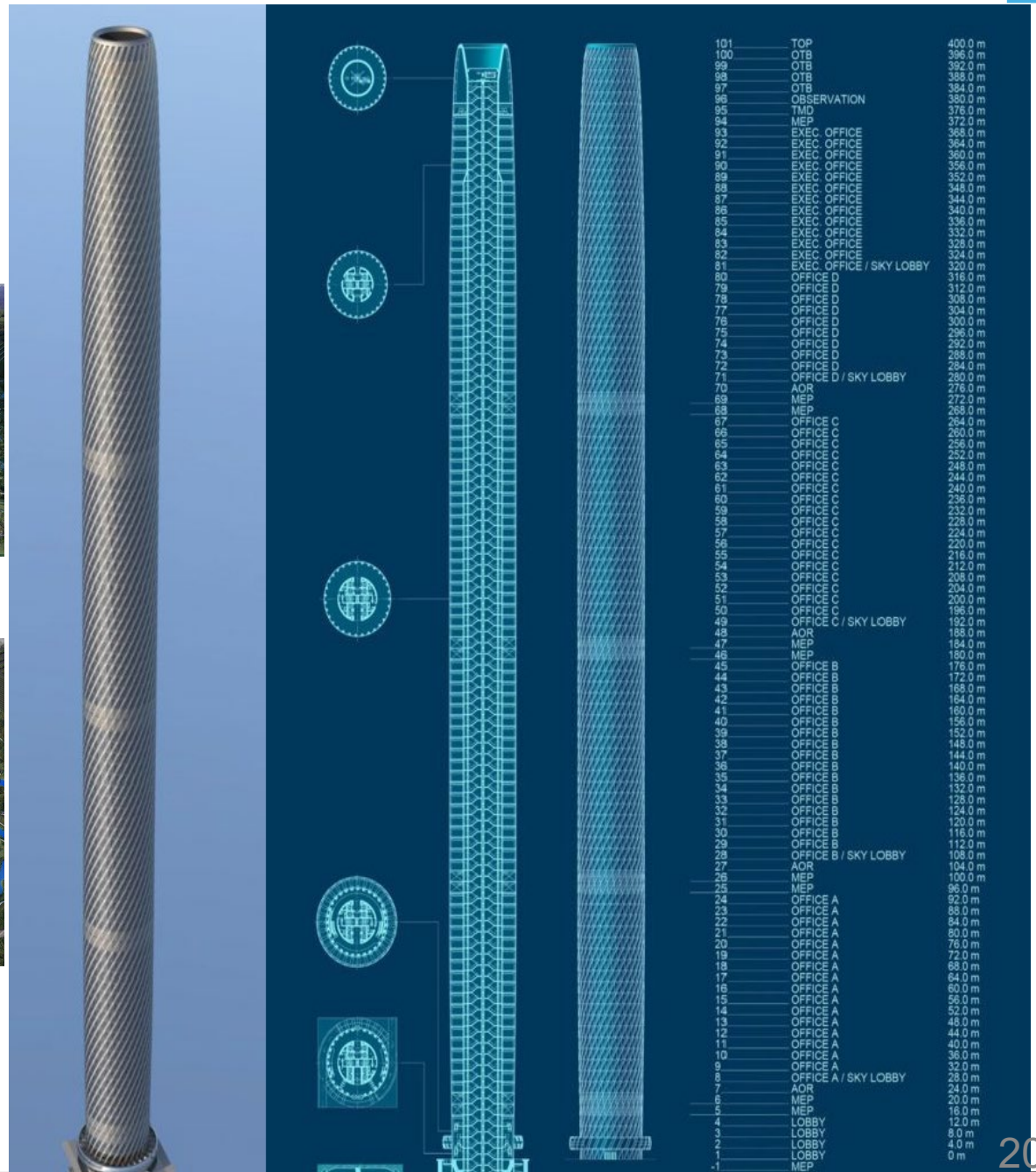


TOWN HOUSES (EXAMPLE)



AERIAL VIEW OF TOWN HOUSES

AERIAL VIEW OF HOUSING (EXAMPLE)



SECTION. 05 - DEVELOPMENT

INDUSTRY PLAN



SF CITY INDUSTRY AREA PLANNING SANTA ARENA
(POSORJA)

PLANNING DIAGRAM

Recomanded facility list

- | | |
|--|---|
| 1. Shipyards at Posorja area (3 ea) | 8. IT Factories (2 ea) |
| 2. Steel mills at Posorja area (3 ea) | 9. Computer Factories (3 ea) |
| 3. Auto plants at Posorja area (3 ea) | 10. Electronics Factory (20 ea) |
| 4. Auto & general batteries plants (5 ea) | 11. Paper mills (5 ea) |
| 5. Nuclear power and LNG power plants at Posorja area (2 ea) | 12. Food Factories (20 ea) |
| 6. Chemical plants at Posorja area (3 ea) | 13. School supplies factories (10 ea) |
| 7. Textile mills (5 ea) | 14. Parts factories (automobile, etc.) (100 ea) |
| | 15. Shoe factories (5 ea) |

- | |
|--|
| 16. 20 Clothing Factories (20 ea) |
| 17. Wig factories (10 ea) |
| 18. Doll factories (10 ea) |
| 19. Furniture Factories (10 ea) |
| 20. Mechanical Works Offices (20 ea) |
| 21. Household items (hats, socks, etc.) (100 ea) |
| 22. Amusement Equip. manufacturer (3 ea) |
| 23. Exercise Equip. Manufacturer (10 ea) |

- | |
|---------------------------------------|
| 24. Militant Products Plant (20 ea) |
| 25. Construction equip. plant (10 ea) |
| 26. Tool manufacturing plants (5 ea) |
| 27. Container Manufacturer (3 ea) |
| 28. Robot Factories (3 ea) |
| 29. Printing Offices (5 ea) |

Total 400 Locations

Chapter. 03

Core Plan

1. Why? Should I invest in Isla Puna?
2. How to secure initial operational funds and how to secure development funds ?
3. A key driver for the development of Isla Puna.
4. Benefits to Korean Cooperation companies.
5. Real estate sales method and SF CITY COIN price table
6. World's Major Cities Real Estate Price Comparison Table
7. How to secure funding for the Isla Puna SF CITY Project
8. Second \$200 Billion Securing Method
9. Number of secondary investment firms 30 to 50
10. Isla Puna Primary Engagement Company
11. What city will you develop Isla Puna?



Why? Should I invest in Isla Puna?

The reason why we invest in the Isla Puna project is not based on Ecuador's political and economic power, but rather on the scale of the economy that comes from various projects, as it is developed as a political and economic hub of 18 Latin American countries with 8 million people. Through the city, the focus is on investing in infrastructure and trading in 18 Latin American countries.

How to secure development funds

The sale price of Isla Puna housing site is 1.3 trillion dollars at the lowest price, 3.9 trillion dollars in five years, and 1.3 trillion dollars in real estate, which can be 13 trillion dollars in 10 years, are issued as collateral and used as development funds.

How to guarantee the Coin

Five large Korean companies, such as Samsung, Hyundai, LG, SK, and POSCO (Local Corporations) are jointly guaranteed by a Global guarantee insurance company, and are guaranteed Isla Puna Project and real estate (For example, BITCOIN has increased more than \$10,000 from US\$10 in 10 years, even though there are no fixed issuers or guarantees).

How to secure initial operational funds and how to secure development

First, We'll receive US\$12 million of loan or business investment with the collateral of the factory land of 2,500 hectares which the current value is \$125 million (The land value will go up to \$1.25 billion after business approval).

Second, We'll receive \$140 million with the collateral of factory land of 28,000 hectares which the current value is US\$1.4 billion (The land value will be \$14 billion after the project is approved).

Third, We'll receive US\$20 billion from the Investment Companies in New York under a joint guarantee of E&K Group with five Korean conglomerate Companies. (Samsung, Hyundai, LG, SK, POSCO).

Fourth, We'll secure 1.3 trillion dollars by selling the lands from the Isla Puna. We'll sell the lands with SF City Isla Puna's coin. (will issue \$1.3 trillion with joint guarantee insurance among Samsung, Hyundai, LG, SK, POSCO and E&K Group, as well as global insurance companies)



Corporation subject to entry into an industrial complex

1. Production Plant Operating Company
2. Korean Production Plant Operating Company in Korea
3. Korean Production Plant Operations Companies Worldwide



Method of securing financial resources

1. Selling SF CITY Coin Secured in 1.33 trillion years
2. Sell to global investment bank at 3-4% per year
3. Utilize development funds by issuing SF CITY coin
4. Issuing SF CITY group shares



Financial support for companies applying to move into an industrial complex

80 to 100% loan reviewed
Repayment of interest rates by
3-6% with a five-year grace period of 15 years

A key driver for the development of Isla Puna.

1. Investing in Korean companies and migrating 2 million Korean people to produce exports and export them to 18 Latin American countries and the Americas.
2. Revitalize tourism.
 - Space travel city and space city buildings will be created to attract 50 million people over the year.
 - The Gala Pagos-Peru tourist attractions will be linked to 50 million people for a year.
 - It will attract 50 million people a year by creating Hollywood in Latin America
3. Developed as a financial hub city of 18 Central and South American countries, such as Singapore and Hong Kong.
4. 18 Latin American countries develop industrial infrastructure as an export city
5. Produce core products of the fourth industry and export them all over the world.
6. Establish a global patent research institute to sell patents after obtaining a patent
7. Develop as a world-class educational city

Compatibility of SF CITY coin

1. Isla Funa real estate can only be purchased with SF CITY coin.
2. When the real estate price of Isla Funa goes up, the price of SF CITY coin automatically goes up proportionally.

SF CITY coin does not issue more than 104,750 copies. Therefore, as the price of an economy can rise from 100% to 200% immediately after purchase, countries around the world will purchase it for speculative purposes.

Benefits to Korean Cooperation companies

1. Factory site 4km x 4km (\$800 million after project approval, current market price is transferred for \$80 million free of charge)
2. Plant facility loan 100% with a grace period of 15 years with a grace period of 4%
3. Dividends \$25 billion within three years of the contract
4. Dividends of \$25 billion within six years of the contract
5. Dividends of \$30 billion in construction infrastructure
6. Investment is not required, and when applying for \$30 billion in facility funds, Ecuador and other local corporations, including Samsung, and global insurance companies, will jointly partner with Isla Puna Coin, which will be issued as security for Isla Funa land, and will be distributed as development funds.

- The funds deposited under joint guarantee shall be jointly managed by all participating companies.

Only five of the top 10 conglomerates in Korea are given preferential treatment.

Other than that, it can win construction projects and infrastructure projects in 32 Latin American countries. In addition, there is an income earned by jointly establishing and operating more than 50 enterprises. Ordinary investment firms can earn high income because they can do business exclusively for all industries for 15 years without competition.

Real estate sales method and SF CITY COIN price table and coin sales quantity

How to sell real estate properties (when sold under the SF CITY COIN)

If you issue and distribute six unit virtual currencies below, you can secure a minimum of \$500 billion by selling one-year housing site. (Expected Amount)

COIN PRICE (\$)	# OF COINS	ISSUE AMOUNT (\$)	PUBLICATION PURPOSE	AREA (M ²)	LANDS	TOTAL AREA (M ²)
90,000	150,000	13,500,000,000	Single-family housing	300	150,000	45,000,000
7,500,000	3,000	22,500,000,000	Multy family housing (100 family)	15,000	3,000	45,000,000
400,000,000	500	200,000,000,000	Low rise apartment	100,000	500	50,000,000
600,000,000	500	300,000,000,000	High rise apartment	200,000	500	100,000,000
250,000,000	400	100,000,000,000	High rise commercial (Office use)	40,000	400	16,000,000
700,000,000	500	350,000,000,000	Low rise commercial (Office)	40,000	500	20,000,000

Total coin issued ; 154,900

Total issued price ; \$ 1,336,000,000,000,000 Total area ; 256,000,000 M²

To secure funds by issuing and distributing virtual currency.

Not only can we use SF CITY Coin (Internet virtual currency) as a means of paying construction costs, but we can also issue corporate bonds with SF CITY Coin as collateral. You can take out loans from financial institutions with coins as collateral.

It can be easily exchanged for bitcoins, so funds can be utilized. Because the SF CITY coin we will issue is more reliable.

Where to Get and Use Funds

Primary participant in a project

1. Companies with a global credit rating of A+ or higher
2. Companies capable of paying \$2 billion in participation fees
3. 10 Korean companies, 3 US companies 1 European company 1 Middle East company
4. Investment Enterprise Construction Company and Real Estate Investment Development Company
5. Worldwide Guarantee Insurance Company 1 Korea Company 1 US A Company
6. One World-wide Financial Company

How to secure funding for the Isla Puna SF CITY Project

Initial investment enterprises number ; 5 ~15

The estimated amount of primary investment of \$30.2 billion (loans from the Korean financial sector or the U.S. financial sector under joint guarantee by primary investment. Islafuna Real Estate Purchasing Infrastructure (Street Road, Electric Water, Water, Transport, Landscape, Landscape Office Building, Temporary Worker's Accommodation) and a number of the Primary Investment Gold Usage Place

Second step. Ways to secure \$200 billion.

1. Income from sales of real estate
2. Loans on Wall Street under joint guarantees of investment firms and Ecuadorian governments.
3. PPP (interest of 2% per annum) 20 years as joint guarantee for initial investment companies
4. \$100 billion in investment and immigration funds
5. Stock sales
6. Cyber money under joint warranties of primary investment companies and guarantee insurance companies SF CITY coin issue (distribution funds such as Bitcoins)

2nd investment enterprises number ; 30~50

2nd investment industry

1. Various insurance companies
2. Investment Bank
3. General Bank
4. Hotel
5. Home rental business
6. Building Lease
7. Real Estate Development Business
8. Medical Care (Multiple Hospitals)
9. Building Materials Industry
10. Distribution business
11. Logistics
12. 20 to 50 industries in various product production industries
13. Global patent development and sales

The total investment is between \$2 trillion and \$5 trillion (the secondary investment sector will be managed by a secondary investment entity and SF CITY Group (which will be established together by a primary investment entity) at 51% to 49% of the investment is managed by a specialized investment entity. The total cost of infrastructure construction will be \$250 billion. This construction cost is distributed as construction cost and material payment by issuing cyber money (SF CITY Coin, such as BitCoin) jointly guaranteed by the primary participating company and secured with 1 trillion dollars of Isla Puna housing site.

If the world's top five Korean companies advertise to the world media that they are developing a consortium, real estate speculators will purchase real estate competitively, so they will sell 100 percent of Isla Puna housing within a year to secure \$1 trillion. In addition, if real estate is purchased only with SF CITY coins issued by the head office, nature will be distributed as a means of investment in the global investment market, and it will rise to 200 to 500% within a year of \$100.

***The SF CITY Coin issued by AK Group will be guaranteed and issued together by large companies such as Samsung, Hyundai, LG and SK, and by global guarantee insurance companies, and will be SF CITY Coin, which can be trusted more than 10 times by Bitcoin.

The above method is a sure means of securing Isla Puna development funds. The project can be 100 percent successful by developing Isla Puna as one of Korea's top five administrative cities and Latin American financial hub cities used by 18 Latin American countries.

World's Major Cities' Real Estate Price Comparison Table

Table for real estate price (M²)

City	RESIDENCIAL	APARTAMENT	COMERCIAL
SF CITY	\$150-\$250	\$250-\$500	\$500-\$2500
GUAYAQUIL	\$300-\$500	\$500-\$1.500	\$3.000-\$9.000
NEW YORK	\$3.000-\$6.000	\$6.000-\$30.000	\$120.000-\$600.000
SEOUL	\$2.000-\$4000	\$2.000-\$9.000	\$90.000-\$330.000
HONG KONG	\$3.600-\$7.500	\$9.000-\$36.000	\$150.000-\$1.100.000
PARIS	\$2.700-\$5.500	\$5.500-\$30.000	\$100.000-\$600.000
MONACO	\$4.500-\$7.500	\$9.000-\$45.000	\$150.000-\$900.000
LONDON	\$3.800-\$7.200	\$8.500-\$42.000	\$140.000-\$850.000
SINGAPORE	\$3.600-\$7.200	\$72.000-\$36.000	\$150.000-\$720.000
SHANGHAI	\$2.200-\$4.400	\$12.000-\$25.000	\$450.000-\$550.000
SF CITY (Completion)	\$15.000-\$25.000	\$25.000-\$50.000	\$800.000-\$1.500.000

Estimated initial Engagement Company

Hyundai, Samsung, LG, SK, POSCO, and five other Korean companies, three U.S. companies, one Middle East company, and one European company.

Dividends of the first \$460 billion in proceeds from the sale of housing sites (expected to be paid within two years of business)

A&K GROUP	\$25 billion dividend	10%
2 Ecuadorian companies	\$50 billion dividend	20%
Samsung	\$25 billion dividend	10%
Hyundai	\$25 billion dividend	10%
LG	\$25 billion dividend	10%
SK	\$25 billion dividend	10%

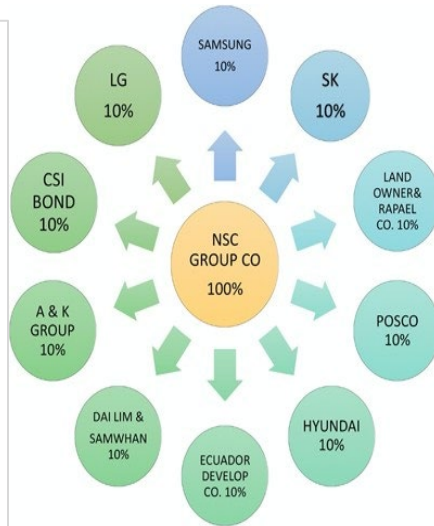
\$2 Billion Investment company

GS	\$15 billion	5%
LOTTE	\$15 billion	5%
DAELIM	\$15 billion	5%
HANHWA	\$15 billion	5%

\$1 Billion Investment company

US Companies (JP MORGAN CHASE)	\$10 billion dividend
MET LIFE	\$10 billion dividend
SILVESTIN PROPERTIES	\$10 billion dividend
EXTELL DEVELOPMENT COMPANY	\$10 billion dividend

32 Latin American Countries Joint Operation Funds
\$10 billion



* The above investment company may be subject to change by circumstances.

Allot the first income to participating companies, pay \$250 billion for infrastructure construction in the remaining amount, and invest \$500 billion by establishing 50 companies.

1. Where to spend \$30.2 billion
2. Loans \$600 million to Ecuadorian companies and A&K Group.
3. The remaining amount shall be used according to the expenditure table.

The amount borrowed from Ecuadorian companies and A&K Group is deducted from the first income from the sale of housing sites.



❖ What kind of city will we make the Isla Puna?

1. Isla Puna will be developed into a fantastic city like paradise on earth.
2. It will be developed as a forward base for the people of Ecuador and the Republic of Korea to demonstrate their trade, culture, economy and political capabilities in Latin America.
3. Develop as a self-governing administrative city like Hong Kong. (Use the city's own pass.)
4. Developed as a united national city where all 18 Latin American countries share economic, political and cultural interests.
5. Developed as a city for public use in Spanish, English and Korean.
6. Developed as SF CITY in the Fourth Industry to suit the space age.
7. All citizens develop 100% free education (from kindergarten to university) as a social welfare city, including free medical care.
8. It will be developed as a city inhabited by 8 million citizens.
9. City will be developed as more than 1 million Koreans live.
10. Korean-Americans develop it as the best city to live a happy life, enjoying more welfare benefits than life in the United States.
11. Developed as the only safe city in the Americas where guns are not allowed.
12. Make it a crime-free city by making it a city that only operates with virtual currency (SF CITY coin) that does not use banknotes.
13. Build a space launch pad and develop it into a city where space travel can take place.
14. The entire city is developed into a world-class tourist city by designing Buildings and various sculptures suitable for the space city.
15. Develop as a global financial city like Singapore.
16. Develop as the best educational city in the world.

Chapter. 04

Execution Plan

1. What's good for South Korea if SF CITY gets started
2. The export price will be very competitive when Korean companies run the export factories in Isla Puna. Why ?
3. Benefits to the first investors
4. Price of site sales after obtaining business approval
5. Acceptable Industries to move into the industry parks
6. Contents of the Newspapers of Korea
7. Benefits for the Ecuadorian government and Ecuadorian people by developing Isla Puna as a SF CITY Project
8. Schedules for the Isla Puna Project
9. How will we secure the investment for the Isla Puna project, where trillions of dollars will be needed ?
10. Isla Puna Development Income (Income from sales of real estate for the first five years)
11. Contents of MOU between A&K GROUP and 5 major investment companies
12. Estimated Deposit Schedule
13. Expected Expenditure Schedule
14. Cost of infrastructure construction
15. Revenues from Real Estate Sales Investment
16. Immigration through investment of \$500,000
- 17-1. Real Estate Price Comparison Table
- 17-2. How to Sell Real Estate Housing Sites
- 17-3. How to bring 18 Latin American economies and politics together in the Isla Puna SF CITY Project
- 17-4. Establish a special free trade zone in Guaya Province to create a heavy and heavy chemical complex.



Action plan



1. What's Good for Korea if SF CITY PROJECT is held?

1. Since many construction orders can be obtained from Latin American countries, many construction workers can be sent out to earn foreign currency.
2. A lot of construction equipment remaining in the country can be utilized.
3. It can provide many jobs for early retirees and elderly high-quality workers.
4. Exporting in all fields, including construction materials, is becoming the world's third-largest export destination.
5. The rich underground resources of Latin American countries can be jointly developed to secure resources.
6. By participating in the development of national territory in 18 Latin American countries, the Korean culture can be spread there, causing a boom in the Korean Wave, which enables continuous export of Korean products.
7. Construction companies in the Republic of Korea may win Latin American infrastructure and industrial facilities in cooperation with the Ecuadorian government.
8. Plants can be exported to many countries, creating continued exports in the future exports in the future.
9. With SF CITY PROJECT, the U.S., Germany, Ecuador, and the Republic of Korea can work together to open the space industry era and develop future industries, which can bring many national interests.

10. Investing \$90 billion in Latin American national infrastructure projects together with the United States, the United States, and Germany can improve the quality of life for the people of Latin American countries and share a lot of income through joint investment in industrial facilities, and create political partnerships.

In addition, we can lead the economy and politics of Latin American countries in many areas.

The Republic of Korea should use this project as an opportunity to pave the way for a second economic leap and invest in Latin America as a second founding will. Pioneering industry in Latin America will create a lasting and large source of income for the future of the people of Ecuador.

In the next 20 years, the economies of Latin America could become larger than Europe. Participating in this project as an investment country will give the Republic of Korea a lot. And we have the priority to participate in the overall development of Latin America.

2. When running a production plant in the Republic of China for Isla Funa, export price competitiveness becomes very good. Why?

1. Various raw materials are very cheap.
2. No taxes for 15 years.
3. Low labor costs (skilled workers \$600 a month)
4. For exports to the Americas and to Europe and Africa, logistics costs are reduced by 50 % compared to those produced in Korea. And we can advance the delivery time by 70%.
5. It is an independent island and a safe place to manage and live in the city. Currently, there are about 10,000 shrimp farm workers alone. It has a trade port facility next to the island and is now looking for an investment company to build and operate an airport on the site of the new airport (2,000 meters).

The Ecuador government will not only develop the island into its own administrative city such as Hong Kong, but also operate the city by introducing the Korean language usage and the Civil Constitution as an official language, employing 50 % of military, police and prosecution courts and city officials.

First of all, we plan to sell the factory site only to the first Korean manufacturing companies at a low price. We expect housing prices to rise by a minimum of 5 to 10 times when construction of the plant begins in a year or two.

***The five Korean investment machine businesses will jointly borrow \$20 billion from the Korean government and develop cities with \$500,000 investment migration (\$100 billion) from 200,000 Korean households.

In addition, the 10 participating companies will be able to pay more than \$15 billion in housing sales income within two years, and will be able to make a lot of income from participating in infrastructure development and various exports to 18 Latin American countries. Therefore, we are lucky to be selected as a co-participating company.

3. Preferential treatment given to a secondary partner company

1. Complimentary dividend of 100,000 m² of factory site
2. Dividends 100,000 m² of housing land free of charge
3. Complimentary dividend of 100,000 m² of land in commercial areas
4. E&K GROUP Development CO. Stock Dividend
5. Preferential dividend for construction of Isla Puna
6. Exclusive 15-year allocation of one of the businesses in the city of Isla Puna. (Building Company 10. Insurance Company 3. Bank 3. Construction Materials 3. Hotel 3 (Casino 3 E&K Exclusive Business) Department 3. Entertainment Industry 1. Gas business 2. Logistics 2. Power project 1. Water supply and sewerage 1. Urban gas 1. Public transportation 2. Communication project 2. Cable-line broadcasting 1. Broadcasting 2

- ❖ After 20 years of plant site development, the company plans to obtain prior approval from the government to enable the change of use to residential and commercial areas. By the way, after 20 years, factory land prices will rise by at least 100 times. Therefore, the difference will be tens times higher from the moment the factory site is sold, so Korean companies will be scrambling to buy the land.

4. Price of site sales after obtaining business approval

1. Manufactur area	100,000,000 m ²	/ \$50	\$5,000,000,000
2. Housing area	200,000,000 m ²	/ \$500~2,000	\$100,000,000,000
3. Commercial area	100,000,000 m ²	/ \$5,000~15,000	\$1,100,000,000,000
		Total	\$1,205,000,000,000

5. Industries suitable for moving into an industrial complex

1. Steel plant 2. Shipyard 3. Small car factory 4. Home appliance factory 5. IT plant 6. Semiconductor plant 7. Chemical plant 7. Textile plant 9. Shoe plant 11. Furniture plant 14. Wigs factory 14. Wigs factory, 15. Doll plant 16. Container plant 17. Cosmetics plant 18. Tire plant 19. Robot plant 20. All industrial products.

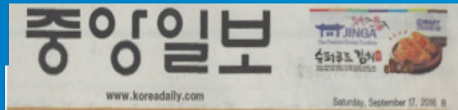
- ❖ The Korean government can bring enormous national benefits to Korea when it operates the Isla Puna American Export Development Institute and the Latin American National Industrial Facilities Development Institute.



6. Contents of Korean Newspapers

China has invested \$60 billion in Ecuador, followed by \$60 billion in Peru. Now, we should also step up and invest in Isla Puna, which can be the outpost for the people's advancement into 18 Latin American countries' industries. There is also a newspaper article in Ecuador that says it is the third best for foreigners to live in the world.

- First, prices are low.
- Second, housing prices are low.
- Third, the climate is good.
- Fourth, people are generous.
- Fifth, public security is secure.



News Feed (Reserved)

A visionary plan which a Korean by the name of Steve Choi has been formulating for the past 20 years is about to become a reality.

According to this plan, a space-age city of 6 million residents, which can only be seen in sci-fi cartoons, will be built in Isla Puna, an island in Ecuador about 25 times the size of Manhattan and will be operated like an earthly Utopia.

It is said that the astronomical funds will be prepared in the first place through 100,000 investor immigrants each of whom will invest \$500,000. The sum of \$50 billion will be used for construction of infrastructure. Further, general investment will also be invited for various industries. Main industries of the island will be as follows:

1. Tallest financial tower in the world.
2. Space travel industry.
3. Tourism of natural history connecting Incan Civilization and Galapagos.
4. International patent industry.
5. Media industry.
6. It is learned that the operation of the city will be centered on high value-added manufacturing and associated industry.

The residents of this city will have invested a minimum of \$500,000. Investors of \$500,000 or more will receive benefits including an apartment of 120 square meters, free education through college, free medical care, subsidy of \$2,000 per month for each household, a guaranteed job and various free amenities. It is said that this will be the city of the highest happiness index in the world where the residents can enjoy all the cultural benefits of the space era.

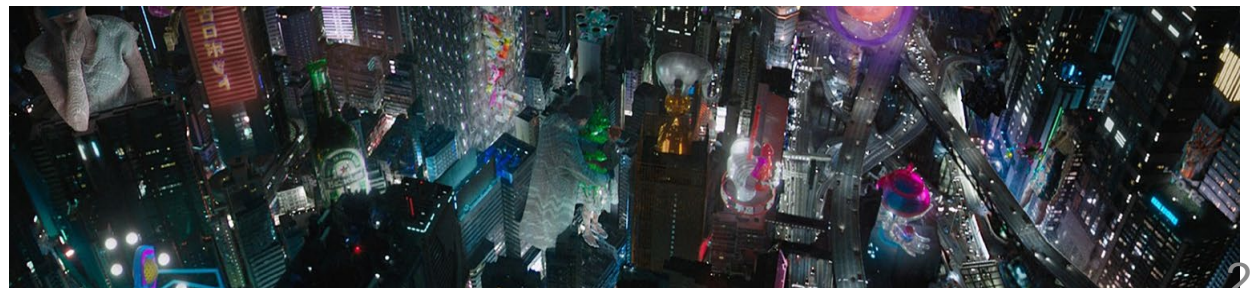


7. Benefits for the Ecuadorian government and Ecuadorian people in developing Isla Puna as an SF CITY Project

It must be a city of at least 8 million inhabitants to operate as the best self-sufficient welfare city, making Isla Puna a city of 8 million people.



1. Twenty years after the completion of the city, Ecuador's national income (GDP) amounts to \$100,000.
 2. Not only will Ecuadorian companies receive 10% of their project development income, but many Ecuadorian companies will also receive development income.
 3. For Ecuadorian people, 1 million direct employment and 2 million indirect employment will eliminate the unemployed.
 4. More than 200 production plants (in all cities and rural areas) throughout Ecuador are funded by Isla Puna investment enterprises. In addition, the Guayaquil, Porsoja and Machala areas are a big help to Ecuador's economy as tax revenues are increased by SF CITY satellite cities.
 5. With technical support from Korean companies, more than 10 technical and technical training centers will be created and operated in Ecuador, and in the next 20 years, the technology of Ecuadorians will be the same as Korea.
 6. The Ecuadorian government can jointly develop underground resources throughout Ecuador with Korean companies.
 7. Ecuadorian government enterprises can produce and export various products to 18 Latin American countries in cooperation with Korean enterprises, win orders for the construction of high-speed rail-ways, high-speed roads and infrastructure industries, and win orders for the construction of various production plants to earn a lot of income.
- In addition, if Isla Puna is developed into a new SF CITY, many benefits will be returned to the Ecuadorian government and people of Ecuador.



ROADMAP SF CITY PROJECT

3RD STAGE ISLA
PUNA DEVELOPMENT

5TH STAGE
18 SOUTH AMERICA
INFRASTRUCTURE
PROJECT

1ST STAGE
BUILDING
MATERIAL
PRODUCTION CITY

2ND STAGE
EXPORT
INDUSTRIAL CITY

4TH STAGE
SF CITY PROJECT

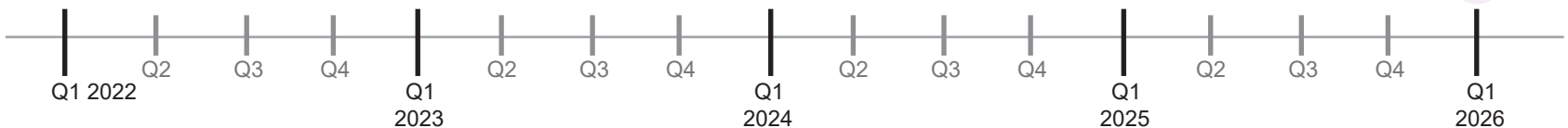
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01
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02
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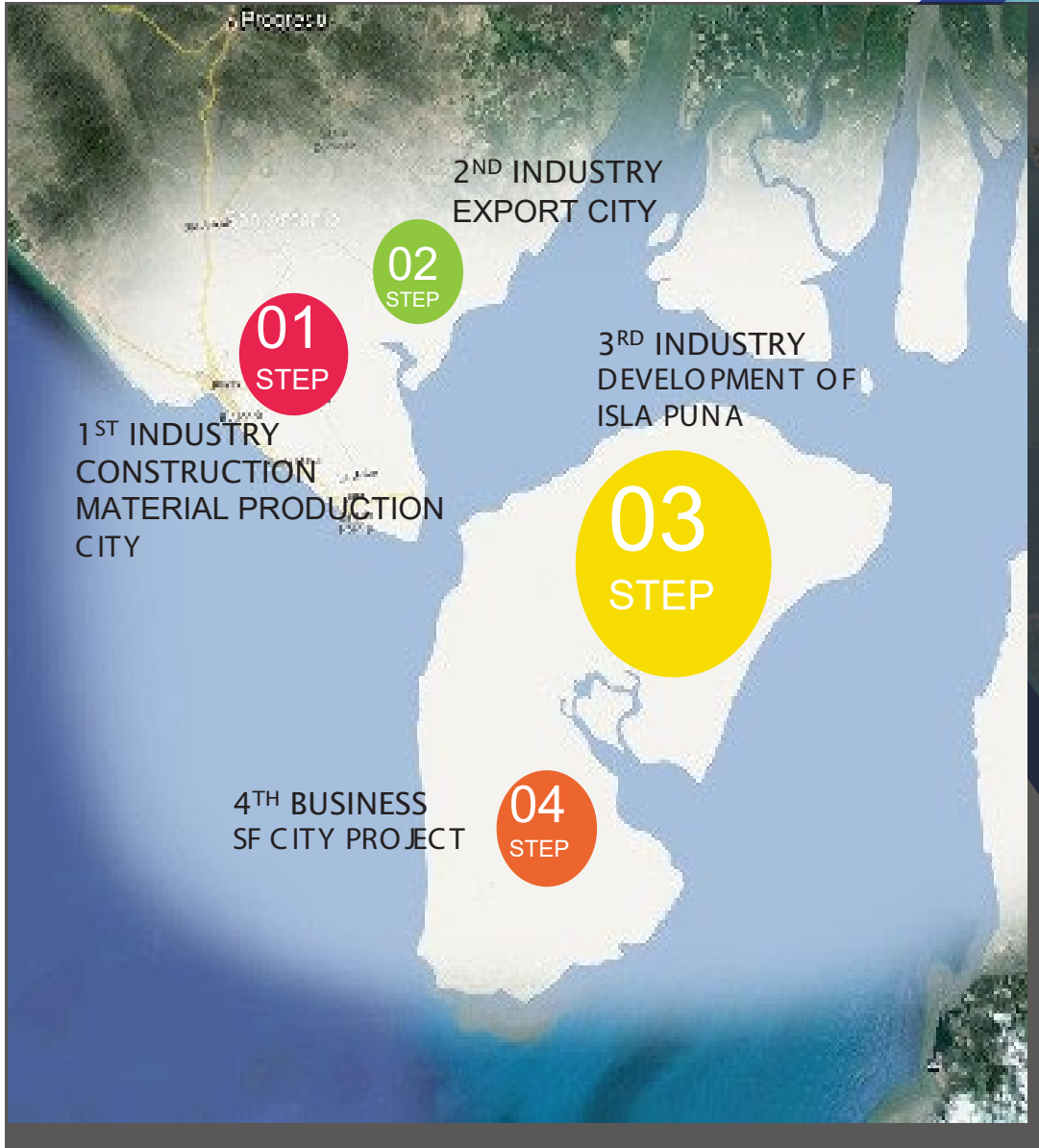
03
STAGE

04
STAGE



ROADMAP

SF CITY PROJECT



8. Schedules for the Isla Puna Project

March, 2022
Signing MOUs with A&K Group with Korea's top five companies

June 2022
a business briefing at the National Assembly in Ecuador.

April, May, 2022
Isla Funa Business Plan Amendment

July, 2022
Isla Funa Development Project Authorization

June 2022
12 billion dollars in investment deposits
E&K GROUP CO is a combination of five civil enterprises and Ecuadorian companies A&K GROUP in Ecuador. Composition of the Fiscal and Executive Committees and the Organization of the Facilities Team

August, 2022
Orders for temporary bridge construction and housing site arrangement construction Contract to produce documentary for public relations of SF CITY Project
Establishment and Operation of Building Material Acquisition Group establishment and operation of trade department

June 2022
Isla Funa Real Estate Purchase urban design contract construction panel organization

September 2022
Bridge construction and temporary road 200 Km construction start (construction ceremony)

October, 2022
Introducing the Isla Funa project to the world press and the SF CITY's urban bird's-eye view are also presented to various engineering and universities around the world to promote investment to global investors.

December 2022
Presentation and award of the contest Temporary Construction Barge Bridge Establishment Start.
Construction of temporary accommodation for construction workers begins at 30,000 houses.

January 2023
Composition of Legal Research Group Establishment of insurance company Establishment of Construction Company Establishment of investment bank

February 2023
Urban Legal Research Initiates Completed production of promotional documentary. Advertisements on YouTube and World Media.

March 2023
Establishment of 10 subsidiaries of E&K GROUP
The United States and the Republic of Korea have begun accepting \$500,000 in investment and immigration.

Securing \$100 billion by listing E&K GROUP shares in the United States and the Republic of Korea
Infrastructure Starting Various Construction

April 2023
50 members of the Urban Management Planning Team
Land sales in the United States and Korea Selection of Urban Investment Companies

May 2023
E&K GROUP bond issue to start selling in Korea and the United States
Beginning of various kinds of construction (Apartment 200,000, Housing 30,000)

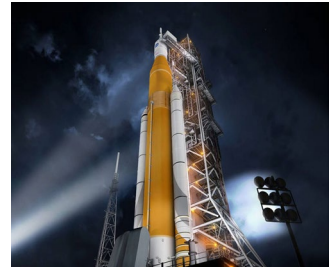
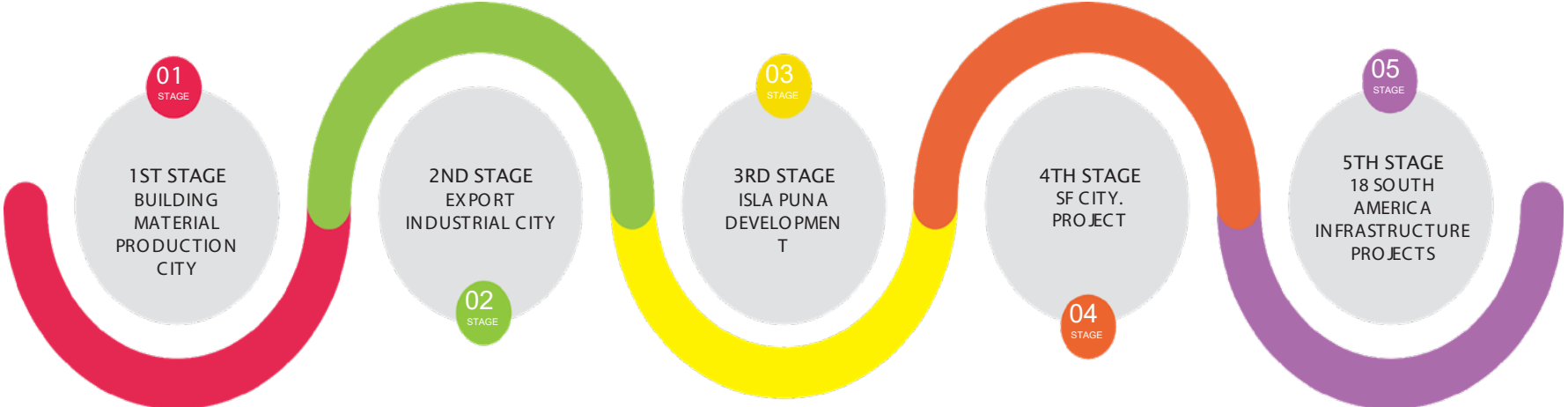
June 2023
It will raise 100 billion dollars over five

years, 20 billion dollars a year, with a 2% annual interest rate in the Middle East

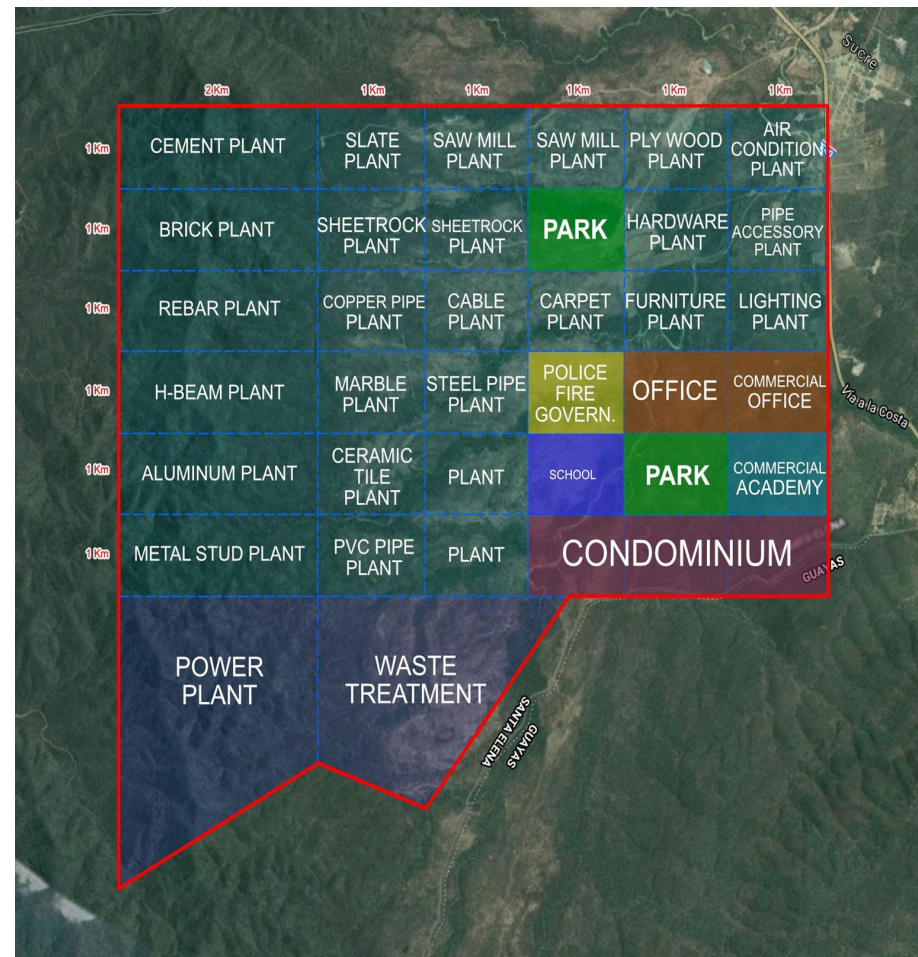
December 2024
Completion of Investment Immigrant Apartments

December 2025
completion of bridge construction

The construction of a house and the completion of road and waterworks construction in 2027.



1ST STEP CONSTRUCTION MATERIAL PRODUCTION CITY



TOTAL ; 4,400 HECTARE (44,000,000 M²)

9. How will you attract investment in the Isla Puna project, where trillions of dollars will be invested ?

1. By not collecting any taxes other than real estate-related taxes for 15 years, companies around the world can attract investment. (How do we secure funds to operate the city if we don't collect taxes?)
2. issue and use SF CITY COIN at a rate equal to 1.5 trillion dollars (to issue virtual currency and use it as currency in SF CITY cities).
3. Run the city with income obtained by co-operating with Isla Puna and with private investors in all business and business locations operating in 18 Latin American countries at a ratio of 50:50.
4. E&K GROUP issues a 5-percent interest rate bond with a maturity of 20 years to secure \$500 billion. (All of the joint venture companies and Ecuadorian government joint guarantee to secure funds by selling them in Korea and Wall Street.)
5. E&K GROUP issues a guarantee (SBLC) to HSBC Bank for security of the Isla Puna Project and a joint venture of the Republic of Korea on joint guarantees for the project, and borrows \$100 billion through A&K GROUP for a five-year loan of \$20 billion a year for Saudi Arabia and Dubai funds to be issued through A&K GROUP for a two percent annual 10-year payment.
6. To secure \$200 billion by listing E&K GROUP shares in the Republic of Korea and the United States.
7. Develop Isla Puna as a Community Hub City Controlling Political Economy and Culture of 18 Latin American Countries to Secure World Funds
8. By using the virtual currency circulation method, the company issues E&K GROUP shares in which large Korean companies participated together and develops Isla Puna into a joint zone in Latin American countries by securing about \$1 trillion in income from selling Isla Puna real estate.

10. Income from Isla Puna Development (income from real estate for the first two years)

A net income of \$500 billion over two years will be allocated \$30 billion to Ecuadorian companies. In addition, A&K GROUP of \$30 billion and \$30 billion each for private companies. In addition, it is possible to make astronomical income by investing in various businesses in a joint venture with Isla Puna and 18 Latin American countries.



11. A&K GROUP MOUs with Korea's top five investment companies

1. Develop Isla Puna as the SF CITY (New Space City) where 7 million people live on a regular basis and 1 million people live.
 2. Develop Isla Puna as an autonomous administrative city that issues SF CITY passes.
 3. Make Isla Puna a city of self-governing law and operation.
 4. In Isla Puna, Spanish, English and Korean are the official languages.
 5. Isla Puna Police. Security Command personnel and prosecutors, judges, and administrative personnel are employed by selecting 50 percent of Ecuadorians and 50 percent of Koreans. The mayor is Ecuadorian and the deputy mayor is Korean.
 6. Citizens or businesses residing in Isla Puna are not obliged to pay taxes for 15 years other than real estate-related taxes.
 7. Isla Puna (SF CITY) City Operating Fund is operated with income from various projects in Isla Puna and 18 Latin American countries. (About 50 companies operating)
 8. Isla Puna Developed Land is sold in the United States and Korea at A&K GROUP. Fees are set at 2% of the sales amount.
 9. A&K GROUP recruits \$500,000 in investment immigrants from the United States and Korea. The recruitment fee shall be set at 1% of the amount deposited.
 10. A&K GROUP receives \$100 billion in loans over five years, with a 2% annual interest rate issued by the HSBC bank under the guarantee of a housing site in Isla Puna and a joint venture between the Ecuadorian government and five investment companies. The amount of loan consulting is set at 2%.
 11. A&K GROUP recruits all companies investing in Isla Puna.
 12. A&K GROUP shall purchase property from landlords within US \$30,000 per hectare from Isla Puna Land States, so that the total amount of Isla Puna land does not exceed \$4 billion.
 13. Develop Isla Puna as a common district of political, economic and cultural affairs of Latin American countries.
 14. The top five participating companies pay the costs required before the initial funding of \$12 billion is deposited.
 15. A&K GROUP and participating companies participate in the project development on behalf of each of them.
- ❖ When the MOU is signed with A&K GROUP, A&K GROUP will form a committee for the promotion of Isla Puna Development in Korea to form and operate a legal support group for investment, immigration, small and medium-sized enterprises, and large business groups.

12. Deposit Estimated Schedule

March 2022

\$20 billion: \$500,000 in investment from the United States and South Korea

\$5 billion: Isla Puna Land Sales

\$30 Billion: Sales in the United States and the United States fifty-five billion dollars in total

June 2022

12 billion dollars: by SBLC (Stand By Letter of Credit) from the investors to A&K GROUP

October 2022

\$20 billion: through the immigration of investment of \$500,000 program from Korea and US.

\$30 billion: from the sale of land in Isla Puna

\$20 billion: through the loan from the Middle East

(Annual interest of 2% and 10-year maturities with collateral of the land in Isla Puna)
E&K GROUP bond in the US of 130 billion dollars
(Annual interest of 5%, 10-year bond sales)
Total of \$200 billion

December 2022

\$120 Billion: Isla Puna Land Sales
\$30 Billion: E&K GROUP bond in the United States
(Annual interest 5% 10-year bond sales)
\$70 billion: Sales in the United States and the United States on E&K GROUP shares

Total of \$220 billion

August 2023

\$60 billion: \$500,000 in Immigration of investment from the United States and Korea

\$20 billion: through the loan from the Middle East (Annual interest of 2% and 10-year maturities with collateral of the land in Isla Puna)

\$40 Billion: E&K GROUP bond in the United States (annual interest 7%, 10-year bond sales)

\$150 Billion: Isla Puna Land Sales

Total of \$270 billion

December 2023

\$200 Billion: Isla Puna Land Sales

June 2024

\$20 billion: through the loan from the Middle East (Annual interest of 2% and 10-year maturities with collateral of the land in Isla Puna)

\$200 Billion: Isla Puna Land Sales

Total of \$220 billion

December 2024

\$400 billion: Isla Puna Land Sales

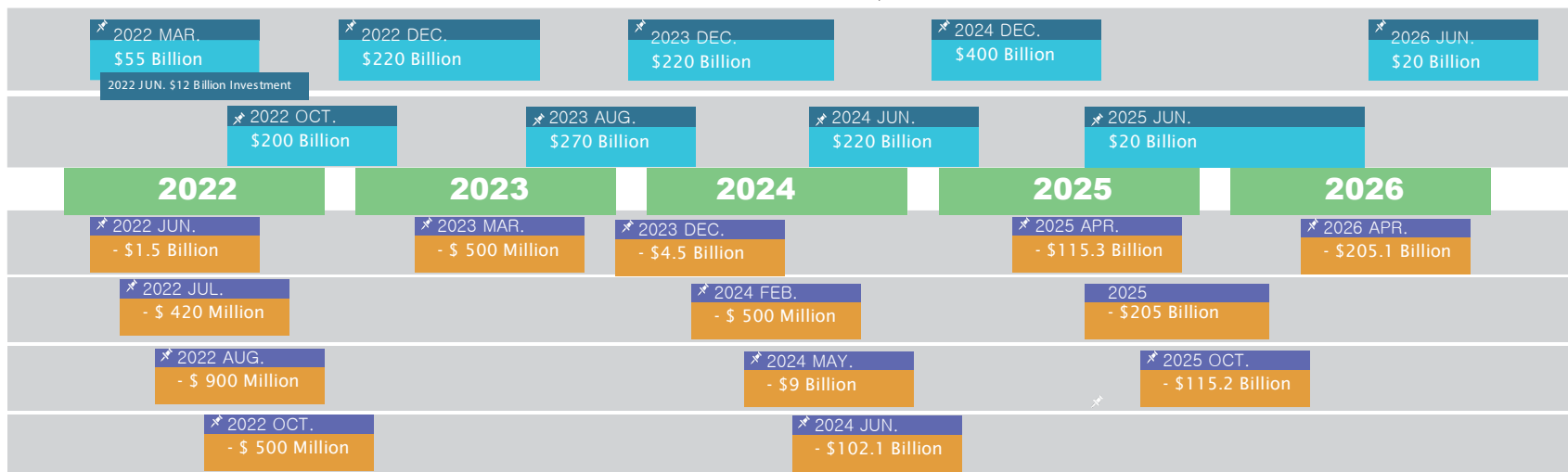
June 2025

\$20 billion: through the loan from the Middle East (Annual interest of 2% and 10-year maturities with collateral of the land in Isla Puna)

2026 June

\$20 billion: through the loan from the Middle East (Annual interest of 2% and 10-year maturities with collateral of the land in Isla Puna)

Total of \$1.63 trillion



13. Expenditure Expected Schedule

June 2022

200 million dollars in office building purchase and business 100 million dollars for the establishment of the company \$1 billion in real estate purchases 200 million A&K Group loans with Ecuadorian companies Total of \$1.5 billion

July 2022

A down payment of \$100 million for temporary construction of Barges. (out of 300 million dollars) 20 million dollars (out of 50 million dollars) down payment for an animated documentary for publicity purposes. Construction of temporary accommodation for construction workers, deposit for 30,000 houses (out of 900 million dollars) Total of \$420 million

August, 2022

\$600 millions (out of \$3 billion) in down payment for the first cable-stayed bridge construction 200KM 300 million dollars (of 1 billion dollars) for temporary pavement construction. Total of \$900 million

October 2022

\$100 million of prize for the City Perspective Design competition \$100 million dollars in funds for the establishment of an insurance company. 100 million dollars to set up a construction company 200 million dollars to set up an investment bank a total of \$500 million

March 2023

City Planning Contract Disclosure \$400 million (out of \$2 billion) Temporary power and water supply down payment of \$100 million (out of \$500 million) Total of \$500 million

December 2023

\$300 million in interim payments for workers' lodgings.

\$100 million of interim payments for barges construction for temporary bridges \$200 million dollars for advertising \$500 million of payment for Housing Site Development Contract \$3 billion of contract for the basic structures for 30 subsidiary companies of E&K Group.

Total \$4.5 billion (146.2)

February 2024

Mid-payment of \$500 million for Planning .

May 2024

\$5 billion in various infrastructure funds \$4 billion (out of \$20 billion) down payment for the construction of an investment-immigrant apartment. \$9 billion dollars in total

June 2024

\$1.8 billion (of \$6 billion) down payment for the two construction companies. 15 billion dollars in interim payments for various infrastructure - ture the balance of 300 million won at the workers' quarters. Development Income Dividend of \$30 billion The remaining nine business dividends of \$50 billion. \$5 billion in intermediate payment for the immigrant investors (out of \$20 billion)

Total of \$102.1 billion

April 2025

\$5 billion in intermediate payment for the construction of investment-immigrant apartments (\$20 billion) Development Income Dividend of \$30 billion Nine partner companies \$50 billion \$300 million in interim payments for cablestayed bridges. \$30 billion in intermediate payments for infrastructure construction \$30 billion in funds for 30 subsidiaries' business total \$115.3 billion

Oct-2025

\$30 billion in intermediate payment for the construction of investment-immigrant apartments (\$20 billion) Development Income Dividend of \$20 billion Nine partner companies \$50 billion \$200 million in interim payments for cablestayed bridges. \$30 billion in intermediate payments for infrastructure construction

\$30 billion in funds for 30 subsidiaries' business

Total of \$105.2 billion

April 2025

\$5 billion in intermediate payment for the construction of investment-immigrant apartments (\$20 billion) Development Income Dividend of \$20 billion Nine partner companies \$50 billion Cable-stayed bridge balance 100 million dollars \$30 billion in intermediate payments for infrastructure construction \$30 billion in funds for 30 subsidiaries' business a joint fund of \$100 billion from 18 countries. A total of \$205.1 billion

Jan-2025

E&K GROUP investment firms and Ecuadorian governments receive \$5 billion in dividends each year, as they spend \$50 billion each year on urban operations.

However, investment income from Latin American countries is settled annually and distributed at the share rate.

June to December 2025

\$50 billion: Rest of the construction cost. \$42.3 billion: Reserve for construction work 250 Billion Dollars for All Construction fees Real estate sales figures \$1,200,000,000,000 Investment immigration \$100,000,000,000 \$200,000,000,000 in stock sales \$100,000,000,000 in loans

Total Deposit \$1,600,000,000,000
Total Expense \$700,000,000,000
Total Balance \$900,000,000,000
(Secondary investment fund)

14. Cost of infrastructure construction

1. Real estate sales amount	\$9,000,000,000
2. Urban planning and design	\$2,200,000,000
3. Land and housing preps	\$1,000,000,000
4. Bridges constructions (4 locations)	\$12,000,000,000
5. Regular Roads 1,000 Km (1Km/ \$6,000,000)	\$6,000,000,000
6. Highway (100 Km) (Personal investment)	\$1,000,000,000
7. High speed Rail (100 Km) (Personal investment)	\$1,000,000,000
8. Mono Rail (1,000 Km) (City Tax)	\$30,000,000,000
9. Electricity (Personal investment)	\$10,000,000,000
10. Water supply and drainage / Fresh water development under the sea	\$10,000,000,000
11. Communication construction (Personal investment)	\$5,000,000,000
12. Public structures (School, Hospital, City hall, Courts, Police department, Fire department, etc)	\$30,000,000,000
13. Apartment for Immigrant investors (200,000 houses)	\$20,000,000,000
14. Others (4 th Industry in the City)	\$20,000,000,000
15. Immigrants moving and compensation	\$500,000,000
16. Parks and Lights	\$20,000,000,000
17. Reserves	\$30,000,000,000

Total

\$ 207,700,000,000 (Including personal investment)
 + \$ 42,300,000,000 (Personal investment)
 = \$ 250,000,000,000

15. Revenues from Real Estate Sales

HOUSING 250,000,000 m² / USD \$ 500 ~ 2,000
 \$250,000,000,000

COMMERCIAL 150,000,000 m² / USD \$ 5,000 ~ 15,000
 \$1,350,000,000,000

GRAND TOTAL :

\$1,600,000,000,000

REAL ESTATE AREA : 400,000,000 m²

16.5 million dollars in investment immigration

If a family invests \$500,000, they will be able to enjoy many benefits and live a happy life in the future space city with safe and modern state-of-the-art facility where 8 million people in South America live. In addition, it's guaranteed to have the following benefits. (It's possible to obtain the loan up to \$400,000 with 5% of interest)

1. Get a high-quality free education from kindergarten to college.
2. The whole family is entitled to high-quality free medical care.
3. You can live in a first-class apartment of 40 pyeong for free.
4. You'll get paid \$2,000 a month for living expenses.
5. The whole family is guaranteed to get the job.
6. \$500,000 investment can be fully returned in 15 years without loss.
7. Guarantee for investment is jointly guaranteed by trusted banks and insurance companies.
8. The \$500,000 investment can be returned within one week at any time when the investor requests the return.

*** The city uses Korean, English and Spanish as its official languages, and Koreans apply the Korean law. 50% of the city officials will be hired Korean. Therefore, even if you can't speak a foreign language, you won't have any trouble living in this city.

1. Contract on a first-come, first-served basis, and down payment of \$20,000.
2. After three years, the people will be moving gradually.
3. A limited number of 200,000 households will be selected and the winner will be accepted the moving.
4. Announcements of the urban development plan and investment immigrant winners will be announced in March of 2022.

You can apply for investment immigration at AKCON,INC@hotmail.com.

16-1. Table for real estate price (m²)

City	RESIDENCIAL	APARTAMENT	COMERCIAL
SF CITY	\$150-\$250	\$250-\$500	\$500-\$2500
GUAYAQUIL	\$300-\$500	\$500-\$1.500	\$3.000-\$9.000
NEW YORK	\$3.000-\$6.000	\$6.000-\$30.000	\$120.000-\$600.000
SEOUL	\$2.000-\$4000	\$2.000-\$9.000	\$90.000-\$330.000
HONG KONG	\$3.600-\$7.500	\$9.000-\$36.000	\$150.000-\$1.100.000
PARIS	\$2.700-\$5.500	\$5.500-\$30.000	\$100.000-\$600.000
MONACO	\$4.500-\$7.500	\$9.000-\$45.000	\$150.000-\$900.000
LONDON	\$3.800-\$7.200	\$8.500-\$42.000	\$140.000-\$850.000
SINGAPORE	\$3.600-\$7.200	\$72.000-\$36.000	\$150.000-\$720.000
SHANGHAI	\$2.200-\$4.400	\$12.000-\$25.000	\$450.000-\$550.000
SF CITY (POST COMPLETION)	\$15.000-\$25.000	\$25.000-\$50.000	\$800.000-\$1.500.000

Seven states special zone industrial facilities.

AREA	COMPANY	ITEMS	INVESTMENT
VOSOJA (HEAVY INDUSTRIAL)	HYUNDAI	VASLIA GRANDE	\$20 BILLONES
ORO	POSCO	STEEL	\$30 BILLONES
MANABI	HYUNDAI	AUTO	\$20 BILLONES
PINCHINCHA	SAMSUNG	IT, ELECTRONICS	\$30 BILLONES
ESMERALDA	SK	HEAVY CHEMICALS	\$30 BILLONES
RIO	LG	IT, ELECTRONICS	\$20 BILLONES
AZUAI 30 (중소 기업)	30개 공장	SMALL MACHINERY	\$30 BILLONES

- The funds invested in special zone industrial facilities shall be invested in the ratio of 30% of E&K GROUP 70% of the income from sales of housing sites in Isla Puna, but the allocation of shares shall be allocated to E&K GROUP 51% and 49% of the investment operation companies.
- Primary prospective investment company of Isla Puna Development Project Samsung, Hyundai, LG, SK, POSCO (Ecuador 1 Company, Guayagil Company, Ecuadorian Government Company, A&K GROUP)
- Korean companies are required to invest part of their income in special zones, as they can receive dividends of at least \$20 billion to \$40 billion within two years from the sale of Isla Puna land.
- Export all products produced in special zones to North America and Europe.

16-2. How to bring the economy and politics of 18 Latin American countries together in SF CITY Project in Isla Puna

- The income from Isla Puna is 10 percent (more than \$100 billion) set aside for the Latin American National Infrastructure Bank, which is used by Latin American countries together.
- It provides Isla Puna with a specific area that controls the politics, economy and culture of 18 Latin American allied countries. The cost of building and operation is provided with income from the development of Isla Puna, and artificial islands are created and used jointly.
- Korean companies and the government jointly participate to establish a joint Latin American national infrastructure organization, and is headquartered in Isla Puna.
- It has a research center in Isla Puna that unifies the use of virtual flower shops in Latin America and the economy.
- Create a global private economic cooperation organization and set up its headquarters in Isla Puna.

16-3. Establish a special free trade zone in Guaya State to set up an automobile production plant.

- Develop simultaneously with Isla Puna.
- The Guayagil Special Zone will be developed by investing \$30 billion in real estate sales from Isla Puna.
- The Guayagil Special District applies all administration and laws to Isla Puna.
- All people and facilities currently residing in the planned special zone will be relocated to other areas.
- E&K GROUP is required to settle residents' migration and real estate purchases with \$4 billion provided by E&K GROUP.
- The Guayagil Special Zone and all special zones invested by Korean companies are managed by E&K GROUP.
- The Guaya-gil Special Zone will be developed into a city of 100,000 people, and the industrial complex will have an area of about 300,000 people.
- It is developed as a general residential commercial city with 300,000 residents in a special satellite city. (Guanyagil Province manages it.)
- E&K GROUP invests 70% in special zone production facilities and 30% by Korean companies, but the allocation of shares is set at 51% to 49%.
- The start of Manabi Special Zone Development begins one year after the start of the Isla Puna Project.



Oficio Nro. PR-CGATC-2018-17247-O

Quito, 25 de abril de 2018

Señora
Fátima Hermelinda González Machuca
Representante
A&K GROUP DEVELOPMENT, INC.
 New York

De mi consideración:

En atención a su comunicación dirigida al señor Presidente de la República, mediante la cual manifiesta interés por parte de inversionistas privados coreanos para ejecución de proyecto de desarrollo en la Isla Puná; al respecto cúmpleme informar que su documento ha sido enviado a la Ministra de Economía y Finanzas, María Elsa Viteri, cuyo Despacho responderá conforme corresponda en el ámbito de su competencia.

Con sentimientos de distinguida consideración.

Atentamente,

Documento firmado electrónicamente

Mgs. Daysi Mercedes Guerrero Cangui
COORDINADORA GENERAL DE ATENCIÓN CIUDADANA, ENCARGADA

Referencias:
 - PR-RD-2018-07988-E

Copia:
 Señora
Jhenny Anavela Coello Arias
 Secretaria

Isla Puna Satellite Building Material City Plan (Bose Area)

Total area : 5,000 Hectar (5,000,000 m²)

FACTORY LIST	AREA (m ²)	U / PR (\$)	TOTAL	Remarks
Power plant	500,000	20	\$10,000,000	Deisel
Water supply and sewerage	1,000,000	20	\$20,000,000	
Rebar production plant	2,000,000	30	\$60,000,000	
H beam	2,000,000	30	\$60,000,000	
Iron pipe mill	1,000,000	30	\$30,000,000	
Pipe Affiliated Factory	1,000,000	30	\$30,000,000	
Iron production plant	1,000,000	30	\$30,000,000	
Accessory production plant	1,000,000	30	\$30,000,000	
Metal-stud factory	2,000,000	30	\$60,000,000	
Aluminum production plant	2,000,000	30	\$60,000,000	
Wire mill	1,000,000	30	\$30,000,000	
Cement production plant	2,000,000	30	\$60,000,000	
Cement brick	1,000,000	30	\$30,000,000	
Marvel Factory	1,000,000	30	\$30,000,000	
Tile factory	1,000,000	30	\$30,000,000	
Gypsum board production plant	2,000,000	30	\$60,000,000	
Slate production plant	1,000,000	30	\$30,000,000	
Sanctuary	1,000,000	30	\$30,000,000	
Plywood production plant	1,000,000	30	\$30,000,000	
Air conditioning production plant	1,000,000	30	\$30,000,000	
Furniture factory	1,000,000	30	\$30,000,000	
Lighting production plant	1,000,000	30	\$30,000,000	
PVC pipe factory	1,000,000	30	\$30,000,000	
Copper pipe mill	1,000,000	30	\$30,000,000	
Reserved factory site	3,000,000	30	\$90,000,000	
Commercial site	2,000,000	1,000	\$2,000,000,000	
Residential site	3,000,000	200	\$600,000,000	
Total distribution area	37,500,000			
Community area	4,000,000	(Police station, city hall, park, etc.)		
Total purchase amount	44,000,000	8	\$352,000,000	
Total sales amount			\$3,260,000,000	
Permit and expenses			\$100,000,000	
Civil engineering and road pavement, etc.			\$800,000,000	
Sales expenses			\$200,000,000	
Total Cost			\$1,420,000,000	
Difference			\$1,840,000,000	

* Companies that purchase factory sites will be given exclusive sales rights in Isla Puna.

Cost of Industrial Urban Infrastructure

Infrastructure construction costs (reference materials)

Real estate sales service fee	\$900,000,000
Urban design and permits	\$220,000,000
Preparation of housing site & Lot divisions	\$100,000,000
General roads 1000 Km (1Km/ \$6,000,000)	\$600,000,000
Expressway (100 Km) (Private investment)	\$100,000,000
High-speed railroads (100 Km) (Private investment)	\$100,000,000
Electricity (Private investment)	\$1,000,000,000
Water & Sewer (deepsea water) (Private investment)	\$1,000,000,000
Communications (Private investment)	\$500,000,000
Public facilities	\$3,000,000,000
Miscellaneous (Urban automation)	\$2,000,000,000
Moving expenses and compensation for residences & Temporary housing	\$500,000,000
Park and landscaping	\$2,000,000,000
Reserved contingency	\$3,000,000,000
Land fee	\$2,000,000,000
Reserved fund	\$4,000,000,000
Total (including private investment)	\$21,020,000,000

Estimated site size for heavy industrial cities

1. Shipyard 25,000,000 m²
2. Steelworks 25,000,000 m²
3. Chemical Factory 4, Thermal and LNG Power Plants 25,000,000 m²





GROUP USA – Organization Chart





AK GROUP USA

A&K GROUP DEVELOPMENT, INC.

