



**MADAGASCAR  
I N V E S T**

# Invest in Madagascar Farmland - Get Passive Return on Investment

**Madagascar Farmland Trust offers an opportunity to invest in productive agricultural farmland in an emerging market with massive future growth potential, all while improving the environment and food security in one of the world's poorest countries.**

Investing in emerging market agricultural land has never been easier. Madagascar Farmland Trust (MFT) now enables you to buy into productive farmland with our newly launched "farm in a box"-concept.

Madagascar Farmland Trust will set up the entire operation for you, and run your farm in Madagascar. All you have to do is invest, sit back, relax, and let us do the dirty work, as your farm produces fruit and a steady profit.

## How It Works

When you invest in Madagascar Farmland Trust, you actually own 1 hectare of land, titled in your name. We handle the installation of all infrastructure, planting of crops, and operations of your farm. We then sell the fruit produced on your farm, and pay the dividends into your bank account.



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## Our Process

Our process is simple. When you invest in Madagascar Farmland Trust, you are buying 1 hectare (or more) of productive farmland at our property on the east coast of Madagascar. We install all the necessary infrastructure on your farm (wells, pumps, irrigation, roads, paths, sheds, etc.).

When this is done, we get to work planting the fruit trees on your farm. We follow polyculture/permaculture principles, and plant a variety of fruit trees that grow well and are in high demand on the east coast of Madagascar.

We then continue to handle the operations on your farm, watering and fertilizing the trees, and eventually picking the fruit.

When your farm begins to be productive, Madagascar Farmland Trust will handle the sale of your fruit to our local distributor.

You will receive dividends from the sales on an annual basis, deposited directly into your bank account.

## Investment

The purchase price of this investment is **€19,500 per hectare** (special offer for early bird investors\*). This price will later be increased to **€25,000 per hectare**.

## Operational Costs

Operational costs per hectare are estimated at 2,000 per annum. **This amount does not have to be paid by the investor at any point**, but will be paid from the revenue generated by the farm.

## Profit Sharing

Profit sharing refers to the distribution of profits between the investor and Madagascar Farmland Trust **after** operational costs have been paid. The profits will be shared as follows:

- Madagascar Farmland Trust: 30%
- Investor: 70%

The investor's share of profits will be paid out as dividends on an annual basis in the month of January.



## Projected Annual Dividends

Dividends refer to the **net amount** per hectare which will be paid to investors after profit-sharing and expenses are paid.

Year	Conservative	Base	Upside
Year 1	€0	€0	€500
Year 2	€0	€500	€1,000
Year 3	€500	€1,000	€1,500
Year 4	€1,000	€1,500	€2,000
Year 5 (maturity)	€1,500	€2,000	€2,500

## Payment Options

Madagascar Farmland Trust offers different payment options to enable as many investors as possible to take advantage of this investment opportunity.

### Payment Option 1: Pay all at once

Sales contract will be signed immediately.  
Operational contract will be signed immediately.  
Operations on your property will begin immediately.  
Title transfer process to your name will begin immediately.

### Payment Option 2: Pay 50% down and the rest after 12 months maximum

Sales contract will be signed immediately.  
Operational contract will be signed immediately.  
Operations on your property will begin immediately.  
Title transfer process to your name will begin when the full amount has been paid.

*\*Early bird investment price only available with payment option 1.*



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## Ownership

When you purchase a plot of land, you receive a registered 99-year leasehold title (bail emphytéotique) in your name, recorded at the local land registry, with transfer rights. This title is then held in custodianship by Madagascar Farmland Trust to maximize ease of transfer and title security.

## Location

The property is located near Foulpointe, on the east coast of Madagascar. This area is one of the most suitable climates for fruit tree plantations, due a combination of abundant rainfall throughout the year, and plenty of sun hours. Furthermore, the location of the property by the main RN5 highway makes it easy to get our products to the market, ensuring the ongoing profitability of the project.

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*The Madagascar Farmland Trust property marked in yellow on the map*

## Crop Types

The fruit trees which will be grown on the property are a mix of trees that combine fast time to maturity with good potential for long-term sustainable growth. Furthermore, trees have been selected according to their ability to thrive in the Foulpointe area where the farm is located. These trees include: lychee, mango, soursop, coconut, avocado, banana, pineapple, and papaya.



*Lychee trees in the Foulpointe area are booming with fruit in the November-January months*

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## Operations

Operations on the ground will be managed by our trained agronomist, who will oversee all farming operations, and manage our team of local farmers who are intimately familiar with the best farming practices for our area and climate.

## Communication

Madagascar Farmland Trust provides clear and consistent communication to its network of investors, including quarterly performance updates and annual reports. We offer full transparency and traceability on farm operations, and will facilitate farm visits whenever possible.

## Legal Structure

This investment vehicle is offered by Madagascar Farmland Trust, a subsidiary of Madagascar Invest, a company duly registered in the Republic of Madagascar.

## Investor Rights

The investor has the right to sell their investment at any time. Madagascar Invest will advise on the appropriate price to sell the investment. The investor has the final decision on the sales price.

## Why invest in emerging market farmland in Madagascar?

### Growth

Being an emerging market with a very positive demographic trend, farmland in Madagascar is likely to increase in price by many factors over the next 10-20-30 years. This is due to the increase in demand for farmland and food in general, which will come about as a result of a growing population.

### Passive income

Madagascar Farmland Trust offers a unique concept in Madagascar, which enables you to own farmland and earn passive income from that farmland without having to even pick up a shovel. Madagascar Farmland Trust will take care of the entire operational handling of your farm, and simply deposit the dividends into your bank account.



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## Diversification

As a savvy investor, you probably have investments in various different sectors, and you understand the concept of diversifying your assets to spread your risk. An investment in Madagascar Farmland Trust represents a non-correlated asset, which is not likely to be affected when other traditional investments such as stocks or bonds move up or down.

## Sustainability

An investment with Madagascar Farmland Trust is an investment into our planet's future. Our investments are eco-friendly and sustainable for the environment, and contribute to the reforestation and food security improvement efforts in Madagascar.

