MADAGASCAR INVEST

INVESTMENT SUMMARY

Diego Beachfront Subdivision — Joint-venture land subdivision, Diego Suarez region, Madagascar

A joint-venture opportunity to co-acquire a two-hectare coastal parcel, subdivide it into thirteen titled residential lots and sell them to retail buyers. Madagascar Invest handles every stage from acquisition to sell-through; the investor and Madagascar Invest share the net profit equally on completion.

Key facts

What it is	Joint-venture land subdivision. Land parcel subdivided into titled residential lots, and sold to retail buyers
Location	Diego Suarez region, northern coast of Madagascar
Project size	2 hectares, coastal location
Capital required	EUR 22,000 total · EUR 18,000 acquisition + EUR 4,000 legal, subdivision, and administrative costs
Investor slots	1-2 investors per project
Profit split	50% to investor / 50% to Madagascar Invest, after return of investor capital in full
Target cycle length	Approximately 24 months, acquisition to full sell-through
Distribution	Milestone-based; investor capital returned first, then profit split
Ownership	Equal shareholders in a SPV Malagasy holding vehicle

Overview

Madagascar Invest has secured a two-hectare coastal parcel in the Diego Suarez region at an exceptional wholesale price. The parcel is bordered by an unbuilt beachfront zone, and sits within one of Madagascar's most established coastal micro-markets for foreign and diaspora buyers. The Madagascar Invest Joint Ventures programme offers this project to a single partner-investor under a simple structure: the investor provides the acquisition and project capital, Madagascar Invest executes every stage of the subdivision and sale, and the two share the net profit equally after the investor's capital has been returned in full. This is the first live project offered under the programme.

How It Works

- You provide EUR 22,000 as the total project capital, of which EUR 18,000 covers the acquisition of the parcel and EUR 4,000 covers legal, subdivision, and administrative costs.
- Madagascar Invest and the investor form a stand-alone Malagasy holding vehicle as equal shareholders, with the parcel held in the name of the vehicle.
- Our local team executes every stage on the ground: legal due diligence, subdivision plan and cadastral registration of the new lots, access-road works, marketing, buyer qualification, contract execution, and notary coordination through to each final lot transfer.
- As individual lots are sold, proceeds are received into a dedicated project account.
- On completion, the investor's capital of EUR 22,000 is returned in full; the remaining net profit is then split 50/50 between the investor and Madagascar Invest.

Investment Snapshot

The figures in this section describe the intended structure of the project. They are not forecasts and not guarantees; actual outcomes depend on sales pace, buyer demand, and execution.

Investment type: Joint-venture land subdivision, single investor per project

Project size: 2 hectares, coastal, on titre foncier

Location: Diego Suarez region, northern Madagascar

Total investor capital: EUR 22,000 (EUR 18,000 acquisition + EUR 4,000 legal, subdivision, and administrative costs)

Number of saleable lots: 13, averaging approximately 1,200 m²

Retail sale price per lot: EUR 12,000

Projected gross sales: EUR 156,000

Profit split: 50% to investor / 50% to Madagascar Invest, after return of investor capital in full

Cycle length: Approximately 24 months, acquisition to full sell-through

Ownership: Equal shareholders in a stand-alone Malagasy holding vehicle

Illustrative Scenario

The table below shows the intended waterfall for the Diego project under the current plan, from investor capital in to investor distribution out. It is illustrative and reflects the current parcel plan and market pricing; actual outcomes may differ.

Line item	Amount
Land acquisition — 2 ha coastal parcel	€18,000
Legal, subdivision, and administrative costs	€4,000
Total capital contributed by investor	**€22,000**
Saleable lots after roads and setbacks (avg. 1,200 m²)	13 lots
Retail sale price per lot	€12,000
Projected gross sales proceeds	**€156,000**
Return of investor capital	€22,000
Net profit available for split	€134,000
— Investor share (50%)	€67,000
— Madagascar Invest share (50%)	€67,000
Total distribution to investor (capital + profit share)	**€89,000**
Net profit to investor	**€67,000**
Investment multiple (net)	**4.05×**

Why Invest in This Project?

- **Attractive entry valuation.** The parcel was sourced off-market at a price significantly below the retail per-square-metre value of comparable land in the Diego region, creating the arbitrage that funds the returns.
- **Strong buyer demand in Diego.** Diego Suarez is one of Madagascar's most established coastal destinations for foreign buyers and diaspora Malagasy, and small titled residential lots sit precisely in the sweet spot of that demand.
- **Tangible, backed asset.** Unlike a purely financial investment, your capital is deployed into a specific, identifiable, physical parcel of land.
- **Short cycle by real-estate standards.** The plan is to complete the full acquisition-to-sell-through cycle in approximately 24 months, without construction risk.
- **Fully managed.** You do not need to visit Madagascar, handle paperwork, or make operational decisions. Madagascar Invest handles every stage on the ground.

The Property

The parcel is two hectares of coastal land on the Diego Suarez shoreline. The 25-metre public beach zone (Domaine Public Maritime) sits outside the parcel boundary and is excluded from the surface area, meaning the full two hectares are usable for subdivision. The land is suitable for immediate subdivision into small-to-mid residential lots, with vehicle access to the parcel edge and the water table shallow enough for standard borehole installation on each new lot.

Location and Market

Diego Suarez (Antsiranana) sits at Madagascar's northern tip and is one of the country's most established coastal destinations. The region combines an international airport, a growing tourism economy, and a long-standing community of foreign residents and diaspora Malagasy buyers. Coastal residential land in the region has been on a steady upward trend as demand from these buyer segments has grown, and small titled lots priced accessibly sit in the most active band of the market.

Operations and Local Team

A small, dedicated team stands behind Madagascar Invest. You are not investing into a faceless fund or a large organisation with heavy overhead - these are the people who will personally handle the project.

Thomas Ottosen - **Founder & Managing Director, Madagascar Invest** Leads the company and oversees the Joint Ventures programme and its investors.

Mme Stephania Solofo - **Project Coordinator** Local agent on-site in Diego Suarez, coordinates with local stakeholders, notaries, land surveyors, builders, etc.

Maître Michelle Razafy - **Legal Coordinator** Public notary attached to the project, with offices in Diego Suarez and Antananarivo, responsible for the subdivision and titling of each plot

Legal work, notary coordination, topographic survey, and cadastral registration are executed through Madagascar Invest's established local partners in the Diego region, all of whom the company has worked with on prior transactions. Investors receive quarterly progress reports covering title, subdivision approvals, and sales as they close, and can request a project site visit at any time.

Ownership

The parcel is held within a stand-alone Malagasy holding vehicle (SARL) in which the investor and Madagascar Invest are equal shareholders. All ownership, subdivision registration, and sales flow through this vehicle. Foreign investors in Madagascar cannot hold coastal freehold directly in their personal name, so this vehicle structure is standard and the appropriate legal path for foreign investor participation.

The investor's shareholding and the joint-venture agreement together define the split of profits, distribution mechanics, approval rights, and dissolution of the vehicle on completion of the project.

Distribution and Payout

Sales proceeds from each individual lot are received into a dedicated project account managed by the holding vehicle. Distributions to the investor and to Madagascar Invest follow a strict order once the sell-through phase begins:

- First, the investor's capital of EUR 22,000 is returned in full.
- Second, the remaining net profit is split 50% to the investor and 50% to Madagascar Invest.
- Distributions are triggered on defined milestones — most commonly after every third or fourth lot sale, and a final distribution on sell-through.

Because Madagascar Invest is paid only from the profit split, and only after the investor's capital has been returned, our economic interests are aligned with the investor's at every stage of the project.

Key Risks

This is a real-estate investment with a defined cycle, and like any investment it carries risk. Please consider the following carefully.

- **Absorption and sales pace risk:** the projected returns assume all thirteen lots sell within the target cycle at the modelled retail price. Slower absorption, or downward pressure on the per-lot price, will reduce and delay the investor's return.
- **Subdivision approval timing:** cadastral registration of the new lots depends on administrative timelines that are largely outside our direct control and can be slower than planned.
- **Illiquidity:** capital is committed for the full cycle. Exit before sell-through would require finding a replacement investor or Madagascar Invest agreeing to buy the shareholding, and may not be possible on short notice.
- **Currency risk:** lots are priced and sold in euros where possible, but any conversion between the Malagasy ariary and your home currency involves foreign-exchange movement and repatriation timing.
- **Legal and regulatory:** the project is subject to Malagasy law and the joint-venture agreement; tax treatment depends on your personal circumstances.
- **Concentration risk:** your capital is deployed into a single parcel in a single region, without the diversification of a fund vehicle.

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How to Invest

1. Get in touch with Madagascar Invest to set up a meeting and review the project in detail.
2. Review the documentation — including the parcel's titre foncier, the joint-venture agreement, and the project budget — and ask any questions you have.
3. Reserve your participation in the project.
4. Complete the subscription, subscribe to the holding-vehicle shares, and transfer the capital.
5. Acquisition and subdivision execution begin. You receive quarterly progress reports and distributions on defined milestones.

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 project; they are not forecasts and are not guarantees of any return. Participation is subject to the project's legal documentation, including the joint-venture agreement between the investor and Madagascar Invest. Investing involves risk, including the possible loss of capital. You should seek independent financial, legal, and tax advice before making any decision.