



Comunidad Creativa

A Community is the sum of initiative and responsibility

The splinter in the other's eye

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1 Introduction and purpose of the document

Hardly any other housing project in Paraguay has been presented in such a contradictory manner and thus perceived by the public as the “El Paraiso Verde” project by Reljuv S.A. near Caazapá in Paraguay. The glossy videos, in which happy people rave about their life in this green paradise, are contrasted by numerous reports of large-scale fraud in the national and international press. The allegations of fraud, which prior to 2023 had only been raised on various websites, gained much greater publicity from 2023 onward through numerous publications in the national and international press. These accounts were accompanied by numerous videos and blog posts by affected people on social media.

It is therefore not surprising that numerous people who feel cheated out of their life savings have reported the responsible company, Reljuv S.A., and its board members to the Paraguayan judiciary so that these allegations of fraud can be investigated and, if necessary, punished. To date, however, the Paraguayan judiciary has shown little activity in this regard.

Until fall 2023, the company's founders, the Annau couple from Austria, and Juan Buker, whom they appointed as managing director, formed the three board members of Reljuv S.A.

In the fall of 2023, the contractual relationship with Juan Buker was terminated. The Annau family now took over the management of the company on their own. Dr. Erwin Annau served as chairman of the board (president).

The numerous irregularities that had been raised by investors on various occasions for years were suddenly no longer dismissed by the Annau couple as conspiracy theories spread by “divisive elements” and “troublemakers,” but, since they could no longer be denied, were attributed to Juan Buker as the sole culprit responsible for the predicament.

The Annau couple saw themselves as victims, which they repeated like a mantra at every opportunity to elicit sympathy. This narrative then received legal backing in the spring of 2024 through an extensive complaint filed by the Annau family against Juan Buker and other former employees.

Here, too, relatively little activity on the part of the Paraguayan judiciary has been visible in public so far, even though, according to the Annau couple, thousands of pages of evidence in the form of forensic analyses have been made available to them.

The Annau couple themselves admit what they had previously always indignantly denied: There was misappropriation of customer funds by Reljuv S.A. Anyone who claimed this before was in numerous cases expelled from the settlement area by armed guards on the instructions of the Annau couple, which later proved to be an illegal practice.

While all three members of the board at the time (the Annau couple and Juan Buker) had demonstrated close unity until the summer of 2023, astonished investors were now suddenly expected to follow the new narrative propagated by the Annau couple, which can be summarized roughly as follows:

- Only Juan Buker had full insight and sole decision-making authority in all financial matters
- We had suspicions about irregularities, but no evidence, and therefore could do nothing.
- Juan Buker blackmailed us (the Annau couple) for years, threatening to resign if we demanded insight into the financial affairs and thus showed distrust in his approach.
- We had to give in because otherwise there would never have been titles for the properties.
- We are only now learning about the company's real financial situation.
- We endured all this for you investors so that you could get your titles
- The board meetings were difficult because Mr. Buker always threatened to leave the meeting when critical questions were asked.
- Mr. Buker's real name is not actually Buker, nor does he have a doctorate. He is therefore a fraudster and has also defrauded us. He also does not own large tracts of land in Argentina, as he claimed.
- When we started working with him, we had only heard good things about him, that he ran 16 companies, had close connections to Paraguayan politics, was wealthy, and was overall the ideal person for the task at hand. We needed someone like that because we knew neither the language nor the legal system of the country.
- Mr. Buker deliberately wanted to destroy the project.

In short: Mr. Buker is solely responsible for the entire mess. In her opinion, the only fault of the Annau couple was twofold:

1. Having started the project in the first place, and
2. Having made the wrong personnel decision with Mr. Buker.

In the interest of finding the truth, the aim of this investigation is to subject the narrative spread by the Annau couple to a plausibility check. The fact that the entire issue is not exactly clear-cut should already be apparent from the other analyses published on this website.

This is certainly one reason why the Paraguayan judiciary is taking longer to complete its investigations than the people who filed complaints in search of justice had hoped.

The public display of sympathy for the ANR party and its presidential candidate for the board of directors of Reljuv S.A. in the run-up to the 2023 presidential election

The sympathies of the ANR party and its presidential candidate for the board members of Reljuv S.A., which were publicly displayed in the run-up to the 2023 presidential election, add a political dimension to the whole affair that is difficult to fathom and which is certainly not without influence on the judiciary's approach. Why should Paraguay be the only country in the world where the judiciary can act completely independently of the executive branch?

Regardless of individual persons, it is important to remember the main cause of the current crisis, which has already been mentioned several times elsewhere: the lack of transparency at Reljuv S.A.

Due to this lack of transparency, such an investigation cannot be conducted without making certain assumptions, which are, however, identified as such.

Otherwise, all statements made here are based on public statements made by Mr. and Mrs. Annau, some of which are still publicly available, while others can only be substantiated by witness statements due to a lack of records. Otherwise, all statements made here are based on public

statements made by Mr. and Mrs. Annau, some of which are still publicly available, while others can only be substantiated by witness statements due to a lack of records.

The aim of this document is to subject the one-sided accusations made by Mr. and Mrs. Annau to a reality check. It will be shown that they not only played a significant role in bringing about the current crisis, but also bear the main responsibility, not only formally as company owners, but also in terms of content and facts, and for the same reasons are unable to overcome the crisis, even if they wanted to.

Despite all due diligence, it is important to remember the small digression “The truth is a mountain,” as this treatise does not claim to have already reached the summit, but represents a sincere attempt to approach it.

2 The Beginnings

With the “El Paraiso Verde” project, the Annau couple have left a trail of devastation in the assets of numerous people for the fourth time in their lives. Before this housing project was started, Mr. Annau tried his hand as a trustee for a Russian billionaire and consulting services aimed at tax avoidance and concealment of financial flows using EEIG. The inevitable disputes with the tax authorities are exhausting, so he was advised: "If you want to do that, you have to go to Paraguay." At least, that is what Mr. Annau said in a eulogy he gave on the occasion of this advisor's death.

With his characteristic piety and tastelessness, which we will come back to later, he also used this completely inappropriate occasion to lecture mainly about himself and his successes, in this case against the tax authorities. This allows us to confidently dismiss all other myths surrounding the decision on the location of this project, provided that the statement made in the eulogy is true.

In three of their previous projects, which failed miserably and even forced them to flee the places of their failure, the Annau couple were always on their way to great wealth.

And it is part of their show to portray themselves as wealthy. And it is part of their show to portray themselves as wealthy. So it is not surprising that most settlers, after what was unfortunately only a superficial examination, came to the conclusion that the Annau family had created a kind of new-age project with “El Paraiso Verde,” for which they would make their fortune available.

The fact is, however, that at the beginning of the project, the Annau couple had no significant assets and the property was purchased with almost 100% external financing. Mr. Annau also admits this in a video, and his statement there should be quoted verbatim, because we will often come back to this statement in the course of this article.

„We bought this in 2016 with the help of investors. They trusted me, because they knew: If it works, Erwin makes money. And if it doesn't work, Erwin makes, that it works.”

How imaginative and unscrupulous Mr. Annau is in his approach to “*Erwin makes, that it works*” will be discussed frequently in this paper.

The statement made so emphatically by the Annau couple at every opportunity, both appropriate and inappropriate, that they had invested their entire fortune in this project and had no plan B, takes on a completely different meaning. Those who do not have much may indeed have invested their entire fortune, but compared to all other investors, they have invested very little and thus risked very little.

At this point, only the following points should be noted:

- El Paraiso Verde was never intended to be an altruistic project by a wealthy couple on their way into a new era; rather, its objective can be summed up as *“Erwin makes money.”*
- The statement by the Annau couple, “We have invested our entire fortune in the project,” is, given the Annau family's negligible wealth, a deliberate misrepresentation intended to inspire confidence in the project and the integrity of the Annau couple among investors. We will return to this rhetorical manipulation later.
- The project was financed by external capital from the outset and was thus almost 100% leveraged by almost 100%, as it is called in financial English. Minimal equity ratio and maximum risk for investors. In other words, *“Erwin makes money”* was not only the goal, but also a necessity for survival from the very beginning.
- However, the nature of the investment also suggests that it was not designed as intentional fraud in the classic sense. It was only when the project did not develop as anticipated that the pressure to *“Erwin makes money”* led to the practices that ultimately resulted in the disaster that all those involved are now facing.

3 The Target Audience and How to Reach It

Social developments in their countries of origin give a certain group of people many reasons to leave their countries despite all the comforts they offer and to look for countries where there are fewer restrictions and where they can act more independently. This includes people who prefer so-called alternative media to mainstream media.

This was the target group for this project, and it was addressed in an interview on the stein.tv platform. In this interview, the narrative of an alternative way of life in a community that one feels called to create is skillfully constructed. Even back then, Mr. Annau smiled and lied to the interviewer, saying that there had been offers to take over the health center, which they had of course rejected because money was not important to them at all. After all, God had given them abundance, Mr. Annau lectured in a pseudo-religious singsong. However, there was no health center at that time and there still isn't one today in the sense advertised on the project website <https://paraiso-verde.com>, but this central aspect of the web of lies will be discussed later.

Since tax advantages and very low living costs were also advertised at the beginning, some of the first settlers had rather modest financial means, but were full of drive and willingness to work. The labor was welcome, the money even more so, and so there were people who had received just a clay platform from the Reljuv company for half of their capital, could no longer afford the house, and then had to leave the project due to lack of money. However, this was entirely in line with the founders' intentions, because anyone who bought a plot of land at a relatively „moderate“ price at the beginning had to somehow disappear again so that the same plot could be resold at a higher price. „Moderate“ should be briefly explained here: Reljuv S.A. purchased the land for a maximum of 10 cents per square meter. It was sold initially for 1.20 euros per square meter.

This principle of getting rid of old settlers whenever possible and reselling the value they created at a higher price was and continues to be implemented today. So it is no wonder that none of the first settlers live here anymore. This had the side effect that the old settlers, who had already been brought back down to earth, could not give the new investors a very realistic picture of the true conditions here.

But how do you get interested parties to invest their assets, sell their houses in their home countries, and invest in such a valuable piece of land in “El Paraiso Verde”?

Through fear and greed, the two emotions that drive the Annaus themselves and the Through fear and greed, the two emotions that drive the Annaus themselves and the temptations that both emotions are supposed to arouse. And on this occasion, Mr. Annau also reveals his fundamental attitude toward buyers:

Quote: *"You need to sell your house now, while you can still find someone foolish enough to buy it at this price. Once the real estate bubble bursts, and it will soon, you won't be able to sell your house anymore."*

This illustrates Mr. Annau's sales strategy in his own words: Find a fool who will believe your fairy tale of spiritual community, alternativelifestyles, health centers, noble principles, and countless other castles in the air, and who will buy a plot of land despite the exorbitant price.

If the interested parties then have doubts about whether it is such a good idea to simply give away the inherited house of their beloved grandmother and the garden that has been cherished and cared for over decades, Mrs. Annau croons trivially and esoterically:

"These are just material things. We are entering a new era. You have to be able to let go of these things. We have let go of everything."

It does not occur to the Annas that it is better to entrust a house you have built with love or a garden you have tended with love to someone you know will take good care of it than to maximize the price.

After all, they would have done the same thing. All they care about is that you invest your entire fortune in El Paraiso Verde, where it will retain its value. After all, that's what they would have done. The ABCs of investing, never putting all your eggs in one basket, were knowingly concealed from people who were mostly inexperienced in these matters by the supposed financial expert.

But before such discussions take place during an investor tours, video calls are made, in which the sales staff, referred to as consultants, conduct the initial discussions, followed by Mr. Annau himself.

Mr. Annau makes no secret of his priorities in these conversations and asks very early on how much money people have. This rather indiscreet question has two main purposes: 1. Mr. Annau is indeed primarily interested in the amount of money that can be obtained from an investor. In a Telegram message that was actually intended for Mr. Buker but accidentally reached a settler, he reveals: "We have to keep him warm. There's still money to be made." In the real world, which Mr. Annau metaphorically calls a shark tank into which he fearlessly plunges so that the settlers can live in peace in the community he founded, such a statement may be regarded as the usual sales jargon that should be viewed with indulgence. In the context of a

"community of hearts" that has been strained to the point of nausea, in which everyone has the well-being of others in mind, it reveals the pathetic hypocrisy that the Annau's chatter about the community of hearts actually represents.

2. Anyone who now answers obediently and does not reject the question as indiscreet and impertinent is the ideal candidate. It is highly likely that they have little or no experience in financial matters, are easily intimidated or at least unsettled, and are therefore easy to manipulate. This is the ideal target group. These are people who

- do not read or understand contracts properly and simply trust,
- who cannot imagine that someone would sell things that do not exist,
- who, in their complete credulity, simply cannot imagine the extent of the whole web of lies and the deviousness behind it.
- who fall prey to the logical fallacy: the enemy of your enemy is your friend. This is by no means the case. Even if Mr. Annau shares the same views on various social issues, or at least pretends to, this does not mean that he is a trustworthy person.

A skilled and eloquent seducer can create the most unrealistic illusions in these people for a while, not forever, but for quite a long time.

And that is precisely the only real art that the Annau couple has mastered to perfection. Numerous former advisors have confirmed that the thesis put forward here, namely that people are deliberately selected according to these or similar criteria, is not unfounded.

In countless cases, they had spoken to really interesting people who were willing to invest, but Mr. Annau rejected or scared them away because he sensed the risk of them thinking too independently. In

the consultants' perception, there was also a discrepancy here between the criteria for selecting investors officially communicated in the consultant meetings and the decisions that were actually made.

4 The web of lies Part 1

It starts with very simple things such as the size of the settlement area.

The following data, obtained on September 8, 2025, via screenshot from the website—14.39 km², 1,597 hectares, 16,000 square meters—is all incorrect.

Plans and properties at El Paraiso Verde

Regional plans and properties in El Paraiso Verde, Paraguay. Spread across 16,000 square meters, there are numerous properties, including agriculture, cattle ranching, and much more...

Figure 1: Screenshot of project website, taken September 2025

Land Register & Title

Buying Land in Paraguay – Land Registry Registration and Title for Your Property. The subdivision of the El Paraiso Verde settlement area into approximately 1,711 plots and the subsequent registration of all property owners requires the consolidation of the three estancias (farms) that encompass the entire El Paraiso Verde area (1,597 hectares). The document published here is the legally binding court ruling authorizing the consolidation of the three properties. The court's ruling regarding the consolidation of the three properties into one property can be found on page 10. The ruling was issued following a hearing on December 27, 2018, and a decision on December 28, 2018, effective October 11, 2019.

Figure 2: Screenshot of project website, taken September 2025

The El Paraiso Verde project is dedicated to you!



Satellite view

Originally planned for an area of 14.39 km², a settlement for up to 20,000 residents, including a town, several villages, and ample recreational space, was planned. The project has now been limited to 1,000 residents. The extensive recreational area consists of jungle, lakes, canals, and (still) rivers. El Paraiso Verde is located on the *Ilsa Suzu* nature and bird sanctuary. Currently, approximately 250 settlers live in El Paraiso Verde.

Figure 3: Screenshot of project website, taken September 2025

None of the information is correct. The settlement area in question covers approximately 549.4 hectares = 5.494 km² = 5,494,322 m².

5 Settlement area

The settlement area (Section B) comprises the plots belonging solely to the owners with a total area of 3,666,587.1452 m² and the common areas jointly managed and maintained by the co-owners' association with a total area of 1,827,735.54 m².

Figure 4: Translation of an extract of the German version of the proposal for a new Reglamento by Reljuv S.A.

Nor is it the case that there has been a change in planning here. In a letter to settlers, investors, and creditors describing and justifying the separation into Sector A and Sector B and the presumably illegal privatization of Sector A, it was stated that it was never planned from the outset to turn the entire area into a settlement area.

The current (September 2025) information still available on the website <https://paraiso-verde.com/> is therefore simply a lie, whereby one may recall the attribute “exclusive” in the later descriptions of the conditions here and wonder what this actually means.

El Paraiso Verde – Emigrate to Paraguay

El Paraiso Verde is the largest settlement area in South America and ideal for emigration to Paraguay and an exclusive retreat for young and old.

Figure 5: Screenshot of project website, taken September 2025

There are several residential areas, known as Barrio Cerrados, which are much larger (even larger than 16 km²), older, and more densely populated, and which are in a completely different league to El Paraiso Verde, especially in terms of their facilities. Anyone can find this out in 20 minutes with an internet search, even though the Barrio Cerrados, which are inhabited by people with a lot of money, tend to prefer discretion and cannot be found on the internet at all. But the Anna couple are not particularly interested in the realities of the situation.

No superlative is absurd enough that it cannot be used to attract unwary investors. So let's move straight on to the next superlative.

4.1 Excellent infrastructure Part 1: The cleanest water in the world

There is a video on youtube called “The cleanest water of the world.”

Das sauberste Wasser der Welt im El Paraiso Verde - Paraguay Wasser



El Paraiso Verde in Paraguay

9960 Abonnenten

Abonnieren

4522 Aufrufe vor 6 Jahren

Das „sauberste Wasser der Welt“ im El Paraiso Verde.

Die Bewohner des El Paraiso Verde werden zur Gänze über Tiefenbrunnen (Artesische Brunnen) versorgt. In einer T

8 Kommentare

Sortieren nach



Kommentar hinzufügen...



@kerstinohlson6465 vor 6 Jahren

Fantastisch, was Ihr auf die Beine stellt!

Figure 6: Screenshot within the Youtube-Profile of the project, taken September 2025

Yes, dear kerstinohlson6465, if you get your worldview from YouTube videos, it can happen that you draw the wrong conclusions. Hopefully, you only left your somewhat hasty comment here and not your entire fortune, like many people who also believed this fairy tale. Of course, these are not artesian wells. Mr. Annau clearly does not know what they actually are. Wikipedia could explain it to him, but checking the accuracy of his statements is not really his thing. He simply adopts the marketing term used by well builders in Paraguay who use this misleading term to describe their deep wells in order to set themselves apart from cheaper offers. So this may not have been a deliberate lie, but merely carelessness in the research. What sounds like a good sales pitch is accepted without verification. Why should I care about the truthfulness of what I say?

Clean, mineral-quality water is no problem at the EPV. Wells between 100 and 300 meters deep tap into the world's second-largest underground river (Aquafer).

Figure 7: Screenshot of project website, taken September 2025



Figure 8: manually developed map, based on different Internet-sources, all sharing the same raw data

Caazapa is located right on the border of this water reservoir. It is therefore questionable whether the impression this statement gives the reader is justified or not. In addition, this peripheral area of the Guaraní Aquifer is very close to the surface, which on the one hand facilitates extraction but on the other hand also serves to replenish it with rainwater.

Wastewater from farms or households therefore pollutes the reservoir here.

The way in which the water is extracted from the ground and how clean it is when it reaches households is also crucial. This is roughly how it looks at Reljuv S.A.



Figure 9: picture of a drinking water pump, taken in June 2025

Free-floating piping and cabling without weather protection, a very small storage tank, so that the pumps, which are not suitable for this purpose, are constantly switching on and off. The following images show that other installations are also available in Paraguay in the immediate area.



Figure 10: drinking water system, built near Caazapá

The justification that they don't want to create columns in the landscape is not very credible. There are significantly fewer aesthetic features here and you could even create a green island within 2-3 years with a few eucalyptus trees around. No, the real reason may have been to minimize the effort, but to advertise the meager result as “the best water in the world” in the form of valuable land.

At another point, settlers have come together to at least improve the situation on their own through the following measures:

- Build a foundation on which the container can stand
- Roofing of the entire structure, which at least blocks UV rays
- Solar system and battery, which also provides water supply for a short period of time power outage.



Figure 11: some investors improved together the installation of the drinking water system with their own money

The design used here does not prevent surface water from mixing with the reservoir.

Therefore, it is inevitable that the water will have an unpleasant taste in some places and on some days.

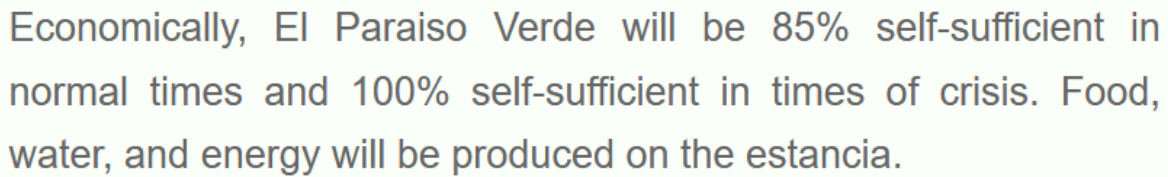
None of this is bad, and although it is advisable to purchase a pre-filter for the entire house, as well as another filter (osmosis system or similar) in the house for drinking water, if you buy it, you can drink the water. It is simply not “the best water in the world” and it is not known for sure if it comes from the Guaraní aquifer.

If it could be demonstrated how much money from the sale of properties has actually been invested in the drinking water supply, rather than simply claiming it without proof, would it be true that millions have been invested in the “excellent infrastructure”? Transparency is much more reliable than advertising hype with unproven claims.

BEFORE I, as a salesperson, sell people an excellent infrastructure, especially when it comes to the issue of drinking water, which is so important for health, I make sure that it is indeed excellent. Referring to Mr. Buker, who was responsible for the installations, is likely to be exposed as a cheap diversionary tactic, given that Mr. Annau drives past this well every day. The drinking water network has other problems as well, even though every house is not only built on a super-expensive plot of land that is supposedly fully connected to an excellent infrastructure, but investors also have to pay an additional 12,000,000 guaraní, approx. 1,500-1,800 euros (depending on the time of transfer and the Guarani/euro exchange rate). We remember *“You have to find a fool who will still buy it from you at that price.”*

4.2 Excellent infrastructure Part 2: The power grid

The website states (September 8, 2025)

A screenshot of text from a project website, displayed on a light green background. The text is in a dark blue, sans-serif font and reads: "Economically, El Paraiso Verde will be 85% self-sufficient in normal times and 100% self-sufficient in times of crisis. Food, water, and energy will be produced on the estancia."

Economically, El Paraiso Verde will be 85% self-sufficient in normal times and 100% self-sufficient in times of crisis. Food, water, and energy will be produced on the estancia.

Figure 12: Screenshot of project website, taken September 2025

It is truly astonishing how many lies Mr. Annau manages to pack into two sentences. Whatever is meant by “El Paraiso Verde” and its economic self-sufficiency, it can have nothing to do with reality. Food is almost exclusively sourced from outside, as is normal, in supermarkets. Some settlers grow vegetables. The company Reljuv S.A. also had a large garden that supplied the minimercado and the Annau family itself with vegetables and fruit.

Following the privatization of Sector A, this is now privately owned by the Annau family. But the community is miles away from being self-sufficient in terms of food. That is not the responsibility of the Reljuv company either. The claim of self-sufficiency should simply be labeled for what it is: a lie. Now, energy can include fuel and electricity. Neither of these is produced at the Enstancia.

There are some settlers who have solar panels. In the privatized sector A, there is also a diesel generator, and some settlers also have generators for emergencies. However, these require fuel, which of course is not produced on the estancia. And water is only available when there is electricity.

Economically, everything here comes to a standstill when the predominantly European settlers lose their financial connection to Europe because the Reljuv company misappropriates the investors' money that was actually intended for life here in Paraguay.

But let's take a look at the excellent power grid.

It can be assumed that the power poles and transformers used to step down the voltage from medium voltage to 230V were installed by ANDE, the state grid operator. These installations make a reasonable impression. The power grid laid by the Reljuv company to the properties, on the other hand, looks like this on the property.



Figure 13: this is the standard access for on lot to the electricity network, cables are in water, again it looks like “make it as cheap as possible”

The cables hang in the water, the connections are twisted and then “secured” with insulating tape.

What goes on in the mind of someone who spends \$100,000 or more on an excellent Infrastructure connected property and then finds something like this. Incidentally, connecting the house to this network will cost another 22,000,000 guaraníes (approx. 3,000 euros) when the house is built.

It is therefore no wonder that

1. There are extreme voltage fluctuations. Sometimes there is only 180 volts instead of the required 230V.
2. There are very frequent outages that often cannot be attributed to the already unreliable power supply in Paraguay.
3. A cable fire has already occurred due to the undersizing of a cables

Here, too, the Annau family has remained unimpressed for years, justifying the exorbitant property prices with the excellent infrastructure, which they say is unmatched by any other Barrio Cerrado.

4.3 Excellent infrastructure Part 4: The dam

It only became apparent after purchasing the land that a dam was needed in a flood zone. This is one of many examples of problems that Europeans can encounter here in Paraguay when they embark on such a project as complete novices. It is no coincidence that the surrounding villages are located on high ground. The people here may be poor, but they are not stupid and have experience with flooding. Unfortunately, the dam was not built properly. The dam walls are too steep and therefore at risk of collapsing under sufficient water pressure. This happens from time to time and is then only provisionally repaired by the company Reljuv S.A.:



Figure 14: the dam “repaired” by Reljuv S.A.

The board members of Reljuv S.A. were informed of the angle of inclination that such a dam must have. But with the “*condensed knowledge of two Nobel Prize winners*,” one always knows everything better. After all, it is only the investors' money that is being burned here, and hopefully it will not be washed away.

4.4 Excellent infrastructure Part 3: The roads

As early as the beginning of 2023, Mr. Annau wrote in an accompanying letter sent to the settlers in connection with the maintenance cost bill: “*The roads are finished.*” Since then, virtually no maintenance work has been carried out on the roads.

A comparatively mild version of a finished road looks like this:



Figure 15: streets are a bumpy adventures here

This is what happens when 90% of maintenance funds are spent on security services. Then, of course, there is nothing left for the roads.
The shock absorber manufacturers and installers are delighted.

4.5 Excellent infrastructure Conclusion:

As impressive as it may be when comparing the infrastructure that has been created with the starting point of empty floodplain land, for the most part it is not excellent infrastructure that justifies land prices of 30-90 euros and, on Lake Ypi, far more than that. We will come to the point where the actual purpose of these high land prices will be discussed. It should now be sufficiently clear that the infrastructure does not justify them. The people who live here are therefore faced with the enormous challenge of bringing this largely desolate infrastructure, which is in need of renovation, to a state that can at least be called acceptable. The existing infrastructure is the result of

- Poor planning
- The incompetence of the Reljuv S.A. board, which was resistant to advice

- Lack of money (either because there really wasn't any or because they didn't want to use it)
- Unforeseen circumstances that can simply happen to any entrepreneur who takes risks, makes assumptions, etc.

The knowledge required to create an intact infrastructure is available among the settlers and not at Reljuv. The capital required for this has disappeared into the black holes of the Reljuv company.

Therefore, ways must be found to raise new capital.

5 The web of lies, part 2

5.1 The health center

The paraiso-verde.com homepage already states (September 8, 2025):

There is also a health center with many renowned alternative practitioners and doctors working together. This health center was the initial impetus for emigrating to Paraguay for the founders, Dr. Erwin and Sylvia Annau, and is still active. There is also an ambulance for emergencies.

The health center was built in Pira Tava, the already developed area of El Paraiso Verde. It offers a new home to naturopaths and alternative medicine practitioners who have considered emigrating to Paraguay.

Figure 16: Screenshot of project website, taken September 2025

Another page lists all kinds of therapies on offer.

<https://paraiso-verde.com/paraguay-aerztliche-versorgung/>

The truth is that there has never been a health center worthy of the name.

At an event in June 2025, Mr. Annau publicly announced that he alone had brought 110 million (euros or dollars) into the project, of which 89 million had been invested in the project. Whatever the share of these 89 million may have been for the health center, the result was the misappropriation of two small apartments for an enfermeria, i.e., a infirmary.



Figure 17: entrance to the meanwhile orphaned “Enfermeria”, which was sold as “Health Center”

Whether it is because Mr. Annau is a lawyer and deliberately chose the term “Enfermeria” rather than “Centro de Salud” for liability reasons is not discussed further.

Not much can be said about the equipment for diagnoses or therapies. The condition of the furniture when this facility closed in May 2024 was more reminiscent of the remains of a practice clearance that no one wanted anymore. Excuse me, is this dwelling supposed to offer "*many naturopaths and alternative practitioners a new home*," as the website claims?

Just to give you an idea of how the rather poor community of Maciel, in the immediate vicinity of “El Paraiso Verde,” envisions a health center, here is a picture of it.



Figure 18: Centro de Salud (Health Center) in Maciel, the municipality the “El Paraiso Verde” belongs to

Again nothing can be said about the equipment for diagnoses or therapies within this institution.

But what ideas does a European form when they hear the term “health center”?

What do older people or parents, for whom good medical care is crucial in choosing where to live, think of when they hear the term “health center”?

Mr. Annau knows exactly what Europeans understand by this and lies to them completely unscrupulously to their faces.

Over the years, there have indeed been quite a few highly qualified alternative practitioners and also doctors here. Doctors who ran clinics in Germany and were brought here with the promise of being able to run a clinic with 700 patients. They were all willing to contribute to a real health center. However, all attempts were blocked. They could have bought a piece of marshland and had a health center built there by Reljuv, but only if Mr. Annau continued to be in charge.

Another story concerns a wellness concept that was developed by two therapists and for which there should have been at least a few prerequisites in the landscape here. Even before this concept had been fully developed and before a single shovel had been put in the ground for a few landscape changes, these wellness trips were offered by Mr. Annau on the website at prices that had not been agreed with the therapists and were not considered justified by them. Thus, this initiative by competent individuals, as well as the efforts of alternative practitioners and physicians to establish a genuine health center, was also thwarted by the purely commercial interests of the Annau family.

Although this facility was never really a health center as described by Mr. Annau, it was nevertheless closed in May 2024. This closure came as a surprise to the people living here, including the doctor employed by Reljuv and practicing there, who had to vacate the house provided to him by Reljuv without notice (within two weeks).

Had it not been for a pure settlers' initiative that enabled this doctor to remain at the EPV at his own expense, the people living here would have been completely without a doctor accredited in Paraguay. Fortunately, there are also a number of alternative practitioners from various disciplines on the settler side.

How schizophrenic do you have to be to still advertise a health center today that closed over a year ago and was run by a doctor who couldn't be gotten rid of fast enough?

The "health center" was a lie from the start and ended with this doctor being kicked out in a manner that was a disgrace to his years of service.

Who, pray tell, is now responsible for the bad reputation of the project, the company Reljuv S.A., and its founders? Those who publicly say that there is no health center at all, i.e., who are telling the truth, or those who publicly lie that there is such a center and thus swindled millions of euros in real estate investments.

5.2 The school

The fact that there was no institution that could be called a school until 2021 did not prevent Mr. Annau from fantasizing about one in interviews. In the interview, Mr. Buker then corrected him, saying that the school was not only trilingual (German, English, Spanish), but also offered Guarani. In 2021, a couple who were both teachers came here after being promised, according to the teacher, that there would be a Montessori school here. Well, there was no Montessori school, but Mr. Annau offered to found a free school. It was only after their arrival that it became clear that the school would have to support itself financially through school fees paid by the parents. Whether he gave them the same advice as the kindergarten teachers, to start with low contributions Attracting parents and then, once they have settled in, increasing the fees is unknown.

The company Reljuv S.A. provided the school with a glass-fronted extension to a container that had been converted into a fitness room, i.e., a passageway. This room was to be used as a free school for the 30 schoolchildren who had been living here without any schooling. It was

promised that the €30,000 donated to Reljuv S.A. for the school by an elderly lady would be used to create additional space. This was then done. For €700 per square meter in construction costs, a loveless, single-shell (i.e., only one row of bricks) extension was built without a roof overhang, without rain gutters, without sanitary facilities (because all 30 students were to use the temporary toilet in the fitness room), and without separate entrances for the two rooms. By way of comparison, for €30,000 you can have a complete single-family house built in Paraguay, modest but with a kitchen, bathroom, and three rooms measuring approx. 80 square meters.

Detailinformationen/ Übersicht

Preis	35.000 €
Ort	5350 Independencia, Paraguay
Immobilientyp	Haus zum Kauf
Wohnfläche	80 m ²
Anzahl Zimmer	4
Extras	Stellplatz, Garten, Terrasse

Figure 19: screenshot of an offer for a family home in the not really cheap area of Independencia

The house in the example above stands on a 2000 square meter plot in the not exactly cheap Independencia neighborhood and is in need of renovation. Nevertheless, it is clear that someone was happy to take the 30,000 euros for the school, only to use a small portion of it for the school building.

The misuse of the donations soon became apparent from the damp walls (no roof overhang, no gutters). But for Ms. Annau, who is well versed in building physics, this was no problem. She simply sent someone over to paint another coat of paint over the mold.

To be fair, it must be said that a gutter was retrofitted. After that, it was worthwhile for one of the teachers to lend a hand, remove the plaster from the wall, and replaster it so that the children could breathe mold-free air there.

After just six months, the experiment conducted by the teacher couple was terminated for various reasons and responsibility for the school was handed over to other people. The teacher couple should not be blamed for this.

However, in the context of handing over responsibility to other people, a situation arose that was typical of the approach taken by the Annau family and their appointed managing director, Buker.

A teacher was lured to “El Paraiso Verde” with her five children with the promise of being able to work here as a teacher for a monthly salary of 1000 - 1500 euros. The family did not have enough money to have their grand piano, organ, and many books transported by container. So the Reljuv company offered them the opportunity to donate it to the EPV. Reljuv would pay for transportation, and they could use these items at the school anyway. During the discussions about transferring responsibility for the school, which took place after the family's arrival here at El Paraiso Verde (EPV), Mr. Annau emphasized again that they would, of course, have to earn the above-mentioned sum with their family.

A few weeks later, however, that was forgotten. The offer ultimately made by Reljuv amounted to only 40,000 guaraníes per hour (about 5 euros), or 500 euros per month, with

the suggestion that this was already generous because the other Paraguayan employees (gardeners, cleaners, kitchen assistants, construction workers, etc.) only earned 2 euros per hour. This reveals a particularly condescending attitude. What is particularly problematic in this context is that the Reljuv company charges 400 euros in rent for a one-room apartment with 16-20 square meters of the most basic furnishings. With five children, two apartments are needed, but living conditions are still very cramped. The welfare of the children in the form of a sufficiently equipped teacher seems to play just as little a role as the fact that revenues from land sales in the 7-digit euro range were only achieved because Reljuv was able to advertise with a school, which attracted many families in the years 2021-2023.

The German teachers then decided to become financially independent from the Reljuv company, which was only possible because a large proportion of the lessons were given by the teachers in question without any payment. This had the positive side effect that they were able to operate independently of Reljuv S.A. and this parents' initiative continues to this day.

6 Die große Säuberung

There was a particularly large purge of old investors at the turn of 2020/2021. In the wake of the introduction of the condominium agreement, almost half of the settlers left the project ad hoc, and many more followed in the months that followed. Whether this was intentional or simply accepted is not known. Both are possible. At that time, the people already living here were presented with a so-called condominium agreement, which they would either have to sign or leave the settlement area. This condominium agreement was sold as a set of rules that would govern the development of the advertised community, but in reality it was a collection of new sources of income for the company Reljuv S.A. under the guise of community regulations. The fact that Reljuv S.A. and its board members adhered to virtually none of the principles of life they themselves had established was described in detail in another treatise. To understand what this condominium agreement was really intended to achieve, we must remember *“Erwin makes it work”* and take a look at what that means in this context.

- The condominium agreement stipulates a perimeter contribution for the construction of the dam of 10 euros per square meter of the investor's own land area, which is to be paid RETROACTIVELY by investors who had already purchased land
- Maintenance contributions are levied as community costs, which are to be borne exclusively by the investors and are then not even used for maintenance but for the oversized security apparatus.
- So-called infrastructure contributions are levied as another form of community costs without the money actually being invested in infrastructure.
- There is no evidence that the 10 euros/sqm is justified, nor is there any proof of use for the maintenance contributions and infrastructure contributions, as is customary for infrastructure costs.

They reserve the right to simply set the maintenance contributions annually. The risk that the settlers already living here would not sign this agreement and would therefore have to have their investment refunded was coldly calculated, because the Covid crisis promised plenty of new investments, which, as is known from all pyramid schemes, could be used to service the old claims. The practice of eviction was already illegal at that time, but people either did not know this or, anticipating future developments, preferred to get their investments back and settle in other places.

Since 2021 brought a large number of wealthy investors, the estimated €4.5 million in repayments to those who did not want to sign the condominium agreement could still be made,

albeit over a longer period of time. However, this provided an opportunity to sell the already cheaply sold plots of land and some of the houses that had already been built at a high price to people fleeing their countries in panic due to COVID-19. Although the condominium agreement states that speculators are not wanted, like all the noble principles in it, this only applies to the people of the community of hearts who do not bear the name Annau.

6.1 About the perimeter contribution

It is undisputed that the dam was a costly undertaking and that its maintenance continues to be so. However, the operator responsible for this poor planning or misjudgment must consider, when taking such a drastic measure, that this may mean that people simply cannot afford it. Imagine that the Reljuv company buys a hectare for a maximum of 1,000 euros and then sells it to the first investors for 12,000 euros. After a few years, simply because the layman Annau miscalculated, these investors are now expected to pay an additional €88,000, i.e., seven times the original price, or be evicted from the settlement. Mr. Annau claims that Reljuv spent between 30,000 and 60,000 euros per hectare to make it habitable. With 549 hectares comprising the settlement area and an average value of 45,000 euros per hectare, that would be 24,700,000 euros just to prepare the land for the construction of a house. If we take the above-mentioned approx. 3.6 million square meters of land available for private sale as a basis, this perimeter contribution alone would generate 36 million euros. However realistic these figures may be, they make it clear that the early investors will have to pay for this poor planning. After all, as the condominium agreement so aptly puts it: "

PERIMETERBEITRAG

El Paraiso Verde ist ein "Condominium", KEIN "Con-Spekulandum. Wir sind eine Kolonie in Gründung und daher ist das Zusammenhalten in der Gemeinschaft die Grundlage für alle unsere Handlungen.

El Paraiso Verde wurde von uns gegründet, damit Menschen in einer „bewegten Zeit“ einen Ort und Lebensraum haben, in dem sie in Ruhe und Frieden ihren eigenen Lebensweg gehen können.

Was von allem Anfang an klargestellt wurde:

- El Paraiso Verde wünscht keine Grundstücksspekulanten.
- Käufer von Nutzungsrechten oder Eigentum, die die Kosten der Gemeinschaft nicht tragen wollen, werden aus der Gemeinschaft ausgeschlossen. Ihre Nutzungsrechtsverträge werden gekündigt. Ihr Eigentum wird zurückgekauft
- Nutzungsrechte sind das, was sie heißen: Rechte zur Nutzung, keine Spekulationsrechte.
- Ohne die Vorfinanzierung der erhöhten Infrastrukturkosten durch die Reljuv S.A. wäre das Projekt buchstäblich ins Wasser gefallen und der Aufwendungen für die Nutzungsberechtigungen wären zu 100% verloren gewesen. Daher ist es destruktiv für die Gemeinschaft, wenn einzelne sich die Sicherung ihrer Nutzungsrechte vor Totalverlust von der Gemeinschaft bezahlen lassen.
- Jeder Spekulant zieht genau das Kapital ab, das die Gemeinschaft aufwenden musste, um El Paraiso Verde zu bauen.
- Nutzungsberechtigte haben etwas anderes gekauft als das, was heute auf diesem Land errichtet wurde: Aus einer Wiese mit eingeschränktem, landwirtschaftlichem Nutzungsrecht ohne Teilungsrecht wurden 100% Baugrund, teilungsfähig, aufgeschlossen, Hochwasser und Feuer-sicher. Das ist unter 10 Euro pro Quadratmeter nicht realisierbar.

Figure 20: extract from the condominium agreement of 2021

All of this sounds reasonable and understandable, but it is only half the truth that Mr. Annau wants to convey. We will discuss the other half, and thus the actual motivation, in sections 11.2 and 11.3. A more accurate statement would have been: "*El Paraiso Verde does not want any real estate speculators other than Reljuv S.A. as the sole real estate speculator.*"

Because that is precisely the basic business model, and it is completely legitimate. Every purely commercial housing project is based on this business idea, and El Paraiso Verde is a purely commercial housing project. However, other commercially oriented housing projects allow early investors to reap the benefits of their willingness to take risks by investing early in such a project with an uncertain outcome, in that they profit from the increase in value when the property is resold at a later date. However, with this condominium agreement and the passages on preemptive rights in the purchase agreements, Mr. Annau wants to grant this increase in value only to Reljuv and thus to himself. Every house built, every beautiful garden, but also every economic, social, and

cultural activity of the settlers contributes just as much to the increase in value of the land as the infrastructure built by the developer. Mr. Annau wants to pocket the increases in land value that can be achieved if the project is successful, while the investors are expected to bear the losses if the project is unsuccessful.

If this money had actually been used to build an outstanding infrastructure rather than something that is already in need of renovation in many areas, and if the idea of community that was so insistently touted had been expressed not only verbally but also in reality, for example by creating a community center, which is where every real community actually begins, there would be little objection to this handling of the perimeter problem and the high land prices. This was one of the biggest mistakes made by many investors, who believed that the high prices also helped to finance infrastructure that would serve to build community, such as a community center. But no, none of this was planned at all; there is NOTHING in Sector B that serves this purpose, not even an entrance to the site. All the price inflation, with justified and, as we have already shown and will continue to show, unjustified reasons, had the objectives analyzed in sections 11.2 and 11.3.

6.2 About maintenance contributions

Reference should be made here to a [detailed description of the subject matter](#), and only the most important aspects in this context will be summarized, as the question to be addressed is whether the Annau couple's one-sided narrative that Mr. Buker alone is responsible for the current crisis corresponds to the facts. There have been no changes between the so-called old (Mr. and Mrs. Annau with Dr. Buker) and new administration (Mr. and Mrs. Annau without Dr. Buker) with regard to maintenance contributions and the associated arbitrariness and lack of transparency. In a presentation of the composition of maintenance costs for the year 2024, Reljuv S.A. makes it clear:

- That maintenance costs of 1,857,000,000 Gs will be incurred in 2024
- That 1,590,000,000 Gs of this amount, i.e. 85%, will be incurred for security services alone
- That the security costs, i.e., the lion's share of the maintenance contributions, are not calculated per square meter, as stipulated in the condominium agreement for maintenance contributions, but are divided among the buildings, contrary to Mr. Annau's own condominium agreement
- This has the advantage that he has to pay less
- That Reljuv S.A. is of the opinion that it does not have to pay any maintenance fees, which contradicts its own condominium agreement.
- It only pays part of the amount of approximately 2,500,000.00 Gs that it is required to pay in accordance with its share of the area, namely approximately 1,045,000,000 Gs, and also declares this as a subsidy.

Mr. Annau does not understand that maintenance contributions are cost-neutral levies. The potential for profit here is minimal, unless one wants to misuse them for these purposes.

6.3 About Infrastructure contributions

Here, too, reference should be made to a [detailed description of the topic](#). From today's perspective, the condominium agreement can be described as the beginning of the end of this project under the leadership of Reljuv S.A. Such an arrangement cannot last long among sovereign people. The shameless greed hidden within it, accompanied by a self-righteous attitude of being able to play the infallible moral guardian, is not a sustainable concept for a community. What the Annaus really want is a following of uncritical Christmas geese that can be financially exploited and who then thank them with appropriate homage to their benefactors.

6.4 About investor tours

Investor tours, which are billed as informational trips but are nothing more than sales events, serve on the one hand to obtain a residence permit for Paraguay, but mainly to persuade people to buy a plot of land.

The completely overpriced investor tours will not be discussed further here. Every investor has voluntarily accepted this price and may not complain later. However, it should be made clear that the Annau couple's claim that every new member of the owners' association must take part in such a trip organized by them should be characterized as an outrageous interference in the freedom of choice of the individual investor and the community of owners as a whole.

But even that is not enough when *“Erwin makes money”* is the all-dominant motto.

New sources of income are needed. Something that only Mr. Annau could come up with affected the shore areas of the super-expensive lakefront properties for a short period of time.

6.5 About the lake shores

Chronologically, this farce is not actually related to the condominium agreement, but rather to the spring of 2023, when the precarious financial situation was already crystal clear.

Then Mr. Annau came up with an ingenious idea, after all, as his Xing profile states, he combines the *“condensed knowledge of two Nobel Prize winners.”* During the sales talks for the lakefront properties, the explicit question of whether the property extended to the water was answered with a clear yes. Now it was suddenly claimed that the properties did not extend to the water's edge, contrary to what had been discussed at the time. Well, Mr. Annau was the only one who remembered it that way, and the buyers all suffered from collective Alzheimer's. So they were offered the following tempting alternatives:

1. Either they buy the strip of shore (70-90 euros per square meter)
2. They have the Reljuv company build a shore design
3. If they do not want either of the alternatives involving a money transfer to the Reljuv company, the corresponding strip will be excavated.

It is important to remember that at this point, there was allegedly no money left for diesel to repair the roads, but there was diesel available to excavate a piece of land simply because it could not be sold. Welcome to the community of hearts. This incident becomes even more interesting when you consider that at this point it was already clear that the lakes and thus also the shore areas were intended as communal areas for the planned Barrio Cerrado, which are also jointly owned. So it was not land that Reljuv could have sold. For this very reason, these shore areas cannot be titled today, because they are not designated as land intended for private ownership and are not registered as such in the Catastro and Registro. No cabaret could muster as much bitter satire as Mr. Annau offers.

7 The dubious financial products

However, the sources of money that are by far the most consequential for the financial disaster are

- The sale of so-called retirement properties
- The sale of preferred shares
- For a short time in 2023, the CashCow packages

7.1 About the provision (retirement) properties

The provision properties were offered for purchase to fulfill the following purposes:

- The money to be paid in advance for the house construction was transferred to Reljuv via the process of purchasing a provision property.
- If there was still money left after the house was completed, this remaining amount was to be repaid over two years with 6.5% interest each year, i.e., a total of 13%.
- However, the option was also offered to purchase a precautionary plot of land as a pure investment, thereby recovering the original investment amount plus 13% interest on it after two years in order to secure one's money from the impending collapse in Europe.
- For a certain period of time, the purchase of a precautionary plot of land was even a prerequisite for being able to purchase preferred shares at the time of payout.

The fact that this form of investment was planned and implemented as a dubious venture from the outset is demonstrated by the structure of the repayment agreement. While the investor's purchase obligation is a notarized Contrato Privado, i.e., a document valid in Paraguay, the repayment agreement is merely a piece of paper written not in Spanish but in the investor's native language, with dubious value in Paraguay. Although the investor was the legal owner of this retirement property, he was not allowed to use it.

Mr. Annau is sufficiently knowledgeable about the law to understand that it would be difficult to take legal action against Reljuv S.A. with such a repayment agreement. It should not be assumed that the refusal to repay the pension property assets due since 2023 was planned from the outset. However, the structure of the repayment agreement can confidently be regarded as a measure to ensure that, if the worst comes to the worst, there is a way to do just that. Mr. Annau is also acting very inconsistently today with regard to these pension assets. On the one hand, these claims are declared as assets in customer accounts and can be used to settle ongoing costs. On the other hand, he has his lawyer tell the prosecutor that there's no repayment obligation at all and even tells a creditor that it's just an option he doesn't plan to use right now. Mr. Annau now insists that he knew nothing about the payment difficulties. However, these difficulties were already present in 2021, and he struggled to repay the promised sum. Since he was unable to convince people to convert their money into pension shares rather than having it paid out, he sent them to his confidant, Mr. Buker, in the hope that he would find more convincing arguments. Well, Mr. Buker succeeded in doing so by inventing all kinds of uncertainties for money outside the EPV and, against his better judgment, presenting the safety of the investment in the EPV not only as particularly high, but as guaranteed. In the spring of 2022, Mr. Annau once again had to portray himself as a combination of hero and victim and said in a meeting:

Quote: *"I wake up at half past two in the morning because I'm thinking about how I can repay the pension properties due in 2024."*

Poor victim Erwin Annau wakes up at night because only hero Erwin Annau knows how to repay the pension properties in 2024. Or no, he doesn't know, he's still thinking about it.

What exactly is Mr. Annau saying here?

He says that there is no existing business model that guarantees, or at least makes it highly probable, that the company will be able to meet its repayment commitments in two years' time, and that there is no concept that has actually saved the money that was supposedly saved from collapse in Europe. This uncertainty about the ability to keep the promises made weighs so heavily on him that he wakes up at night to finally come up with a solution to this problem, even if it means selling a strip of land that he has no right to sell.

No, the cries of "Save your money" were just another trick to get hold of it and then use it as they saw fit, as if it were their own, which we will come back to later. Even back then, the

company was in a situation where “*if it doesn't work, Erwin makes it work.*” And if he had to wake up at night and ponder what he could come up with to pump new money into the pyramid scheme so that the old claims could be met first. However, that did not prevent Mr. Annau from continuing to sell retirement properties in exactly this manner. A statement made at the beginning of 2023 shows that he did not consider this money to be other people's money to be used in a fiduciary capacity, but rather as income available for his projects. At a settlers' meeting, he claimed that he had generated 22 million (euros, dollars, the currency is often not specified) in sales in 2022. Of course, it was not the Reljuv company, its consultants, its employees, including Mr. Buker, but Mr. Annau personally who achieved this alleged turnover. But how much of this was debt incurred through the sale of precautionary land or preferred shares?

7.2 About the preferred shares

Mr. Annau also failed to wait until the preferred shares were on legally secure ground before selling them. As a result, there are no notarized share purchase agreements today and therefore no share certificates either. On the other hand, Reljuv S.A. has effectively recognized these preferred shares as existing by paying the dividend, includes them in the balance sheet, and Mr. Annau now finds himself facing the preferred shareholders as the actual owners of Reljuv S.A.E.C.A. with an 80% stake. Their right to participate in shareholders' meetings, to information such as access to the balance sheet, and indeed to be treated with due respect as shareholders who have not received the promised dividend for two years, is being trampled on by Mr. Annau, there is no other way to put it.

- He lies to them by claiming that they have no right to attend shareholder meetings.
- He lies to them by claiming that they have no right to inspect the balance sheet and compounds this lie with the grotesquely arrogant “voluntary and one-time” disclosure of a truncated balance sheet from 2024.
- He insults them as kamikaze investors because, in his eyes, they are simply too stupid to see through his financial management genius.
- In meetings, when faced with unpleasant but justified questions, he threatens to break off the event, as Mr. Buker apparently always did in board meetings, according to Annaus.
- He uses armed force to prevent preferred shareholders, some of whom are still creditors to the tune of millions through corresponding pension accounts, from visiting their own property as they wish
- If they do receive visitors, they are reported for disturbing public order, which has since been dismissed as unfounded by the Paraguayan judiciary.
- Mrs. Annau has no qualms about reporting a proxy holder of a preferred shareholder for domestic violence. Since this person has never set foot on the premises before this, the report is so absurd that even the rather understanding Paraguayan judiciary suggested that the lady have a psychological evaluation done.
- He (Mr. Annau) has the preferred shareholders, and thus the actual owners of the company, searched with metal detectors like suspected terrorists before they are allowed to enter the shareholders' meeting.

- He then has two guards standing in the meeting room with long guns and their fingers on the triggers remind the preferred shareholders in a martial manner that they are not welcome here.
- When a shareholder asks what all this long-gun drama is about, the answer is: *“They are protecting your assets.”* This prompts the preferred shareholder to ask where the assets are. Readers can form their own opinion about the answer that is given:

“Find it, and you'll get half.”

7.3 About the CashCow packages

Before discussing the CashCow packages launched in spring 2023, we will briefly outline the financial situation prior to this launch. What was concealed from the members of the “community of hearts” in the lack of transparency so characteristic of Reljuv S.A. was a loan of one million dollars from BASA Bank, which Reljuv S.A. had to take out at the end of 2022 and beginning of 2023. Mr. Annau had already mentioned during a meeting in December 2022 that the EPV would no longer exist in its current form in three months' time if something did not happen soon, meaning if new money was not raised soon, but he had concealed this necessary loan.

Now, due to Covid crisis, 2021 and 2022 were the most profitable years in the company's history in terms of sales. So much money poured in that Mr. Annau felt compelled to welcome people who only had capital of €100,000 into the community of hearts with the words: *“That's peanuts, basically a day's earnings.”*

Nevertheless, he kept the peanuts, and today these people are left without their life savings. But according to Mr. Annau, Mr. Buker stole them. We will come back to this.

How, after these years of such success due to COVID-19, one can end up in a situation where one has to take out a loan just to be able to pay severance to employees who are being laid off, who were hired at short notice for election campaign tactical reasons and now have to be let go, is a business mystery that has yet to be solved.

However, the fact that Mr. Annau assessed the financial situation much more critically than he admitted to his “community of hearts” is evident not so much from his words as from his actions. As early as 2022, he took the precautionary step of founding a new company, “Paraiso Verde Constructora S.A.” This company is solely owned by the Annau family. In February 2023, with the help of Mr. Buker, Mr. Annau transferred many of the most valuable properties of the insolvency-threatened company Reljuv S.A. to this new company, Paraiso Verde Constructora S.A. This transfer of assets exempt from debt repayment to another company, as well as the capital increase of Paraiso Verde Constructora S.A. to 25,000,000,000 GS in June 2023, are still subject to clarification with regard to criminal liability.

When Mr. Annau attempted to shift all responsibility for the disaster onto Mr. Buker, the settlers questioned him about the previously undisclosed company “Paraiso Verde Constructora S.A.” and the transfer of land. Depending on his audience, he responded in one of two ways:

Option 1: To the rank and file, he proclaimed his heroic deed: *“This is how I am saving the EPV.”*

Option 2: To those he perceived as supporters, he was somewhat more honest: *“This is my retirement plan.”*

In this obviously critical situation, Mr. Annau, backed by his confidant, Mr. Buker, has nothing more important to do than to withdraw assets from the company as a precautionary measure, which could be used to settle liabilities in the future if necessary.

Of course, no one must know about this, so all three board members remain silent towards the people of the community of hearts. The community of hearts expressly thanks them for this consideration. Otherwise, they might have been worried.

However, these concerns must be dispelled or not allowed to arise in the first place, because new capital is needed. Who invests in a company at risk of insolvency?

Now the long-prepared Plan B comes into play: cattle breeding.

But first, there is a tasteless video for which the unsuspecting protagonist will probably be ashamed for years to come, and in which once again the imminent collapse of Europe is conjured up and investment in the green paradise is praised as the only salvation.

At a meeting in spring 2023, Plan B, cattle breeding, is taken out of the drawer and presented to the settlers and sold as absolutely safe. In addition to the usual smokescreens about the many enemies outside the EPV who are all just waiting to get their hands on the precious swamp land, the bad politicians who are of course under Reljuv's control, the successful election campaign in 2022, which had to be supported, but which would not have cost much, etc., Mr. Annau unabashedly spreads the following lies:

1. He claims that the financing model he has devised is so cleverly constructed that, in addition to the 12% return it should yield after one year, it could also guarantee the continued construction of the houses.
2. He himself has checked all the figures and it would work.
3. A separate account would be set up so that this program would be run separately from other operations.
4. An internationally recognized auditor would oversee the entire process as a further measure of trust.

None of this is true.

1. A 10-minute internet search would have revealed that the figures given for cattle were not in any meaningful proportion to the quantity and quality of the available infrastructure (pasture land, feeding areas, housing, etc.). It would have been quicker to ask an experienced cattle farmer. But the brilliant Mr. Annau ("*the condensed knowledge of two Nobel Prize winners*") knows best, of course, what works and what doesn't.
2. Later, when the CashCow program was also terminated as a failure, Mr. Annau claimed that Mr. Buker had provided false information and that he had no idea where the information came from. Mr. Annau must decide on a lie. Either he checked and verified the information, in which case his statement of ignorance is a lie, or he did not do so and simply relied on Mr. Buker's information, in which case the statement made at the meeting was a lie.
3. Of course, there was no separate account. It does not matter whether Mr. Annau knew this or not. He claimed it.
4. There was also no auditor monitoring the program. Although this auditor was interviewed, he demanded full access, which was of course not granted to him, whereupon he gratefully declined the role as a fig leaf.

With a great deal of indulgence and forbearance, the sale of pension properties and preferred shares can still be considered gross negligence and a complete lack of due care. Even today (September 11, 2025), the following can still be found on the project website:

Can one in Paraguay save one's European assets from expropriation and the banking crash?

That's certainly possible. El Paraiso Verde has its own compliance firm that can bring any assets over from Europe or other countries. It's also possible to invest your assets here, with a dividend of at least 6-8 percent. Which bank offers this option? El Paraiso Verde already has many private investors in this way.

Figure 21: Screenshot of project website, taken September 2025

Should any of our readers be among those private individuals who have achieved this seemingly desirable status by means of dividends of at least 6-8 percent on their investment in Reljuv S.A., the authors would be interested in getting in touch.

The CashCow program, on the other hand, was a sham from the outset. It is particularly noteworthy that Mr. Annau also sold these packages to friends and long-standing acquaintances. And the advisors who assisted him and pocketed commissions also failed to fulfill their duty of care, which would have required them to thoroughly examine the feasibility of the venture. The same applies to the investors themselves, incidentally. They, too, transferred sums that would have required a more careful examination of the investment in advance.

This was not a case of risk capital from billionaires who are used to losing 95% of their investments because the other 5% generate enough profit to make this form of risk capital provision worthwhile. These were the life savings of a great many ordinary people who have little experience with such matters.

And when a supposed financial professional, who even makes asset protection the main focus of his own company, brazenly and dishonestly sells a financial product to unsuspecting people, it is without a doubt fraudulent misrepresentation. Mr. Annau may justify this to himself and others by claiming to have saved the EPV as the only true paradise left in the world. We will explain in detail what he was really after in section 11.2.

8 The break with Buker

8.1 Sudden change of heart

Up until this point, there had been mutual agreement between Mr. Buker and the Annau couple. After separating from Mr. Buker in the fall of 2023, the Annaus tried to convey to the astonished investors that Mr. Buker had blackmailed them from the beginning and that everything had been very bad and that they had endured it all just so that the settlers could get their titles. Now the facts tell a different story. That's not to say that there were no differences within the board. It's also not common for a company to air such differences publicly. But all three agreed on one thing: the investors must be persuaded to hand over their money by any means necessary, whatever the cost.

However, there is a significant difference between the Annau family and Mr. Buker. While Mr. Buker is satisfied with the money and the prestige it has bought him, the Annau couple

still needs power over the settlers. This need for power is behind

- the principles of life that are only intended for the rank and file
- and the exclusion rules that also apply only to investors,
- the intrusive access rules,
- the ridiculous restrictions on political or journalistic activity
- the downright comical prohibition on questioning the integrity of the Annau family
- etc.

Against the backdrop of this need for power, the relevant paragraphs were included in both the [2021 condominium agreement](#) and the [2025 draft regulations](#). The latter was actually supposed to be submitted quietly and secretly in its version at the time when the Barrio Cerrado was registered in 2023. However, Mr. Buker prevented this, perhaps because this piece of work

- contradicts Paraguayan law and the Paraguayan constitution
- Disregards human rights and freedoms and thus deeply contradicts an attitude that is still typical of the people of Paraguay
- grants the Annau family privileges that
 - are based on lies and
 - exceed even the already broad limits of Mr. Buker's loyalty

Mr. Annau never forgave him for submitting a different draft that was closer to the standard for such regulations. For this reason, Mr. Annau tried in every way possible to conceal [this regulation, which was filed with the Registro Publico](#), and above all its validity since at least the beginning of 2024, in a manner that was contemptuous of the settlers in every respect. He refers to the condominium agreement when collecting maintenance contributions, infrastructure contributions, and other items.

This agreement has been null and void not only de facto but also de jure since at least the entry into force of the currently applicable Reglamento.

This may have been one of the main reasons for parting ways with Mr. Buker. On the other hand, the settlers can be grateful to Mr. Buker for that standard reglamento despite all the problematic issues for which he is responsible, otherwise the situation would be even more precarious.

8.2 The truth comes to light

In June 2023, a meeting was held in which desperate attempts were made to cover up the disaster.

All three board members were said to be 100% invested in the company, had no plan B, and had everything under control. Mr. Annau once again lied to the community, saying that the money was not gone, but invested, and of course not in the bank, as that would not be a good idea. Mr. Buker embarrassed himself by saying that he had only hired so many employees because he had been commissioned to build 100 houses a year. Well, the three board members should still be able to count far enough to know that the company is miles away from this alleged target of building dozens of houses.

But in October, the relationship completely broke down and an unprecedented smear campaign was launched by the Annau family against Mr. Buker, who did not shy away from any distastefulness in revealing details of his private life. The Annau family as the poor victims and Mr. Buker as the evil perpetrator were the subject of all kinds of theatrical events held in larger and smaller circles.

What very quickly eroded the credibility of this narrative was the fact that the couple blocked every attempt to establish what would have been the only chance to overcome the crisis, namely transparency. Although there was constant talk and writing about transparency and *"the truth coming to light,"* it was

not desired. Mrs. Annau admitted this openly in internal meetings: *"There will never be transparency here."*

Mr. Annau would rather have lied and not only informed the settlers, but also the newsletter readers on their cell phone displays that there was now a financial advisory board, in which the auditor who had already been improperly brought in for the CashCow project had to serve as a generally trustworthy guarantor of the integrity of this body. He would have done so if he had been given full access to all financial information. But that was not desired, so he did not perform this task, which Mr. Annau naturally concealed. The financial advisory board never really had any insight anyway and was later dissolved quietly and secretly.

The change of heart among the eternal yes-men was particularly embarrassing. Many who had applauded Mr. Buker reverently until the end suddenly changed their tune on Mr. Annau's instructions and joined in the denigration of his person, as if it were a competition to see who could achieve the greatest self-humiliation.

An example of the witch hunt against Mr. Buker, which lacked any measure of respect and tact, is provided here for illustrative purposes. According to the statement made by Mr. and Mrs. Annau, a young man who once worked here at the EPV had pointed out Mr. Buker's irregularities to the couple early on. However, according to their further statement, they needed evidence in order to take action against Mr. Buker. Ultimately, however, he was dismissed in an undignified manner on the ridiculous accusation of wanting to take over the EPV. He later took his own life. Whatever the reason a person chooses such a path remains their secret, and such a fate must not be misused in disputes. But Mr. Annau knows no bounds here either. With foam at the mouth, he yells at his listeners: *"Buker has blood on his hands!"* If Mr. Annau has the disrespect to place the fate of this young man in the context of his disputes with Mr. Buker, then allow me to ask the following question:

What could be more disappointing for a young man who wants to expose a crime? The actions of the perpetrator or being let down by those to whom he confidentially turned with his observations?

When it became clear at the turn of 2023/2024

- that the Annau family did not want transparency or wanted to limit it solely to the actions of Mr. Bukers, and
- that the presumably illegal transfer of the land to the company "Paraiso Verde Constructora S.A." would not be reversed,

it was clear that there was no difference between the old and new administrations with regard to the settlers, investors, and creditors. This was already evident in the dishonest letters regarding the increase in [maintenance contributions for the year 2024](#).

8.3 name is Bunny, I know nothing about it

Mr. Annau's statement that he had no access whatsoever to Mr. Buker's financial activities can easily be refuted by Mr. Buker on the basis of countless payment orders made personally by Mr. Annau, some of which had unclear objectives. Since no evidence can be provided for this, this matter should be left to the Paraguayan justice system or to those who will one day have the pleasure of truly investigating the company's history.

9 The double Nobel Prize

Reference has already been made above to the claim made in Mr. Annau's Xing profile that his skills and knowledge include, among many other things, the *"condensed knowledge of two Nobel Prize winners."*

Fähigkeiten und Kenntnisse Logg Dich jetzt ein, um das ganze Profil zu sehen. →

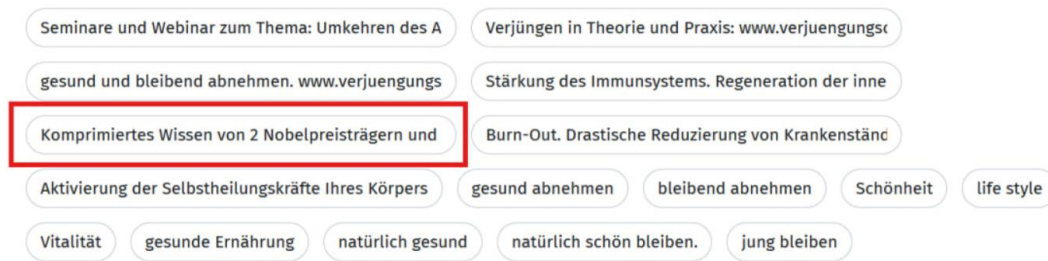


Figure 22: Screenshot of the Xing-Profile of Mr. Annau, taken September 2025 (https://www.xing.com/profile/Erwin_Annau)

With such a self-image, one can confidently disregard all concerns and squander the life savings of one's loved ones in the casino of one's own gambling addiction.

Because, as his personal website states, these doubters are just paid troublemakers.

„Jeder, der sich diese **Videos** aufmerksam anschaut, wird unweigerlich feststellen müssen, dass im Laufe der Zeit praktisch alles von Erwin Annau erfüllt und umgesetzt wurde, was er schon ganz am Anfang gesagt und „visioniert“ hatte.

Es kann keiner mehr sagen: „Woher will er denn wissen, dass alles gelingt, er die Schwierigkeiten „handeln“ kann, wer weiß schon was in einem Jahr ist. – KEINER – außer Erwin Annau, der sieht es nämlich schon und steuert seine Ziele geradewegs an.

Im Grunde sollten alle Zweifler schon von selbst verstummen, wenn sie die Geschichte verfolgt haben. Die, die immer noch zetern, können demnach nur noch bezahlte Querulanten sein.“

Anyone who watches these videos closely will inevitably realize that, over time, Erwin Annau has fulfilled and implemented practically everything he said and “envisioned” right from the start.

No one can say anymore, "How does he know that everything will work out, that he can ‘handle’ the difficulties? Who knows what will happen in a year? NO ONE—except Erwin Annau, who already sees it and is steering straight toward his goals.

Basically, all doubters should fall silent on their own once they have followed the story. Those who are still ranting can therefore only be paid troublemakers."

Translated with DeepL.com (free version)

Figure 23: Screenshot of <https://erwin-annau.com/lebenslauf/> and translation by DeepL

So let us adopt a reverent and humble attitude and, given our own mediocrity, allow ourselves only a limited glimpse of Mr. Annau's genius, based on a few examples.

9.1 Der financial expert Annau

However, other things became apparent in the communications of the Annau couple immediately after the Buker era, e.g., the financial expert Annau's unimaginable ignorance regarding the profitability of economic activities. Most of the people from whom Mr. Annau had taken their life savings with the promise of saving them from the collapse in Europe assumed that the money would be kept safe somewhere, invested, or otherwise managed in a fiduciary capacity. However, this was not the case. Mr. Annau described Mr. Buker's misdeeds, among other things, as failing to invest the investors' money as agreed. And what was this

agreement? The agreement was to invest 1/3 in cattle, 1/3 in infrastructure, and 1/3 in building materials. And the evil Mr. Buker did not do that, which is why we now have these problems. How, please Mr. Annau, the financial expert, does one intend to generate the full investment amount plus 13% interest with this portfolio in two years, or, in the case of preferred shares, 2% of the investment amount each quarter?

Let us just consider building materials for a moment. High-quality, small-volume building materials such as fittings, tiles, etc. cannot be stored, as their saleability depends on the preferences of builders. That leaves only bricks, sand, gravel, lime, and cement. Lime and cement should not be stored for longer than six months, even in good warehouses, given the fluctuations in humidity that prevail here. Mr. Annau has no idea how much space building materials such as bricks, sand, and gravel worth €5 million take up. You don't need any information allegedly withheld by Mr. Buker to see that neither the number of cattle nor the quantity of building materials are available. If the economic expertise of financial professional Annau is exhausted with this ridiculous portfolio, it is no surprise that Mr. Annau's calculations of the CashCow package resulted in 100% feasibility. Investors have probably put their faith in the wrong professional.

9.2 Your money? My money!!!

Of the many bad investments that burned through funds raised with the promise of saving them from collapse in Europe and which can be attributed solely to decisions made by Mr. Annau, only three will be mentioned here. There are many more, and it is impossible to estimate how many millions of euros in damages were caused by this alone.

9.2.1 3D-printer

Despite opposition from experts, his own wife, and even Mr. Buker, Mr. Annau insisted on purchasing a 3D printer that requires a special type of cement only available in Europe. Consequently, many pallets of this cement were also part of the investment. What was not taken into account is the fact that these also have to be shipped to Paraguay, which calls into question the profitability of the whole venture.

Due to various difficulties, a significant portion of this cement has become obsolete, and most of it has not yet been delivered because no houses are being built with 3D printers. During the transport of cast prefabricated parts, which was again not carried out properly against the advice of experts, these fell off the trailer and were destroyed.

Nothing should be said against the risk of innovation, the misfortune in handling it, etc. But there is a difference between burning a million of my own money or the money of investors who are aware of the risk in this way, and burning the life savings of unsuspecting people. The carefree manner in which Mr. Annau is fulfilling his childhood dreams at the expense of other people's life's work is simply irresponsible.

9.2.2 Sirewall

Once again, Mr. Annau plunges into the next adventure, ignoring all of Mr. Buker's objections. Meror, the inventor of the Sirewall principle, who is recognized worldwide in professional circles, was invited to establish this principle at the Reljuv company and was also to head the faculty for ecological construction at the university.

It is highly recommended to [watch architect Meror's video](#) series about his EPV adventure.

However, it was his money that was burned here, not that of investors, which may have ruined Reljuv's reputation as a serious and reliable construction company, even in English-speaking countries. The videos are very calm and factual. The accompanying texts below the videos summarize Erwin Annau's approach very well and are definitely worth reading, although from a Paraguayan perspective, it must be said that not every expectation of a construction professional and every construction standard that is easy to meet in Europe or North America can be implemented in Paraguay. The money that was supposedly saved before the collapse in Europe was first burned when the Reljuv company attempted to independently build a series of apartments using this construction method. Not only does this building ruin now stand as a warning monument to the failure of this company in the landscape, but hundreds of thousands of euros were burned again in connection with the purchase of a very expensive concrete pump.

9.2.3 Interference in politics

According to Mr. Annau's own statement, the interference in politics and, in particular, in the 2022/2023 presidential election campaign was solely the initiative of Mr. and Mrs. Annau. Mr. Buker had to be persuaded to go along with it. All of Mr. Buker's concerns, including those regarding the costs, were simply swept off the table. What are a few million dollars squandered directly and indirectly when the money does not belong to you? When disclosing the costs of interfering in the election campaign, he contradicted the narrative, later painstakingly pieced together, that he had no overview of the finances. At the CashCow meeting in spring 2023, he allegedly knew exactly that a maximum of 1% of the investment sum, which he estimated at \$90 million in the same meeting, had gone into the election campaign. Did Mr. Annau have a mandate from the investors for this? In November 2023 he suddenly did not remember his own words of being solely responsible for this interference in politics. He claimed that this interference was never desired by him and only Buker was responsible for that.

9.2.4 L'État, c'est moi

A particularly egregious example of a veritable waste of creditors' money is the legal fees that the couple is paying at the expense of their creditors. Not only are all notary and attorney fees incurred in the course of founding Constructora, transferring the property, increasing capital, and all other actions to the detriment of creditors that have yet to be uncovered highly likely to be paid by the creditors themselves, they are also being harassed with such incredibly nonsensical lawsuits that, in addition to this waste of money, the reputation of those accused is also being damaged. But of course, the reputation of the project also suffers, as does that of the Reljuv company and the Annau couple as directors of this company. It is simply incomprehensible how anyone can be so short-sighted as to initiate completely futile lawsuits that achieve nothing except embarrassing the legal professional Annau and costing money. Here are a few examples summarized once again.

- A complaint was filed against a creditor's representative for alleged domestic violence against Ms. Annau. This man never set foot on the property. How could he possibly have committed domestic violence? The Paraguayan judiciary naturally sees it this way too and is trying to free itself from such occupational therapy in the future by recommending that Ms. Annau undergo a psychological evaluation.
- A complaint for disturbing public order, simply because people opened the front door for their visitors without the permission of the caretaker (Annau). Imagine the following scenario: Mr. Annau sells a Mercedes, then, if a car is delivered at all, delivers a Fiat on the grounds that the customer's money has somehow gone missing. And then he also wants to determine who the customer can take with them in their new car? This lawsuit was also dismissed as null and void and only cost the creditors money in two ways: on the one hand,

because Mr. Annau embezzled the creditors' money for his lawyers, and on the other hand, because the creditors themselves had to pay lawyers for these proceedings.

- In an act of arbitrariness that is probably unprecedented worldwide for a gated community, Mr. Annau cut off water and electricity to two families at an outside temperature of 40 degrees Celsius, simply because he dislikes them. This also had to be reversed in court and again cost creditors money.
- Now that the justice of the peace in Caazapá has clarified once and for all that the practice employed for years by the Annau couple of simply chasing unwanted settlers off their purchased land is illegal, even if the amount paid was initially refunded to them, a couple in a similar situation also approached the justice of the peace with the question of whether they could receive the visitors they wished. The situation was so crystal clear that the Annau couple's lawyer and the couple in question did not even have to enter the justice of the peace's building, and the lawyer had to admit that no one could deny them this right. Even the condominium agreement drafted by the Annaus themselves states on page 6:

"Every owner and their co-residents have the right to receive guests on their property (the property of the respective owner) at any time and to visit all public areas of El Paraiso Verde with these guests."

Nowhere does it say that the Annau couple may restrict this right. And yet they continue to use armed force to prevent their creditors from receiving the visitors the creditors wish to receive, provided that these visitors do not suit the Annaus.

- The case just described is also very well suited to revealing the reversal of guilt so typical of a narcissist. Mr. Annau angrily spread the word among his supporters that this couple had caused 50 million guaraníes (about 6,000 euros) in damages by visiting the justice of the peace. Who made the absurd, unlawful, inhumane, and, for someone with the *"compressed knowledge of two Nobel Prize winners,"* not particularly clever decision to prevent this couple from visiting a friend at gunpoint? Why did this couple go to the justice of the peace in the first in their distress? Mr. Annau caused this incident and is shifting the blame onto those he harmed. Stop the thief, he has my knife in his back.

But that's not all. The question arises as to what these 50 million were used for. The magistrate's services in this case were free of charge. Either the lawyer demanded this 50 million, which would be outrageous, and lied to Mr. Annau that these costs had been incurred, or Mr. Annau lied in order to turn his supporters against this couple with this doubly unjustified accusation.

With the debtor being so generous with his creditors' money, the lawyers are naturally eager to get their hands on it, although in the case of Mr. Annau and his pathological obsession with filing complaints, it would be more accurate to talk about bags and suitcases.

Those who are overwhelmed by the challenges posed by the current situation because they are unable to manage such a company and project seek tasks that they are capable of performing in order to distract themselves from this fact. The hectic activity with which Sector A issues bans on entry, complaints, and, in most cases fortunately, only verbal attacks against creditors is intended to hide the mental calm that prevails in the face of the real problems. Regardless of whether one finds these embarrassing substitute actions laughable or infuriating, they are highly counterproductive in overcoming the current crisis and a prime example of the Annau couple's inability to manage this crisis.

9.2.5 I am the bank

The losses and waste amounting to millions of euros described above are solely attributable to the Annau couple's thirst for adventure and their arrogance, and they respond to this with eloquent silence. They behave exactly like the banks, which are increasingly restrictive with their customers' money, as if it were their own and not the customers'. They handle the life savings of unsuspecting

people as if it were their own money and as if it were inexhaustible. I, Erwin Annau, the “*condensed knowledge of two Nobel Prize winners*,” am not only king in my kingdom, but also the bank. Your money is safe with me, out of your reach, and I decide how much you can have, for what purpose, and at what time, in bite-sized chunks that are digestible for you. If you show enough homage and submission, I will be a little more generous than with the kamikaze investors. But everyone has to beg a little if they want the money that is actually their own.

10 The blind spot

10.1 Troublemakers (stink boots), splitting mushrooms, and kamikaze investors

The examples mentioned in the previous chapter involved direct losses amounting to millions, for which Mr. Annau alone is responsible.

However, there are also many indirect losses due to

- investments withdrawn by people who, according to their own statements, left because of the Annau couple's behavior
- investments that had already been planned but were withdrawn because of the Annau couple's actions.

Since these are naturally only estimates, they will not be discussed in specific figures.

The evening alone when Mr. Annau, in an incredibly disrespectful verbal outburst, felt compelled to publicly establish a connection he had invented between the stillbirth of a child in the EPV and the alleged drug use of its parents in front of all the settlers, is likely to have prevented several million dollars of planned investment. Similarly, the unspeakable video in which Mr. Annau felt compelled to publicly expose a Paraguayan lawyer sent shock waves of indignation and alienation among people of high standing, not to mention the damage to the reputation not only of Mr. Annau, but also of the people living here.

Mr. Annau's arbitrary assertions that the need for truth and honesty in the description of conditions here by the people who live here and therefore know best would exceed the damage caused by Buker many times over are, however, unsubstantiated and represent a reversal of guilt typical of a narcissist. His labeling of them as stinkers, divisive figures, kamikaze investors, or other technical terms from the reservoir of his “*compressed knowledge of two Nobel Prize winners*” is at best suitable for self-disqualification, but not for founding a community that wants to enter a new era.

10.2 Mr. Annau, the brilliant salesman

No, Mr. Annau is not a brilliant salesman, as he himself believes and as others claim in a short-sighted view limited to the initial purchase decision. He has caused extreme customer dissatisfaction of 95% or more in hundreds of cases. This is not the hallmark of a good salesman, but at best that of a virtuoso liar. The experiences of these dissatisfied people, realistically recounted to their friends and acquaintances and, in some cases, on digital media, may not be verifiable with concrete figures, but they have probably caused by far the greatest damage. However, they are not responsible for this, but rather those who provide the material for these accounts.

Every company in the world has to face public criticism. Any attempt to ban this is ridiculous. And Mr. Annau wastes a lot of energy trying to stop criticism of him and his methods. Every salesperson should know that customer satisfaction is the cheapest advertising you can get. But no, here too, the Annau couple completely distort cause and effect in a way that is completely detached from reality. For the Annau couple, of course, it is not their lies and hypocrisy about a supposed community of hearts that is the

cause of the dissatisfaction of the 95%, but rather these complainers themselves, because they simply do not want to reward the genius of the Annau couple and their tireless fight to save the world with appropriate investments. These people, whom Mr. Annau bluntly refers to as sourpusses and divisive elements on every investor tours, have the audacity to actually expect a health center worthy of the name. How can they be so ungrateful when the Annau couple are working around the clock to create the last remaining place in the world where they can live undisturbed?

10.3 There is still room in the savings account

When Mr. Annau sells a house to an investor and confirms on request that the furniture in it is included in the price, Mrs. Annau comes along afterwards and has the furniture promised to the buyer removed from the house because she disagrees. She thinks she will gain a few hundred or thousand euros and disregards the fact that the buyer in question need only describe this very process objectively to his circle of acquaintances in order to divert hundreds of thousands of euros of potentially interested capital elsewhere. While attempting to bend over and pick up what Ms. Annau considers to be a pencil that has not been used up to the last centimeter from the wastebasket, the €5,000 calculator is knocked off the table. This focus on trivialities is a specialty of Ms. Annau. Ensuring that 5 cents in infrastructure tax is paid on the one euro for a bottle of milk is such an important concern for Ms. Annau that she takes care of it herself. That's why she doesn't have time to check what Mr. Buker is doing with 30 million euros.

10.4 Money alone does not bring happiness

However, the human loss weighs much heavier. It is difficult to estimate the extent of the technical, horticultural, scientific, medical, and artistic knowledge, the children's friends, classmates, nice neighbors, dear friends, etc., that was first attracted by false promises and then lost again after the true circumstances became known due to the incompetence of the Reljuv company's board of directors and, in particular, the Annau couple. Of course, there are many reasons for the extreme fluctuation, and not every decision by a person to leave here, based on the Annau's behavior, can be reduced to this alone. But everyone who has lived here for a few years knows the reasons from conversations, and how often have we heard that people simply can't stand the Annau couple's completely anachronistic, feudal behavior anymore?

11 The new administration

11.1 The missed opportunity

Just a few months after Mr. Buker's departure, it became clear that the following measures, which would have united the entire community and represented a new beginning, were not desired by the new administration either:

- Realistic portrayal of the conditions here in the advertising for the project
- Complete transparency in the use of creditors' funds and any new income received
- Return of the land illegally transferred to the company "Paraiso Verde Constructora S.A." to the debtor company Reljuv S.A.

In doing so, the Annau couple quickly squandered what little trust had been placed in them. Many settlers had wanted to help the new administration by, among other things, assisting with inventory and other stock-taking activities free of charge. And indeed, what Mr. Buker's so-called management had left behind here was, to put it mildly, a major challenge. But the mere concealment of the Constructora

affair, the implausible explanations for it, and other things quickly made it clear to the already distrustful majority of settlers here that the Annau couple were only interested in the following things:

- Covering up their own part in the disaster
- Securing their private benefits from a company threatened with insolvency

The embezzlement of creditors' funds also continued unabated. Even new investments made under the new administration in the belief that they would now be carefully managed in a fiduciary capacity were not used for the construction of houses, for which they were intended, but for legal fees, to settle old bills, etc. No, even if Mr. Buker left behind a number of unpaid bills, which all came due at the beginning of 2024, a responsible person does not use other people's precious life savings, but either his own (Constructora) or liquidates the company's assets at a price that makes a sale possible. Just because they wanted to hold on to the completely inflated prices for the properties, they could not be sold. Instead, they preferred to embezzle other people's money. In the next section, we will examine why they clung so desperately to the exorbitant prices.

11.2 Ups, was war denn das?

So it's no surprise that Mr. Annau was told in early 2024 that he only had a very small support base left. This caused Mr. Annau to panic so much that he hastily arranged a meeting to gather his supporters. This meeting is by far the most memorable and best characterizes the true motives of the Annaus, which has taken place in the last four years.

We will not go into detail about the Annau's predictable, simplistic worldview: "We are the good guys and the victims, Buker is the bad guy and the perpetrator." They really believe this themselves, have to believe it, or cannot help but believe it. There is no denying that this fraud took place. However, it is not right to **reduce** it to this, because that does not do justice to the situation.

Much more important are the following two things that were openly stated that evening.

Quote: "In a year, the 25-30 million euros will be back and you will have your money back. But that will only work if you trust us 100%, if you stand behind us 100%."

One could add: If you don't ask critical questions.

Well, for those who

- did not want to lie along with the couple, there would be a health center here, even though it does not exist, because they did not want people to continue to be deceived in such a despicable manner,
- wanted complete transparency in the use of creditors' funds and any new income,
- considered it essential that the land illegally transferred to the company "Paraiso Verde Constructora S.A." be transferred back to the debtor company Reljuv S.A.,
- were able to think for themselves
- did not need a leader
- saw criticism not as a threat but as an indication of potential for improvement
- wanted the people who came here to know what they were getting into and not just sign a purchase agreement and then be left to their own devices and their potentially sobering journey of discovery,

this was not an acceptable alternative. This meant that the support of these people was lost. Instinctively, they knew what the Annau couple really wanted, and it only took a few minutes before this was stated quite bluntly.

Quote from Erwin Annau:

“You're not missing out on the 25-30 million, we'll get that back in a year. Sylvia and I are missing out on the 25-30 million.”

With that, the cat was effectively out of the bag, and the mice sat at the table with transfixed, pitying looks on their faces, completely oblivious to what was actually being said. Even Mrs. Annau, who was usually quick-witted enough to cover up her husband's brief Freudian slips with distracting remarks, hesitated a few seconds too long. Perhaps she was dreaming of her castle on Lake Ypi, which had been presented on the website in the mistaken belief that it would attract wealthy investors, but was now unfortunately no longer so suitable due to the precarious situation there.

But then she came to her senses and hurried to assure the still-listening audience of the following:

Quote from Sylvia Annau:

“That would, of course, benefit the project.”

Phew, situation saved, she may have hoped. But in doing so, she had underestimated the moment of truth that had just befallen her husband in his power to suppress his speech. Erwin Annau did not believe that this would benefit the project at all, because he turned to his wife and said, with a mixture of irritation and indignation:

Zitat Erwin Annau:

“Why? This is my life's work!”

If the reader had expected an outcry of indignation from the audience at this point, they would unfortunately be disappointed. For whatever reason, there was none. So now, with the benefit of 18 months' hindsight, we can devote ourselves to a completely objective analysis of these few sentences.

11.3 What is a lifetime achievement?

First of all, let's ask ourselves in a relaxed manner what is so bad about the Annau couple losing 25-30 million. They can view this loss with the same ease as the investors losses. Just continue for a second year as in the first, in which, as Mr. Annau confidently claims, the 25-30 million will be back in the coffers. And then the 25-30 million will be back for the Annau couple too. No problem. Or was the claim that the 25-30 million would be back in a year not meant to be taken seriously?

No, anyone who knows the Annau couple knows that there is much more to it than that. Just as they do not regard investors' money as a precious commodity that must be managed with the utmost care in a fiduciary capacity, but use it at will to finance their ideas, their private lifestyles, risky experiments, legal fees for nonsensical lawsuits, unmandated interference in politics, etc., they also place little value on the objectified life achievements of others. And in the same way, they value the losses of others less than their own. This mindset can be expressed as follows: *“What are your losses of 800,000 euros, 200,000 euros, 650,000 euros? I lost 26 million.”* But that is not the core of these statements either. The core of these statements is:

The 25-30 million in the account represent my life's work.

Let us compare this figure with the other figures mentioned by Mr. Annau, even though we know from the [Reglamento meeting on June 28, 2025](#), at the latest, that these figures are unsubstantiated claims. In the spring, when the CashCow program was presented, Mr. Annau spoke of a total investment of 90 million. Let's use this figure as a starting point. Since the project was externally financed from the outset, the funds had to be repaid.

Investors who were unlawfully removed from the settlement also had to be compensated. The total amount of capital no longer available is estimated at 20 million. That leaves 70 million. There are approximately 100 houses here in various price ranges, which, even when conservatively estimated at a pure construction cost of 100,000 euros per house, still add up to 10 million in total. That leaves 60 million. The dam, the roads, the power grid, the construction machinery, including the bad investments, are estimated at 30 million. That leaves 30 million, which is exactly what is missing. It has disappeared due to incompetence, inefficiency, embezzlement, fraud, etc. There may be reserves lying around somewhere. Those affected are arguing about this. What matters here is the share of the total funds available that Mr. Annau claims as his life's work.

11.4 Sektor A und Sektor B

And no, Ms. Annau, if the money would benefit the project, that would have happened long ago. In the actual residential area, there is

- No entrance, meaning that people have to enter the grounds via the entrance to the caretaker's apartment (private property of the Annau family) in order to get to their properties
- Not a single cultivated recreational area
- Not a single square meter of covered space where the community could gather
- Instead, there is a desolate infrastructure that has been cobbled together as cheaply as possible
- Dilapidated roads that now pose a risk not only to cars but also to their occupants, because you never know whether swerving to avoid an oncoming vehicle will cause the edge of the road to break off into the ditch and you will fall into it yourself.
- Etc.

Everything that could be called a communal facility, even if made with the most modest of means

- the library, squeezed into a corner from the remains of plastic walls that had long since proven unusable (and partly built by dedicated settlers working on a voluntary basis)
- the café
- the architectural eyesores made of mold-producing plastic walls (styrofoam)
- the minimercado
- etc.

is located in Sector A, which was planned from the outset as private property belonging to the Annau family. Only no one knew that it was planned as private property from the outset. It was only when this was made public in 2024 in the course of the first Sector A entry bans that the investors, once again deceived, became aware of it.

Just because this area of Sector A, referred to as a village, was presented as a communal area in the videos, enterprising people set up a trampoline there, founded a café, built a sandpit and, despite millions of euros being invested in the company, helped build the library with their own hands.

Quite apart from the fact that this library is the only communal space, which is still far too small

- has an unsuitable floor plan, so that it can be squeezed into the last corner,
- is a symbol of stinginess and ugliness in terms of its construction and furnishings,

it is also a symbol of the abuse of voluntary work. A community does not need a self-appointed king who not only uses community money, but also allows community unpaid labor to work on his private

property without their knowledge, only to generously rule over who is allowed to enter this great institution and who is excluded from it by sector A access bans. What a medieval attitude. Such ideas come from a time even older than the present, which the Annau family refers to as the old days, from which the journey into the new era is supposed to have begun. Perhaps the Annau family accidentally put the car in reverse?

11.5 We are incomparable

In one of the letters in which Mr. Annau once again dictatorially announces an increase in maintenance fees, but hypocritically justifies it, he claims that the EPV's infrastructure is incomparable to any other Barrio Cerrado. In fact, the other Barrio Cerrados are likely to have an entrance and, if there are any where the residents pay similar prices to those in the EPV, they are also likely to have leisure facilities. In other words, these other Barrio Cerrados have things that the Barrio Cerrado created by the Annau family as the largest, best, most beautiful, most alternative, healthiest, cleanest (the reader may continue the list of superlatives flattering to Mr. Annau) does not have. Therefore, these things cannot be compared with each other. Where there is nothing, there is nothing to compare.

However, we do not want to accuse Mr. and Mrs. Annau of stinginess with regard to the lack of an entrance. The reason for this is simply their obsession with control. With the necessity of only being able to reach their own property via Mr. and Mrs. Annau's private property, the abuse of house rules and guards for disciplinary purposes would also cease. That cannot be allowed to happen. Only when a [regulation has been implemented](#) that legally establishes the Annau couple's neo-feudal claims in the Barrio Cerrado can the risk be taken of giving the Barrio Cerrado its own entrance.

11.6 Weighing up and values

All the lies, all the disappointed and in some cases traumatized people (see [description of the situation](#)), all the abuse of trust, including by long-standing acquaintances, but also all the efforts, sacrifices, disappointments, etc. No, the family with three children who wanted to stay but couldn't afford the expensive plot of land cannot get it at a price they can afford, even though it would still be well above what is usual in the area and what was necessary for the construction of the infrastructure. I want my 25-30 million in the account, because this is my life's work.

How primitive, how banal, how pathetic, but also how sad!

It cannot be expressed more aptly than a settler once told Mr. Annau: “*You can't take it with you when you go.*” or strictly translated from German “The last shirt does not have pockets.”

The Annau family's point of view, which is also shared by the mice who see the cat as a benefactor, is as follows: We have worked seven days a week, 16 hours a day for nine years. We are entitled to this. There is no doubt that the Annau couple have had an incredibly stressful time. The same applies to Mr. Buker, by the way. And this is not meant to be a debate about envy. But if we take the figures mentioned seriously and calculate the 16 hours of work per day as 2 working days, we arrive at 2 times 365 times 9, a total of 6570 normal working days, which adds up to a total of 13140 days for the couple. Let us continue to assume that the Annau couple actually worked only for the community of hearts during this time and

- Not for their other company, Paraiso Verde Constructora S.A.
- Not for concocting contracts for unilateral advantage
- Not for secret negotiations with notaries, so that their discounts in the course of title transfers do not benefit the settlers, but only the Annau family or their companies
- Not for pointless, money-wasting, silly lawsuits
- Not for non-transparent crypto activities to the detriment of creditors
- Not for the privatization of Reljuv capital to the disadvantage of creditors

- Not for reputation-damaging videos
- etc.

So, on one side of the scale, we have 13,140 working days. But what is on the other side of the scale?

Let's take a figure that is definitely too low, but easier to calculate: just 100 people. Of course, they weren't so hard-working and only worked 8 hours a day. But then again, they are no longer 17 and have a long working life of perhaps 20 years behind them, the savings from which are now, at best, tied up in land and houses or in the pockets of fellow citizens unknown to us. These people were also not altruistic heroes like the Annau couple, because they only worked 220 days a year. With these figures, we arrive at 100 times 20 times 220, which equals 440,000 working days. Based on these conservative assumptions, there are 33 times more working days on the other side of the scale than on the side of the Annau couple, which, objectively speaking, are invested in this project in the form of money, without which nothing would have happened here.

And that is precisely how this couple sees themselves. In their perception, their working and living time is worth more than the 33 times the working and living time of the other members of the so-called community of hearts.

Such calculations are, of course, purely quantitative and are only cited because we have a situation in which a debtor behaves toward his creditors in a way that, if the creditors were a bank, would have long since been driven out of the debtor.

Once all claims have been settled, the couple is free to enrich themselves as they wish, for whatever purpose. But as long as these claims are not met and the scarce funds available are misused in the way that the Annau couple does, every Guarani used for private living expenses, be it lunch, the cleaning lady, the gardener on the property, or the lawyer for conducting personal disputes, is a misappropriation of creditors' funds.

11.7 All or Nothing

At another small meeting, the Annau couple was asked about the highly problematic transfer of land from Reljuv S.A., which was facing insolvency, to Constructora, not only from a legal perspective but also in terms of their credibility. In his response to what he considered to be an outrageous request from those who actually meant well, he confirmed his true, deeply felt motivation, which was discussed in detail in the previous section. His response was correspondingly angry:

Quote: "If I can't keep the properties (meaning that Constructora can keep them), I'll throw everything away and let everything go to ruin."

And shortly afterwards, in a somewhat more conciliatory tone:

Quote: "You have to motivate me somehow."

What he means is that he will only make his brilliant sales talent, of which he is so proud, available if the creditors leave him his construction company, including any stolen land. After everything that has happened since then, we know that this was not an empty threat, nor an exaggeration uttered in the heat of the moment, but a very serious attempt at blackmail. This expresses the conviction that only Mr. Annau can attract new investors and maintain the high land prices. He also expresses this explicitly in writing elsewhere.

However, there is something else that can be gleaned from these statements. The Annau couple regard Reljuv S.A., in which they hold only a 20% stake as ordinary shareholders compared to the 78% stake held by preferred shareholders, as their sole property, which they can dispose of as they wish. The same applies to the assets of this company, to which, in principle, Reljuv S.A.'s creditors would be entitled in the event of the company's insolvency. There is a risk that the couple will exploit both the assets and the company in order to fulfill the maxim revealed by Mr. Annau in an internal meeting:

Quote: *"I've been in this situation three times and each time I came out without any money. It won't happen to me a fourth time."*

12 Fraud or not fraud, that is the question

In this document and also in the analysis of the old [condominium agreement](#), it was made clear that the Annau couple is trying by all means to maintain a false image of this project, which simply does not stand up to reality, no matter how much sympathy one may have for this project. And just as transferring a burden to other people is a burden on those people, transferring a deception (an old German word) to other people is, in a semantic sense, a deception. This is not intended to be a legal assessment.

Only the Paraguayan judiciary is entitled to make such an assessment. On a legal level, the presumption of innocence continues to apply without restriction.

On a purely semantic level, it is impossible to come to any other conclusion.

13 Conclusion

13.1 The poodles core

What led the project into crisis:

- Lack of transparency
- The one-sided exploitation of advantages, which was poorly concealed due to this lack of transparency
- The Reljuv board's arrogant claim to want to determine the fate of hundreds of people
- The discrepancy between decision-making authority and competence
- The intolerable lies about the circumstances here
- The misappropriation of community contributions
- The glaring discrepancy between what was said and what was done

have not only continued under the new administration, but have worsened.

For whatever reason, the Annau couple has made the original evil, the lie, a cornerstone of their internal and external corporate communications. They seem to justify these lies to themselves and others with another lie, namely that this project is so unique, important, and valuable that one should not scrutinize every marketing phrase. One should also not scrutinize their every action.

The idea of community is not only misused in the promotion of a purely commercial project. It acts subtly as a form of internal censorship when criticizing the actions of Reljuv employees, because everything is done for the community and its unique project. And those who do not succumb to this internal censorship are actively helped along. If, after two years, a person insists on compliance with a contract with Reljuv S.A. to receive the promised repayment of money for the precautionary property, the response is: "You are harming the community."

The interests of the community, which is why many invested in the first place, are deliberately being confused with the economic fate of Reljuv S.A. and thus that of the Annau couple. Every questionable decision that is in fact only designed to benefit the Annau couple personally (transfer of capital from Reljuv to Constructora) is justified with the aim of supposedly saving the EPV as a globally unique community project. Who was it again in European history who coined the phrase "the end justifies the means"?

The creation of guilt towards people is taken so far that they are accused of jeopardizing the project simply because, in the opinion of Mr. and Mrs. Annau, they are not investing enough of their available capital.

However, this principle of lying and abusing the community spirit formed the breeding ground for all the other irregularities that subsequently spread here for a variety of reasons, including the alleged fraud committed by the various actors

Realizing that the boss of the whole operation is selling two ridiculous apartments as a health center to clueless people with attributes plucked out of thin air, and experiencing that these clueless people are really clueless and very generously pay these crazy prices for rent and other services, why not take advantage of this opportunity? This opportunity was greater than the risk, because the accounting and documentation of the transactions were deliberately designed to be so chaotic that the upper levels could easily cover up their own creative accounting.

If the boss uses company resources to renovate his private property, why shouldn't I, as managing director, build my private house in the same way, and my wife's in Maciel too? Why shouldn't I charge a little more for food than I actually ordered, take a few sockets here, a towel, a plate, a drill, etc. there? What the boss can and is allowed to do, I have been able and allowed to do for a long time! The Annau couple disregards the impact of lied-to or even just disappointed investors on their reputation, as well as the impact of their own actions on their employees. against themselves.

The fish starts to stink from the head down. When ripping off unsuspecting investors becomes the overriding principle (remember: *"We have to keep them warm, there's still money to be made."*), it's no surprise that this practice spreads down through all levels of the hierarchy and thus turns against you. What goes around comes around.

One could also use the concept of the morphogenetic field or similar terms to describe the not immediately apparent repercussions of an action on the person who performed it.

Such a large discrepancy between the spoken word and the action performed inevitably leads to the collapse of any initiative. Those who only ever make announcements that are never implemented not only make themselves untrustworthy, but also ridiculous. Thus, the range of emotions that the Annau couple evokes in the people here varies between anger, disappointment, vicarious embarrassment, pity, disgust, but also, in individual cases, admiration, subservience, and devotion.

13.2 Viewed from above

However, it is best to take a bird's eye view and look at things soberly, despite all the tragedy.

A virtuoso seducer encountered easy prey or sought it out deliberately. The recklessness with which people put their entire life savings into a single basket contributed to the current situation. If there was ever a time when Mr. Annau's mockery of "kamikaze investors" - which he naturally meant quite differently - deserved to be used as a disrespectful metaphor, it was when hundreds of people transferred hundreds of thousands of euros or dollars based on the mere word of a man with whom they may have only had a phone conversation.

People have learned from this damage and are no longer participating in deceptive marketing that continues to focus solely on short-term sales success without regard for the long-term consequences for investors. Some do so passively, avoiding investors on investor tours. Others actively point out problems, earning themselves the stigma of being "kamikaze investors" by Mr. Annau, who punishes them in an infantile-feudal manner by banning them from Sector A.

But everyone affected must come to the bitter realization of their own part in the disaster and not just see themselves as victims. Without this recklessness, the project would have taken a completely different course. This is not cynicism disguised as didactic pseudo-coaching, but a necessary prerequisite for finding a way out of personal crisis: Accepting what is.

However, there is a fundamental difference between gullible investors and the virtuoso seducer. Investors have only exposed their own life savings to the risk of total loss. The virtuoso seducer has knowingly exposed other people's life savings to the risk of total loss for selfish motives, as has now been sufficiently demonstrated. It does not matter how these funds were burned:

- Inefficiency due to lack of control
- Incompetence and all resulting problems such as
 - Necessary rework and repairs to buildings that have already been paid for
 - Unrealistic pricing (both overpricing and underpricing)
 - Bad investments
 - Embezzlement
 - Fraud

- Theft
- Overbilling
- Unnecessary legal costs
- Interference in politics, to describe in a completely neutral way all cash outflows for which there is likely to be no crystal-clear evidence
- Or simply unpredictable things that stand in the way of such ventures

The unwillingness of the board of Reljuv S.A., and in particular the Annau couple, to take advice is likely to have played a significant role in the wrong decisions that were made, which had nothing to do with fraud or embezzlement. It is difficult to estimate how many experts from all disciplines, including communications professionals, have struggled with the Annau couple's overconfidence.

13.3 The essence

The following conclusion can only be drawn:

The pathological and incurable megalomania of the Annau couple may have been a necessary prerequisite for initiating the project, because people with a more realistic outlook would never have embarked on such a venture. Only God knows.

Therefore, they, like Mr. Buker and everyone else who contributed to what has been created here, however incomplete it may be, deserve recognition for this achievement. However, since the purpose of this document is not to provide a comprehensive history of the project, but rather to subject the Annau couple's one-sided attribution of blame to a reality check, the impression is created that only problems have arisen. This is by no means the case, and anyone who sets out to achieve something significant in general, and here in Paraguay in particular, quickly realizes that experience gained in Europe is of limited use and that completely different qualities are required in order to make progress. Only then does one get a sense of the great achievement behind all this, despite all the criticism that is necessary in the interests of finding the truth and is presented relentlessly.

Another remarkable characteristic of the Annau couple is their resilience. Despite all the stresses, disappointments, shattered dreams, and, as we have shown, mostly self-inflicted headwinds, they remain capable of action and do not succumb to inactive paralysis. They manage to maintain their façade of self-confidence over long periods of time and remain focused on their goals. It does not matter whether this characteristic is the result of decades of Scientology training and thus a conditioned behavior pattern, or whether it is a true mastery of all the distracting, discouraging, or unsettling impulses that can stand in the way of planned actions. The result is a quality that has helped bring this project to where it is today.

And the project is far from being a sure-fire success; it is in the midst of a serious crisis, and the forces that want to lead it out of this crisis also need this resilience, this perseverance, this “get back up” mentality, not as an automatic reflex, but as a conscious factor that always values other people in the planning and execution of actions that are currently considered correct, appropriate, and helpful for the project. But with the entry into force of the old condominium agreement, this very megalomania began to unleash its destructive potential. The process of destruction was only delayed because of the capital that suddenly became available as a result of the Corona crisis. Money can compensate for poor management for a while. They basked in successes that were only partly due to their own performance and to a very large extent due to the radical social changes in their countries of origin.

The extent of the damage that has already been done and continues to be done is unclear because, as the recent announcement of the complete sale of all unencumbered land to an unnamed investor shows, the focus remains on a lack of transparency. There is a reason for this lack of transparency. The increasingly reckless selfishness of the Annau couple, to the detriment of their creditors, which can hardly be obscured by increasingly ridiculous statements about the alleged global uniqueness of their project, must not be brought to light. The fact that it has long been so is one of the remarkable instances of denial of reality that this couple is capable of, even towards themselves.

The events surrounding the failed attempt to enforce regulations for this gated community in exactly the same deceitful and therefore non-transparent, cover-up manner prove this more than clearly. The

same applies to the refusal to adopt an attitude appropriate for a debtor towards its creditors, instead of harassing them by abusing the guards. After studying this document, it should become clear that the unilateral shift of responsibility for the debtor status of Reljuv S.A. to its former managing director Buker does not stand up to scrutiny. It follows that the couple must draw different conclusions from their behavior than they have done so far in order to allow the forgiveness of the victims, as called for in the last chapter, to unfold.

13.4 Erwin alone at home

In his [communication](#) on this topic, Mr. Annau invokes the globally unique community of hearts, as if he were living on the moon. Where have all the Sector A access restrictions led? Only a few people still go to this area. The investor travelers have almost no contact with the people who live here. As a result, the café, the minimercado, the bakery, and the asado hall suffer unnecessary losses in revenue. And the Annau couple live almost completely isolated in their house. If you compare this dreary, almost deserted picture with the investor trips from 2021 and even 2022, when numerous people who lived here met with the travelers in the village and provided social activity, the decline becomes abundantly clear. Mr. Annau can shoot a hundred short films claiming that the project has been completed as planned, that the dream is over, and whatever else he can come up with to deceive himself. After the arrogance (“100,000 euros is peanuts, basically a day's earnings”), comes the fall: you're sitting there with 25-30 million euros in debt, isolated in a sector A that you've largely depopulated yourself with bans.

Through his actions and communications, Mr. Annau has influenced the thinking of many people for far too long. Breaking away from this preoccupation with the things that the Annau couple fabricates and tapping into one's own creativity and actions is not an easy task, but it is one that the people here must accomplish. The first step has already been taken. Social life takes place in the so-called Sector B. Flea markets, seminars and other celebrations are held there, albeit under makeshift conditions, because, as we remember, there is no place in this unique community that is intended for the community, despite the many millions that Mr. Annau is so proud of having raised. People prefer to meet under a thatched roof because they really feel like they are part of a community of hearts there, rather than a following of the king's grace with generously granted Sector A access permits.

13.5 All's well that ends well

This analysis is not intended to condemn the actions of Mr. and Mrs. Annau or the other individuals mentioned, and certainly not to condemn these human beings as a whole. On a legal level, only the Paraguayan judiciary is entitled to do so. On a human and spiritual level, these people will, at the latest after their death, subject their actions to a thorough assessment by themselves and the spiritual authorities supporting them.

And anyone who has always known how such a project could have been done better is welcome to start one from scratch. There is plenty of space in Paraguay. Good luck with that.

Let he who is without sin cast the first stone.

But the settlers, who have now learned from their mistakes, especially those who live here, simply see that the old, not without reason a veiled way of doing things only causes more damage and therefore see only one chance for the continuation and further development of the project if there can be at least approximate agreement between what is said and what is done.

As everyone knows, words evoke different ideas in different people, and so, despite all attempts at sincerity, there can still be differences between the idea presented and the reality experienced.

But carrying out these actions requires initiative, the courage to take responsibility, and above all, knowledge and skills:

- The local language and the legal, economic, financial, and cultural circumstances must be learned if one wants to live in a prosperous relationship with one's surroundings.
- Every individual, but also the community as a whole, needs an economic foundation. Living off dividends has proven to be a great deception that people have naively fallen for.
- The inevitable conflicts that accompany every human action require a mature mixture of self-assertion and constructive resignation.
- And, of course, technical and economic knowledge is needed, which is available in the settler community, but can never be enough.

If one wanted to speak of a hallmark of this emerging community, it would perhaps be the attempt to truly build a community based on trust rather than mistrust and control, as had been attempted up to that point. The unifying force of this community, as one settler offered to the astonished Mr. Annau when the Annau couple attempted to push through their desired regulations, is currently still largely due to him and his actions, which are exemplified in this document. The unifying but purely obstructive “no” to the Annau couple's approach must be transformed into a productive, constructive, and therefore much more difficult but nevertheless largely shared “yes” to viable alternatives.

Developing the courage to do so, despite the abuse of trust suffered in recent years, without immediately falling into sentimental enthusiasm that considers all caution superfluous, is the central emotional task facing people here in the future. Only this can, over time, close the deep rifts that have been dug by the failed communication and action practices of the past.

And even more courage is needed for forgiveness, which is difficult enough even toward ourselves, which is why we grieve so long over wrong decisions. But how much more difficult is it toward people whose role in our lives, viewed purely from the outside, was to cause harm and, on another level, perhaps to teach us a lesson. But just as no relationship can survive without forgiveness, neither can a community. And if this community is looking for something that really sets it apart from others who may even live in more attractive places, wouldn't a healthy dose of mutual forgiveness be a good idea?

Only when the path to transparency, to avoiding unilateral advantage-taking, to truly appreciating the individual with all their strengths and weaknesses, is freed from the debris of the current crisis, which still lies hidden beneath the surface and is constantly being replenished, so that it is already spilling out at the sides, can a cohesive community unleash the power that represents the appeal that eclipses everything else for every project, every product, every service, etc.: people's satisfaction with the project, the product, the service, etc., and the resulting recommendations among friends and acquaintances, in digital media, and, of course, in the spiritual worlds, whose effectiveness should be considered essential, at least in a community such as this. This treasure has yet to be unearthed.



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