



sardagro

Become a farmland owner with profits over a life time!
Agricultural Development Company

THE PRODUCT

- SardAgro offers to its potential investors the chance to purchase up to 40 acres of land in the Manisa Region of Turkey.
- SardAgro will take on all managerial responsibilities of the investor's farmland and provide the investor with revenue once per year from harvests.
- The crops are already planted and the plot of land developed with fully operational irrigation systems and electrical grid connection.

PRICE AND FINANCIAL ASSUMPTIONS

- The price of walnuts per kg. is set to **appreciate 10% per year.**
- The price of the land is set to **appreciate 10% per year (a very conservative approach).**
- **CAGR between 2017-2023 in use for the vacant land is 22%**
- The payback period for the investor (with a hypothetical exit with land appreciation) is **6 years after purchase.** The investor will recover his initial investment with the 11th harvest year (excluding land appreciation)
- Discount factor of **8%** is used in NPV calculations – Long term yields of treasury bonds and LIBOR swap are around %4. NPVs are positive for 10-20-30 years
- The first profit to be collected by investor is planned to be in the year **2029 – 5th year of investment**

THE RIGHTS OF THE INVESTOR

- The investor will become the title deed owner of the land and may sell the land at any time.
- After the first harvest, the investor will receive all profits from the harvest for always.
- SardAgro will take care of all legal proceedings.
- The investor will be guaranteed the services of SardAgro under an agreement.

The Challenge

- **Investing into agriculture is a very logical choice for all investors. However, if its unique set of challenges are not tackled appropriately, the venture will become a failure.**
 - **Agricultural investment requires many additional investments such as power, well, the purchase of land and others which can cost over 200.000 USD initially.**
 - Local contacts are required to secure all the initial equipment and plot of land. High cost of investment and lack of a local network make this venture difficult for outsiders.
 - **It is a pain to transfer the funds generated in a foreign country to the investor.**
 - Professional management of the farmland is required in order for the plants to grow and generate profit. Due to the time constraints of many investors, day to day management is a big hurdle.
 - Sales channels and networks are required in order to actually turn the harvest into cash which the investor will want.
 - Farming comes with many risks that have to be managed. If an investor has no risk control plan, all the efforts and capital might go to waste !



The Solution

- **SardAgro offers a viable solution to all investors that wish to invest in farmlands!**
- **We offer fully developed farmlands that are equipped with irrigation channels, 2 year old certificated saplings and access to the local electrical grid.**
- A variety of packages are up for offer for our investors, meaning that you may begin investing with minimal capital!
- **Our extensive contacts in the banking industry will facilitate the transfer of your funds to wherever you may be!**
- We have a dedicated team that takes care 24/7 of your farmland with the help of smart farming technology to ensure a profitable venture.
- **We have a dedicated team that takes care 24/7 of your farmland with the help of smart farming technology to ensure a profitable venture.**
- We have taken precautions to effectively manage the risks involved in farming!



Why Should I invest in Farmlands in Turkey?



- By purchasing land in Turkey, you have the possibility of gaining Turkish citizenship.

- The value of land in this region appreciates by 10% per year (usd), enabling you to preserve your wealth and giving you a viable exit should you choose to do so.

- Turkey is the 11th largest economy in the world with a growing appetite to healthy products.
- A strong domestic economy ensures that your crops will be turned into profit easily.

- Turkey has a very robust agricultural infrastructure championed by the government. This means that all the facilities required by the agricultural industry are in place.
- This is further proven by the fact that Turkey is the top 5 producers in many fruits and nuts.

- A strategic location with Access to 1.5 billion people in close proximity means that in the future when the crops grow to full maturity, value can be added to your crops multiplying your profits.



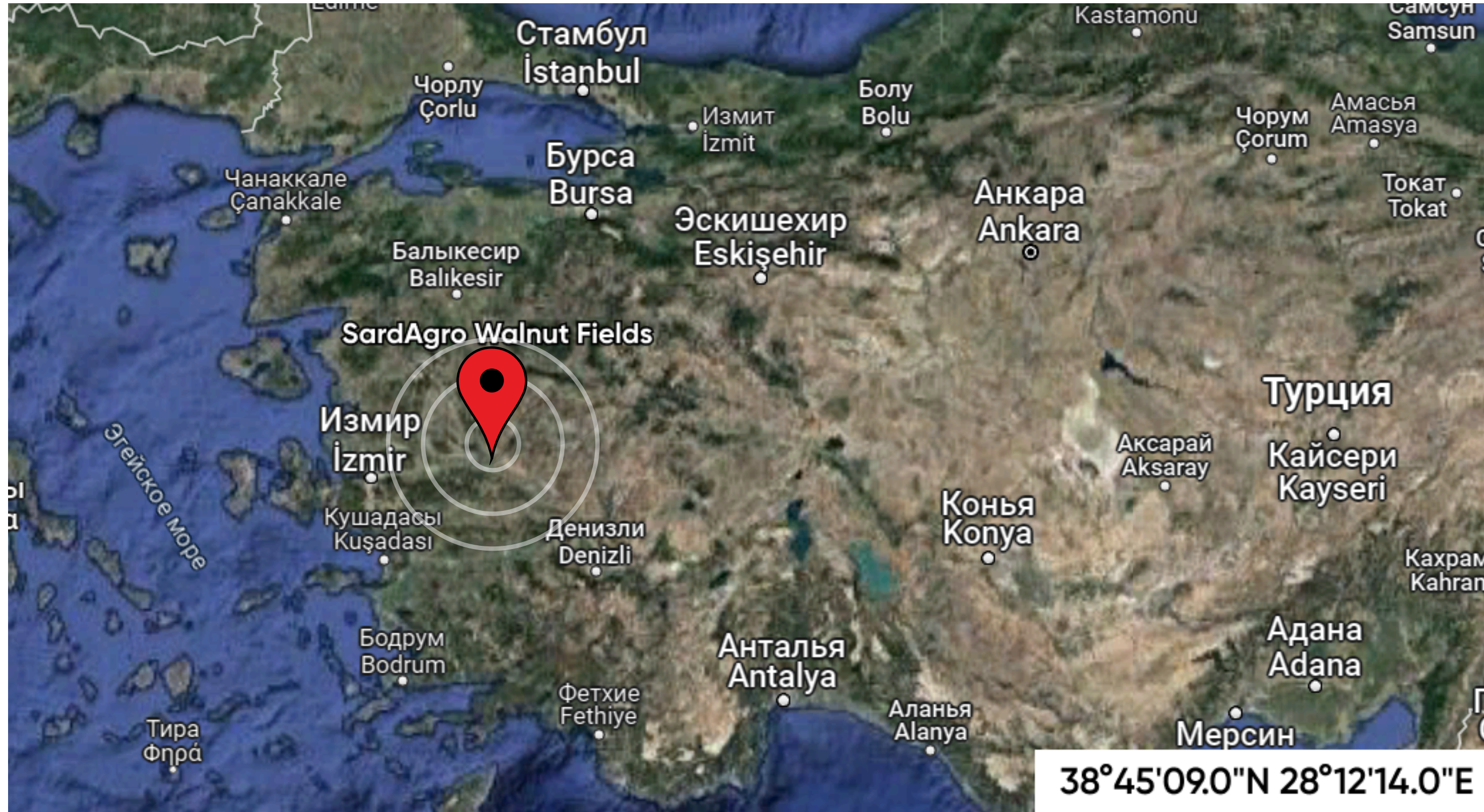
Exploring the Agricultural Potential of Turkey – 2024

- Turkey's agricultural sector is a vital player in the global market, thanks to its fertile land and thriving agricultural industry. The country's abundant supply of sunflowers, lentils, olives, wheat, hazelnuts, peanuts, and apricots is exported to various parts of the world, establishing Turkey as a crucial supplier. One of the key factors contributing to Turkey's agricultural success is its favorable land conditions, temperate climate zone, and diverse landforms, which results in high endemism diversity. Additionally, the region benefits from over forty rivers and numerous lakes, making it a favorable location for irrigation activities. The Turkish government plays a pivotal role in supporting the country's agriculture by implementing policies that promote regional development projects and encourage the growth of the industry. This supportive structure continues to bolster Agricultural Potential of Turkey and ensures that it remains a dominant player in the global market.

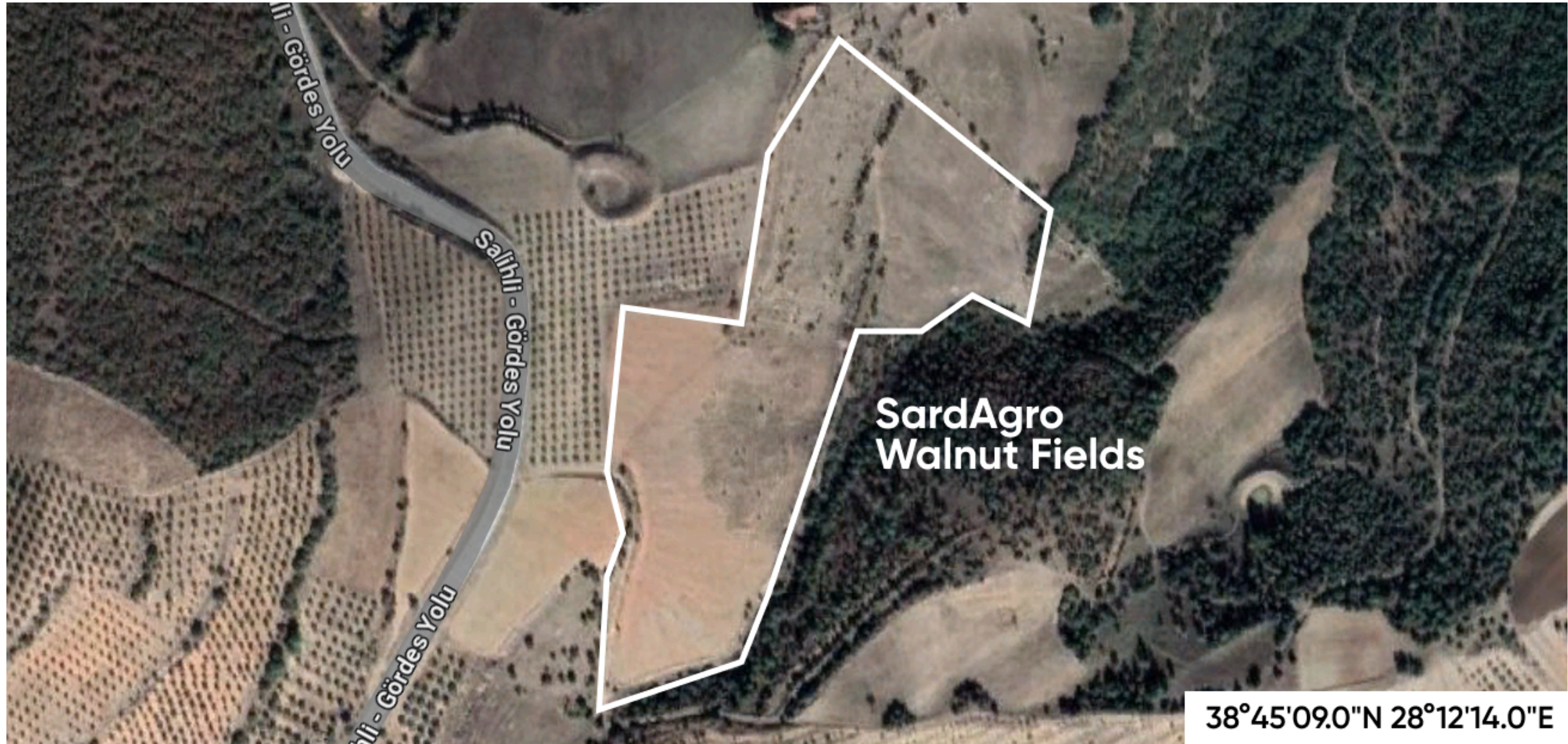


- With the industrial development and organization in recent years, it continues to reduce its dependence on foreign countries by recording essential developments in the tractor, agricultural equipment, and fertilizer sectors. With an agricultural structure that can feed a population exceeding 80 million, in future Turkey is expected to be one of the important production centers in the world. Anatolia boasts several exceptional agricultural regions with highly productive delta plains. The largest of these is Çukurova in the Mediterranean, which yields an abundance of soybeans, groundnuts, corn, citrus fruits, fresh vegetables, and fruits.

Satellite Picture of the 40 acres SardAgro Walnut fields in Turkey



Satellite Picture of the 40 acres SardAgro Walnut fields in Turkey



Risk Management

- Some risks in our industry are as follows;

Plant Disease

Loss of crops due to storage issues

Collapse of food prices

Inflation and interest rates



- SardAgro has a unique risk management model that is designed to mitigate all risks that an investor will be taking on.

SardAgro Risk Management Model



CROP SELECTION

- Walnuts are selected as the crop for this reason; walnuts are resilient to disease, can be stored easily and are always in demand.



LAND APPRECIATION

- Land is projected to appreciate in (usd) value by 10% a year. Walnut trees are also valuable as they are used in high end furniture, protecting the investor.



INSURANCE

- Your crops are insured by TARSIM, the government insurance service against adverse weather or disease.



PROFESSIONAL MANAGEMENT

- Our team uses smart technology to monitor your farmland and is alerted to even a potential of disease. Your fields are watched 24/7 ensuring protection from wild animals and thieves.

FRUCTURED OWNERSHIP

INVESTOR BUYS THE LAND off of Mete the farmer

- SardAgro uses its own equipments, wells , irrigation systems and electrical sourcing to manage the land.

- Professional management ensures maximum crop yield..

SardAgro, handles all the business aspects

- During the operation, SardAgro informs the investor with visual and financial reporting at regular intervals.

All expenses and management fees are deducted from the harvest yield and the profit is transferred to the investor. The investor WILL NOT be asked to provide any additional funds apart from first purchase.



METE CANBOLAT

Founder ve CEO

Over 30 years of experience in banking, finance and people management



SABRİ YALÇIN

Chief Agricultural Engineer

More than 30 years of experience in irrigation systems and agricultural investment management



ALPER ÖZEN

Operations Director

More than 30 years of experience in purchasing, operations, sales and entrepreneurship

Our Achievements in Numbers

7

650+

5000+

30+

Year of Business Life
Our experience

Total
Managed Domain
(acre)

Total Yield
amount
(KG)

Purchased
Total
Number of Fields



What is included in the Purchase?

The Investor will NEVER be asked for any additional charges apart from the initial purchase!

- The Title Deed of the farmland Purchased
- All Legal proceedings of the sale
- Professional management of SardAgro
- All facilities and equipment on the land (irrigation channels, grid supply)
- Fences surrounding the land
- Use and application of Smart Technology tools
- Use of all farming equipment and hardware
- All maintenance expenses until first harvest
- All saplings already planted on the farmland

Investment Variants



The Beginner Pack

Price to Invest	90.000 USD
Land Plot	10 Acres
Hypothetical Exit Values	10-20 Years

	10 YEARS	20 YEARS
Cumulative Harvest Income for The Investor	\$ 79,177	\$ 435,877
Average Harvest Income for The Investor	\$ 7,917	\$ 21,793
Projected Land Appreciation End of Period	\$ 119,258	\$ 309,325
Payback Period / # year for investor to get his profit	6 Years (incl. hypothetical exit) 11 years with only harvest income / first income with the 5th year after investment	
NPV for The Investment	\$ 18,521	\$ 138,494

Investment Variants

The Professional Pack

Price to Invest	180.000 USD
Land Plot	20 Acres
Hypothetical Exit Values	10-20 Years

	10 YEARS	20 YEARS
Cumulative Harvest Income for The Investor	\$ 158,354	\$ 871,754
Average Harvest Income for The Investor	\$ 15,834	\$ 43,586
Projected Land Appreciation End of Period	\$ 477,032	\$ 618,650
Payback Period / # year for investor to get his profit	6 Years (incl. hypothetical exit) 11 years with only harvest income / first income with the 5th year after investment	
NPV for The Investment	\$ 37,042	\$ 276,989

Investment Variants



The Expert Pack

Price to Invest	270.000 USD
Land Plot	30 Acres
Hypothetical Exit Values	10-20 Years

	10 YEARS	20 YEARS
Cumulative Harvest Income for The Investor	\$ 237,531	\$ 1,307,631
Average Harvest Income for The Investor	\$ 23,751	\$ 65,379
Projected Land Appreciation End of Period	\$ 357,774	\$ 927,975
Payback Period / # year for investor to get his profit	6 Years (incl. hypothetical exit) 11 years with only harvest income / first income with the 5th year after investment	
NPV for The Investment	\$ 55,562	\$ 415,483

Investment Variants



The Master Pack

Price to Invest	360.000 USD
Land Plot	40 Acres
Hypothetical Exit Values	10-20 Years

	10 YEARS	20 YEARS
Cumulative Harvest Income for The Investor	\$ 316,708	\$ 1,743,508
Average Harvest Income for The Investor	\$ 31,668	\$ 87,172
Projected Land Appreciation End of Period	\$ 477,032	\$ 1,237,300
Payback Period / # year for investor to get his profit	6 Years (incl. hypothetical exit) 11 years with only harvest income / first income with the 5th year after investment	
NPV for The Investment	\$ 74,083	\$ 553,977

A Detailed Financial Model

- 10 Acres Purchased with an initial cost of \$ 90,000

Year / Год / Yıl	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Harvest Income / Доход от урожая / Hasat Geliri	4,626	9,529	13,086	20,218	27,766	35,748	38,662	39,822	41,016	42,247	43,514	49,088	50,561	52,077	53,640	55,249
Operational Expenses / Операционные расходы / Vakım Masrafı	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Management Fees / Комиссионные за управление / Yönetici payı (20%)	525	1,506	2,217	3,644	5,153	6,750	7,332	7,564	7,803	8,049	8,303	9,418	9,712	10,015	10,328	10,650
Profit for the investor / Прибыль для инвестора / yatirimci Geliri	2,100	6,023	8,869	14,574	20,612	26,999	29,329	30,257	31,213	32,197	33,211	37,670	38,848	40,062	41,312	42,599
Land Value Appreciation / Оценка стоимости земли / Arazi değer artışı						131,184										340,257

More Investment, More Profit Opportunity



10 YEARS 20 YEARS





sardagro

THANK YOU!