MADAGASCAR INVEST

Invest in Madagascar Farmland

Invest in a managed polyculture fruit-tree plantation combined with cash crops in the Bongolava region of Madagascar - A program by Madagascar Invest

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Overview

Madagascar Invest is developing a managed fruit-tree plantation in the Bongolava region of central-western Madagascar and is offering investors the opportunity to acquire managed 1-hectare lots within the plantation.

The idea is simple. Investors provide the capital to establish and run the farmland. Madagascar Invest and its local team handle every stage of development, planting, and operation. Each year, investors receive a share of the plantation's net proceeds. It is designed as a long-term investment backed by productive agricultural land.

How It Works

- You acquire one or more 1-hectare lots in the plantation.
- Madagascar Invest prepares the land, plants the trees and crops, and installs the necessary infrastructure, including water, irrigation, access and storage.
- Our local team manages all farming operations: planting, irrigation, maintenance, harvesting and the sale of produce.
- Each year, after operating costs are deducted, the entire plantation's net proceeds are paid out to investors as an annual dividend.

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The Plantation

The plantation follows a polyculture approach: a deliberate mix of fruit-tree species rather than a single crop. Species are chosen for a balance between suitability to local growing conditions and long-term production. The mix may include mango, avocado, guava, coffee and other fruit trees, with the final selection guided by our agronomists on the ground.

Between the young trees we intercrop fast-growing cash crops such as peanuts, black-eyed beans, chili and ginger. Intercropping serves two purposes: it generates income in the early years while the trees are still maturing, and several of these crops enrich the soil naturally. As the trees grow and their canopy fills in, the plantation gradually shifts from crop-led to tree-led production.

Location and Growing Conditions

The plantation is located in the Bongolava region of central-western Madagascar, a mid-altitude area with a distinct wet and dry season. A reliable water supply and irrigation is installed, so that the plantation can remain productive through the dry season rather than only during the rainy season.

Operations and Local Team

A local team, overseen by experienced management, handles the day-to-day farming. This is a fully managed investment. Investors are not expected to farm, to be present, or to take any operational role. Madagascar Invest provides regular reporting to investors and facilitates farm visits where possible.

Ownership

Each lot represents one hectare within the plantation. Investors acquire a long-term registered interest in their lot, held within the program's legal structure to keep administration and transfer straightforward and secure.

Foreign investors in Madagascar hold land through long-term leasehold rather than outright freehold, and the program is structured accordingly.

Pricing and Annual Price Review

Early-bird price: EUR 5,000 per 1-hectare (a limited number of lots).

Base price thereafter: EUR 10,000 per 1-hectare.

Each year, the lot price is reviewed and reset based on the plantation's past performance and on supply and demand for lots. As the plantation matures and its productivity is proven, the price is intended to reflect that track record. This transparent, performance-linked pricing is a core principle of the program, so that the price development is grounded in how the land is actually performing.

Madagascar Residency

Madagascar Invest offers access to its residency program for qualified investors.

- Investments of EUR 10,000 or higher receive a 50% discount on our residency program
- Investments of EUR 20,000 or higher receive a 100% discount on our residency program

Contact Madagascar Invest about this opportunity, to learn more about our residency program benefits.

Dividend Payouts

Once the plantation is productive, the net proceeds are shared on an 80/20 basis: 80 percent to investors and 20 percent to Madagascar Invest, after the deduction of operating costs. This keeps our compensation tied to the plantation's actual results.

Dividends are calculated once a year and paid annually in January. Investors share in the proceeds in proportion to the number of lots they hold.

It is important to be realistic about timing. The first years are an establishment phase, during which the trees are growing toward maturity. Income in this period comes mainly from the intercropped cash crops and is modest; dividends are expected to build over time as the trees reach full maturity and production.

Investment Snapshot

The figures in this section are illustrative. They are not forecasts and not guarantees. They are drawn from our internal financial model using current planning assumptions based on approximate crop yield numbers from our agronomist. Actual results may differ.

Investment type: Managed polyculture fruit-tree farmland, with pooled annual dividends

Lot size: 1 hectare

Price per lot: EUR 5,000 early-bird (limited lots); EUR 10,000 base thereafter

Minimum investment: One lot

Profit split: 80% to investors / 20% to Madagascar Invest, after operating costs are deducted

Dividend frequency: Annual, paid out each January

Target hold period: 10 - 30 years

Target stabilised net cash yield: Around 10%+ per year on the base lot price at maturity (illustrative); materially higher on early-bird lots, given the lower entry price

Illustrative lot-price payback (dividends only): Around Year 9 - 10 in the optimistic case; longer in the cautious case

Establishment phase: Expect limited or no dividends in the early years while the trees mature; modest income may come from the intercropped cash crops

Illustrative Dividend Scenarios

The table below shows two illustrative paths for the annual dividend on a single one-hectare lot: a cautious case and a more optimistic case. Both come from our financial model. They are illustrations to show how income is expected to build over time as the plantation matures, not predictions of what you will receive.

Year	Conservative (per lot)	Optimistic (per lot)
Years 1 – 2 (establishment)	–	–
Year 3	–	–
Year 5	–	~ €80
Year 7	~ €150	~ €650
Year 8	~ €450	~ €1,050
Year 10 (maturity)	~ €1,050	~ €1,900
Cumulative by Year 10	**~ €2,500**	**~ €5,500**

Notes on the table:

- A dash indicates the establishment phase, when dividends are expected to be limited or nil.
- Figures are per 1-hectare lot, before any taxes that may apply, and assume you hold from the start of the plantation.
- At the €10,000 base price, the Year-10 figures imply a yield of roughly 10% (cautious) to 19% (optimistic). Early-bird lots bought at €5,000 would see roughly double the yield on the amount invested.
- These are illustrations from our model, not forecasts. Dividends depend on actual yields, market prices and costs, and may be higher or lower.

Separately from dividends, the price of a lot may be reset upward over time as the plantation's productivity is proven, as described under Pricing and Annual Price Review above. This reflects our transparent pricing rule rather than an independent forecast of land prices.

Why Farmland in Madagascar

- A tangible, real-world asset: the investment is backed by productive agricultural land, not a purely financial instrument.
- Low correlation with stock and bond markets, which can help diversify a wider portfolio.
- Exposure to the long-term demand for food and farmland in a growing economy.

Sustainability and Local Impact

A polyculture planted with intercropping supports healthier soils and more resilient production than a single-crop monoculture. The programme also creates local employment and contributes to food production in one of the world's lowest-income countries.

Key Risks to Consider

This is a long-term investment and like any investment it carries risk. Please consider the following carefully.

- Agricultural risk: yields depend on weather, climate, pests and disease, and harvests will vary from year to year.
- Long-term and illiquid: selling a lot depends on finding a buyer and may take time.

- Variable, non-guaranteed income: dividends depend on actual production and market prices and may be low or nil in some years, particularly early on.
- Currency risk: the investment and any returns involve movements between the euro, the Malagasy ariary and your home currency.
- Legal and regulatory: the program is subject to Madagascar law and to its legal documentation; tax treatment depends on your own circumstances.

How to Invest

1. Get in touch and set up a meeting to learn more.
2. Review the documentation and ask any questions you have.
3. Reserve your lot.
4. Complete the subscription and payment.
5. Development and operations begin, and you receive annual reporting and dividends.

Important Information

This document is provided for general information only. It is not an offer, an invitation, or a solicitation to invest, and it is not financial, legal or tax advice. It does not take account of your personal circumstances or objectives.

Any figures in this document describe the intended structure of the program; they are not forecasts and are not guarantees of any return. Participation is subject to the program's legal documentation. Investing involves risk, including the possible loss of capital. You should seek independent financial, legal and tax advice before making any decision.

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