

Genesis Holdings Announces Pre-Launch of U.S.-Structured Real Estate Fund Targeting Select Venezuelan Opportunities Through Travaleo

Platform Positioned to Deploy U.S.-Disciplined Capital in Anticipation of a Rebirth of Venezuelan–American Political, Economic, and Commercial Ties

MIAMI, FL – January 21, 2026 — Regen, Inc. (OTC: GNIS), a publicly traded company focused on modernizing access to real-world assets through regulated digital asset investment platforms, today announced the pre-launch of a new real estate investment fund through its branded luxury real estate platform, **Travaleo**.

The initiative is designed to deploy **U.S.-structured, high-net worth individuals, accredited investors and institutionally disciplined capital** into **select, underwritten Venezuelan real estate opportunities**, with an initial focus on segmented, branded luxury residential and hospitality assets. The strategy reflects Travaleo's view that Venezuela is entering a **rebuilding and reintegration phase** that is expected to be strengthened by the **rebirth of Venezuelan–American political, economic, financial, and commercial ties**.

The platform emphasizes patient capital, rigorous underwriting, and long-duration ownership rather than short-term or speculative investment activity.

Positioning Ahead of a Venezuelan–American Re-Birth Cycle

Travaleo's initiative is explicitly informed by the view that Venezuela is approaching a **structural re-engagement cycle with the United States**, following a prolonged period of capital withdrawal, market isolation, and asset dislocation. Management believes that the gradual normalization of Venezuelan–American relations—across political dialogue, trade, finance, and investment channels—will materially reshape the investment landscape over the coming years.

Rather than reacting to headlines or political announcements, the platform is structured to **position ahead of this re-engagement**, aligning capital deployment with the anticipated strengthening of:

- Bilateral political and diplomatic engagement
- Cross-border trade and commercial activity
- Financial-market access and correspondent banking relationships
- Legal, judicial, and investor-protection frameworks relevant to U.S. capital

Travaleo views this rebirth of ties not as a single event, but as a **multi-year structural process** that historically drives asset repricing, liquidity return, and institutional participation.

Institutional Discipline in a Rebuilding Market

The initiative does not rely on speculative assumptions or near-term political outcomes. Instead, it is built around the expectation that renewed Venezuelan–American engagement will be accompanied by **progressive normalization of legal certainty, enforceability of property rights, and the operability of internationally recognized investment protections**, particularly for U.S. and OECD-based investors.

Travaleo will selectively pursue opportunities only where asset quality, location, branding potential, and legal structuring meet institutional underwriting thresholds consistent with U.S. real estate investment standards.

Focus on Branded Luxury as a Re-Entry Strategy

Travaleo believes that branded luxury residential and hospitality assets are uniquely positioned to benefit from a Venezuelan–American re-engagement cycle. These assets tend to attract international demand earlier in rebuilding phases, benefit from global brand validation, and support professionalized asset management standards aligned with U.S. investor expectations.

The platform’s strategy is not a short-term trade. It is designed for **patient capital, disciplined entry, and durable ownership**, consistent with institutional real estate investment horizons during national rebuilding cycles.

Leadership Positioned as a Natural Bridge

Oscar Brito, CEO of Travaleo and Regen, commented:

“As a Venezuelan-born entrepreneur whose education, capital markets experience, and real estate career were built in the United States, I am uniquely positioned to understand both systems. Our strategy is directly informed by the expectation that Venezuelan–American political, economic, financial, and commercial ties are entering a rebuilding phase. This initiative is about positioning U.S.-disciplined capital ahead of that rebirth, applying institutional standards and long-term thinking at a moment of profound asset repricing.”

Strategic Partnership and Flagship Development Pipeline

As part of the initiative, Travaleo plans to partner with **Metrospaces (OTCID: MSPC)**, which owns a **fully licensed and fully entitled hotel development site** located in the heart of Venezuela’s most strategic energy and industrial corridor — the **Orinoco Belt**, home to the largest proven oil reserves in the world.

This site is expected to serve as **one of the flagship projects** for the initiative and is being evaluated for development under a **luxury boutique hotel or branded residence concept**, consistent with internationally recognized hospitality brands commonly deployed in emerging premium markets.

The platform’s broader mandate will include:

- Buy-and-hold rental assets in prime urban locations
- Ground-up luxury residential and hotel developments
- Branded and boutique hospitality projects
- Mixed-use landmark developments in strategic cities

A Deliberate, Phased Approach

Travaleo’s Venezuela-focused initiative will be launched in phases, with a strong emphasis on legal structuring, third-party diligence, and alignment with evolving regulatory and bilateral frameworks. The platform is expected to explore regulated digital securities structures where appropriate, while maintaining flexibility to pursue traditional real estate ownership and joint venture models.

Regen and Travaleo emphasize that this initiative will scale selectively, prioritizing governance, capital protection, and long-term value creation as Venezuelan-American ties continue to normalize **potential investment interest and on-the-ground development opportunities**, with a particular focus on **Caracas** and other prime urban and industrial hubs.

Property owners, developers, capital partners, and advisors with **institutional-quality sites or projects in Venezuela** are invited to engage with the platform during its pre-launch phase.

Interested parties may contact:
invest@travaleo.com

About Regen, Inc. (OTC: GNIS)

Regen is a publicly traded holding company focused on developing and scaling next-generation platforms at the intersection of real assets, technology, and regulated digital securities. Through its subsidiaries and platform investments, Regen seeks to modernize access to real-world assets while maintaining institutional standards of governance, compliance, and transparency.

<https://www.regen.digital/>

X: @regnisnyc

About Travaleo

Travaleo is Regen's branded real-estate tokenization platform, designed to provide accredited investors with access to income-producing and development-driven real-estate opportunities through compliant digital securities. The platform emphasizes professionally structured assets, brand-driven projects, and modern digital infrastructure.

<https://www.travaleo.com/>

X: @Travaleo_

Forward-Looking Statements

This press release contains certain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Statements that are not historical in nature, including the words "anticipate," "expect," "suggest," "plan," "believe," "intend," "estimates," "targets," "projects," "should," "could," "would," "may," "will," "forecast" and other similar expressions are intended to identify forward-looking statements.

Forward-looking statements are predictions, projections and other statements about future events that are based on current expectations and assumptions and, as a result, are subject to risks and uncertainties. There are important factors that could cause actual results to differ materially from those expressed or implied by such forward-looking statements, including: general economic business conditions, competitive and technological factors, markets, services, products and prices, the failure to retain management and/or key employees, availability and the cost of capital, success of growth initiatives, limited operating history, failure to successfully close any proposed acquisitions, failure to raise sufficient capital, and other risks discussed in our filings with the OTC Markets.

Forward-looking statements speak only as of the date they are made. Readers are cautioned not to put undue reliance on forward-looking statements, and Genesis Holdings assumes no obligation and does not intend to update or revise these forward-looking statements, whether as a result of new information, future events, or otherwise.