CENTRAL AMERICA ASSET SIGNALS

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Central America Asset Signals — Issue 003

From visitor activity to investment evidence

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CAPITAL & DEVELOPMENT | INFRASTRUCTURE | TOURISM & HOSPITALITY | ATLÁNTIDA FOCUS

Executive Assessment

Visitor activity and investment execution are different signals. This edition examines dated tourism statements, project announcements and official macroeconomic background. The central question is what each source actually establishes: activity, intention, an authorized financial step, or completed delivery.

The distinction matters for Honduras' Caribbean coastal corridor. Visitor counts do not establish year-round hotel demand; a groundbreaking does not establish sustained construction; a proposed infrastructure budget does not establish an awarded contract. These differences determine how much weight a development story can reasonably carry.

Infrastructure Watch

Historical background — cabotage pier. La Prensa's July 3 report described a commission preparing a port proposal and a promise of nearly L300 million in financial support. That account establishes a proposal at that date, rather than a contract award, disbursement or completed dredging. It does not establish the project's October status. [2]

Incident clarification — September 29 ferry grounding. El Heraldo's September 30 account attributed the event to a propeller caught in a submerged tube and reported that inspectors excluded shallow water or dredging as the cause. On October 1, tunota.com used preliminary language about a submerged tube and reported the operator's earlier dredging

explanation. These are attributed news accounts, not a technical finding independently established by this publication. [3–4]

CA-13 and airport improvements remain subjects for monitoring. This edition establishes no new verified contract award, funding release or construction milestone for either. This is a limit of the evidence reviewed, rather than a claim that no activity has occurred.

Tourism and Hospitality Watch

Background — national tourism. In a September 13 Hondudiario interview, Tourism Minister Andrés Ehrler reported first-half tourism growth above 18%. This remains an attributed official statement about an earlier period. It is not a new October result. [7]

Editorial interpretation: holiday arrivals alone do not measure overnight stays, occupancy, visitor spending or sustained demand across the year. Those measures would be needed to characterize the commercial meaning of the traffic more precisely.

Capital and Development Watch

Torres Ixora — announced start. Teleceiba's October 2 report documents a groundbreaking in La Ceiba's Zona Viva and says construction was expected to begin during October. It supports a ceremony and an announced timetable, rather than independently observed construction progress as of this edition. [1]

Satuyé — promoter statement. Próspera's own website labels Satuyé 'In Planning' and advertises a 396-acre footprint, US$5 billion over ten years and more than 100,000 projected workers and residents. These are the promoter's published figures, not independently verified financing, delivery or employment outcomes. [5]

Macroeconomic background — IMF. The IMF's June 29 release confirms completion of Honduras' fourth and fifth EFF/ECF reviews, enabling a disbursement of approximately US$242 million. This is an official program milestone from June, not evidence of a new October payment or financing for a particular coastal project. [6]

Atlántida Focus

The corridor can be read through three separate lenses: observed or reported visitor activity; development intentions and project milestones; and documented infrastructure

delivery. Evidence in one category does not establish progress in the others.

This edition does not establish a completed large-parcel transaction or a verified change in local land values. Asking prices, withdrawn listings and apparently similar properties are insufficient to demonstrate a market repricing without a reliable transaction record or confirmed property identity.

Strategic Implications

The useful question is what changed, when it changed and who can substantiate it. An announcement may reveal ambition. A dated award may establish procurement. A documented funding release may establish financial execution. Physical progress requires its own evidence.

Watch items: documented construction progress at Torres Ixora; independently documented financing or execution milestones at Satuyé; dated awards, funding releases or completed works for the cabotage pier, CA-13 and airport; and tourism data that distinguish arrivals from overnight stays and spending.

The editorial discipline is to keep each milestone in its proper category and avoid converting regional publicity into an asset valuation claim.

GH PERSPECTIVE

Granadita Horizon is an existing asset of 113.22 contiguous manzanas in Atlántida, approximately 22 kilometres east of La Ceiba, with approximately 417.97 metres of CA-13 frontage, according to the Principal's asset documentation. Its positioning is within Honduras' Caribbean coastal corridor; it is not described here as a property with direct Caribbean beachfront.

The Principal's stated offering position is the asset in its current condition, with valid title and obligations paid and current. The Seller provides accurate asset information, documentation in his possession and reasonable cooperation during due diligence on matters within his knowledge.

Regional reporting makes no representation concerning GH's future development feasibility, approvals, infrastructure outcomes or investment performance. Any future project and its associated legal, environmental, regulatory, technical and financial evaluations remain the responsibility of the future owner and that owner's advisers.

Sources

[1] **Teleceiba** · October 2, 2026 Torres Ixora: primera piedra

[2] **La Prensa** · July 3, 2026 La Ceiba: propuesta de dragado y apoyo financiero

[3] **El Heraldo** · September 30, 2026 Galaxy Wave: inspecciones tras el encallamiento

[4] **tunota.com** · October 1, 2026 Ferry: retiro de tubo y explicación preliminar

[5] **Próspera** · Accessed October 12, 2026; page undated Build — Satuyé

[6] **IMF** · June 29, 2026 Honduras: fourth and fifth EFF/ECF reviews

[7] **Hondudiario** · September 13, 2026 Turismo: crecimiento semestral reportado por el ministro

Related Intelligence

Issue 002 — Torres Ixora's Groundbreaking & La Ceiba Port Incident, October 5, 2026