



OLEIFERA REGENERATIVE AGROFORESTRY & NATURAL CAPITAL DEVELOPMENT

PLATFORM: PROJECT FOUNDATION

CHAPTER 1 – EXECUTIVE SUMMARY

1.1 Investment Opportunity

The Oleifera Regenerative Agroforestry & Natural Capital Development Platform is a 7,000-hectare integrated organic agroforestry estate designed to generate agricultural, forestry, environmental and community-development outcomes from a single regenerative production ecosystem. The Estate combines Paulownia timber, Moringa, Black Pepper, Passion Fruit, Ginger, Turmeric, Premium Botanical Honey, Livestock Feed Manufacturing, Aquaculture & Duckweed, Mushrooms, Biochar and Carbon Assets within a unified Farm-Gate production model.

Unlike conventional plantation developments that rely on a single crop or timber harvest, the Estate has been structured around multiple overlapping revenue streams that commence at different points in the development cycle. Revenue begins through Moringa leaf production and expands through specialty crops, honey production, aquaculture, feed manufacturing and ultimately Paulownia timber, creating a layered and diversified revenue structure.

1.2 Strategic Vision

The Estate has been designed around five strategic objectives:

1. Build a profitable organic agroforestry platform.
2. Create long-term natural capital assets.
3. Improve community participation and wealth creation.
4. Enhance food security and regional resilience.
5. Generate long-term carbon and biodiversity benefits.

The project seeks to demonstrate that environmental restoration and commercial agriculture can operate successfully within the same development model.

1.3 Core Estate Enterprises

The Estate is structured around an integrated enterprise portfolio.

Forestry Enterprise

- Paulownia Timber
- Biomass Production
- Fuel Pellets
- Biochar Feedstock
- Carbon Assets

Nutraceutical Enterprise

- Moringa Leaf
- Moringa Seed
- Moringa Oil

Specialty Crop Enterprise

- Black Pepper
- Passion Fruit
- Ginger
- Turmeric

Food Security Enterprise

- Sweet Potato
- Tilapia
- Community Food Programmes

Biodiversity Enterprise



- Premium Botanical Honey
- Pollinator Development

Circular Economy Enterprise

- Mushrooms
- Livestock Feed Manufacturing
- Compost Production
- Mulch Production
- Organic Fertility Systems

Natural Capital Enterprise

- Biomass Carbon
- Soil Carbon
- Biochar Carbon
- Biodiversity Value

1.4 Organic Production Philosophy

The Estate operates as a fully integrated organic production ecosystem. The project summary specifically identifies:

- Organic production systems
- Internal fertilizer production
- Circular economy design
- Permanent mulch cover
- Reduced dependence on synthetic fertilizers

as key project differentiators

Rather than relying heavily upon external agricultural inputs, the Estate generates a significant proportion of its fertility and soil-improvement requirements internally.

Estate Generated Inputs

Liquid Fertilizer

Organic liquid fertilizers generated from internal biological production systems.

Compost

Produced through mushroom and biomass production systems.

Mulch

Generated from:

- Paulownia pruning
- Moringa pruning
- Mulberry pruning
- Estate biomass production

Biochar

Produced through biomass-processing systems and utilised to increase soil carbon and improve soil health.

Organic Pest Management

Biological and organic pest-management systems designed to support certified organic production standards where applicable.

This integrated system reduces dependency upon purchased agricultural inputs while improving long-term soil productivity.

1.5 Estate Development Model

The Estate has not been structured as a single-stage development.



Development occurs progressively over approximately five years, enabling revenues from early enterprises to contribute toward expansion of subsequent production areas. The project summary identifies retained earnings as the principal funding source following initial establishment.

Advantages

Reduced Capital Risk

Lower initial capital requirements.

Workforce Development

Training and skills development occur progressively.

Operational Learning

Early production blocks provide operational experience before full estate rollout.

Financial Sustainability

Expansion is supported by internal cash flow rather than repeated capital raises.

1.6 Community Partnership Model

The Estate operates through a Natural Capital Partnership Model.

Communities contribute:

- Land access
- Stewardship
- Local knowledge
- Labour participation
- Long-term project support

Oleifera contributes:

- Capital
- Infrastructure
- Irrigation
- Technical expertise
- Market access
- Carbon development
- Product development

The project summary identifies a profit-sharing framework whereby communities participate in Farm-Gate profitability rather than receiving fixed rental payments. A 40% community participation structure is illustrated within the project documentation.

Strategic Benefits

- Long-term alignment of interests
- Reduced land-access disputes
- Improved social licence to operate
- Improved ESG outcomes
- Greater community participation

1.7 Financial Highlights

Item	Value
Initial Capital Requirement	~\$3.5M
Estate Size	7,000 ha
First Revenue	~120 Days
Estate Fully Established	Year 5
First Timber Harvest	Year 6
Estimated Year 6 Revenue	\$180M–\$225M+

Project summary values.

Revenue Growth Schedule



Year	Revenue
1	\$9.68M
2	\$29.11M
3	\$54.24M
4	\$82.06M
5	\$115.89M
6	\$200.00M

Project summary values.

1.8 Carbon & Natural Capital Value

The Estate generates value through both agricultural production and environmental restoration.

Carbon Sources

Tree Carbon

Generated through:

- Paulownia
- Moringa
- Black Pepper
- Passion Fruit
- Mulberry

Soil Carbon

Generated through:

- Sweet Potato root systems
- Moringa biomass recycling
- Paulownia biomass recycling
- Mushroom compost
- Biochar

Biochar Carbon

Long-term carbon storage generated from internally produced biomass.

The project summary identifies an estimated carbon value of approximately US\$135 million over ten years at US\$22/tCO₂e.

1.9 ESG Value Proposition

Environmental Benefits

- Carbon sequestration
- Soil health improvement
- Biodiversity enhancement
- Water conservation
- Reduced synthetic input usage

Social Benefits

- Employment creation
- Community profit sharing
- Skills development
- Food security support

Governance Benefits

- GPS traceability
- Satellite monitoring



- Carbon reporting
- Sustainability reporting

as detailed in the project summary.

1.10 Final Positioning Statement

The Oleifera Regenerative Agroforestry & Natural Capital Development Platform is a diversified organic production estate combining agriculture, forestry, community development and natural capital creation within a single enterprise platform. Through progressive development, internally generated fertility systems, community profit participation and multiple farm-gate revenue streams, the Estate seeks to create long-term economic, environmental and social value while reducing dependence on single-commodity agriculture.

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Chapter 2 – Project Overview

2.1 Introduction

The Oleifera Regenerative Agroforestry & Natural Capital Development Platform is a 7,000-hectare integrated organic production estate designed to combine forestry, agriculture, food production, carbon accumulation and community development within a single scalable enterprise. The project brings together Paulownia timber, Moringa, Black Pepper, Passion Fruit, Ginger, Turmeric, Premium Botanical Honey, Livestock Feed Manufacturing, Aquaculture & Duckweed, Mushrooms, Biochar and Carbon Assets within one production ecosystem.

Unlike conventional plantation projects that depend upon a single harvest cycle or commodity, the Estate has been designed around multiple layers of production, allowing revenue generation to begin early and expand progressively as additional enterprises mature. Revenue begins through Moringa leaf harvesting and grows through multiple product streams before the first Paulownia timber harvest occurs.

2.2 Project Vision

The long-term vision is to establish a commercially successful regenerative agriculture platform capable of:

- Producing premium organic agricultural products.
- Generating long-term natural capital assets.
- Building soil carbon and ecosystem resilience.
- Supporting community wealth creation.
- Demonstrating scalable regenerative agriculture.

The Estate seeks to prove that environmental restoration and commercial profitability can operate together rather than in competition.

2.3 Regenerative Production Philosophy

The Estate is based on regenerative agriculture principles that focus on increasing biological productivity while simultaneously improving natural resources.

Core Principles

Permanent Vegetation Cover

Tree systems, vines and ground covers provide continuous biological activity and reduce soil degradation.

Organic Production

The project identifies organic production systems, internal fertilizer production and reduced dependence on synthetic fertilizers as key differentiators.

Circular Economy Design

Waste from one enterprise becomes an input for another enterprise.

Examples include:

- Paulownia biomass converted into pellets and biochar.
- Moringa biomass converted into mulch.
- Mushroom systems generating compost.
- Sweet Potato supporting soil regeneration.



- Duckweed supporting livestock and aquaculture feed systems.

Natural Capital Creation

The Estate intentionally builds natural capital through:

- Biomass accumulation.
- Soil carbon growth.
- Biodiversity enhancement.
- Water conservation.

2.4 Integrated Enterprise Design

The Estate is designed around enterprise stacking.

Forestry Layer

- Paulownia

Nutraceutical Layer

- Moringa
- Ginger
- Turmeric

Vine Layer

- Black Pepper
- Passion Fruit

Livestock Feed Layer

- Mulberry
- Moringa
- Sweet Potato
- Duckweed

Ground Cover Layer

- Sweet Potato

Pollination Layer

- Premium Botanical Honey

Food Production Layer

- Mushrooms
- Aquaculture

Carbon Layer

- Biomass Carbon
- Soil Carbon
- Biochar Carbon

This layered design increases productivity per hectare while reducing enterprise risk.

2.5 Competitive Advantages

The project summary identifies the following differentiators:

- Organic production system.
- Perennial crop model.
- Paulownia coppice regeneration.
- Internal seed production.
- Internal fertilizer production.
- GPS-mapped agricultural assets.
- Satellite carbon monitoring.
- Circular economy design.



- Strong ESG credentials.

These advantages create both economic and environmental resilience.

Chapter 3 – Estate Development & Rollout Strategy

3.1 Estate Development Philosophy

The Estate is not intended to be fully established at inception.

Development occurs progressively over approximately five years, enabling revenue-generating enterprises to fund future expansion. The project summary identifies retained profits as the primary funding source after Year 1.

This approach reduces:

- Capital risk
- Operational risk
- Workforce-development risk

while improving long-term sustainability.

3.2 Progressive Development Model

Year 1 – Foundation Phase

Key activities:

- Nursery establishment
- Irrigation development
- Initial Moringa blocks
- Ginger establishment
- Turmeric establishment
- Sweet Potato establishment
- Initial honey programme
- Initial mushroom production

Revenue begins approximately within 120 days through Moringa leaf harvesting.

Year 2 – Expansion Phase

Key activities:

- Expansion of Moringa production
- Passion Fruit rollout
- Additional honey production
- Expansion of food-security crops
- Community enterprise development

Year 3 – Enterprise Diversification

Key activities:

- Black Pepper entering production
- Expanded mushroom production
- Aquaculture expansion
- Increased feed production
- Carbon monitoring expansion

Year 4 – Scale Development

Key activities:

- Expanded productive area
- Increasing pepper production
- Honey expansion
- Carbon asset growth
- Operational optimisation



Year 5 – Full Estate Establishment

The project summary states the Estate is fully established by Year 5.

At this stage:

- All major enterprises are operational.
- Carbon accumulation becomes significant.
- Community participation expands substantially.

Year 6 – Timber Integration

The first Paulownia timber harvest occurs in Year 6.

Importantly, timber does not replace existing revenue streams. It becomes an additional revenue layer on top of:

- Moringa
- Black Pepper
- Passion Fruit
- Honey
- Feed
- Aquaculture
- Mushrooms
- Carbon assets

3.3 Illustrative Rollout Schedule

Management Planning Assumption

Year	New Hectares	Cumulative Hectares
1	1,000	1,000
2	1,000	2,000
3	1,500	3,500
4	1,500	5,000
5	2,000	7,000

This schedule is a planning assumption. The project summary confirms full establishment by Year 5 but does not specify annual hectare rollout.

3.4 Community Development Through Rollout

Progressive estate development provides progressive community benefits.

Employment

The project summary identifies a target of approximately 550–650 permanent jobs.

Skills Development

Development phases allow:

- Progressive training
- Technical skills development
- Multi-skilled workforce development

Community Wealth Creation

As production increases:

- Profit-sharing expands.
- Community enterprises expand.
- Food-security outcomes improve.

Part V – Financial Framework

Chapter 16 – Detailed Financial Schedules



Revenue Forecast

Year	Revenue
1	\$9.68M
2	\$29.11M
3	\$54.24M
4	\$82.06M
5	\$115.89M
6	\$200.00M

Project summary values.

Farm-Gate Net Profit Schedule

Year	Farm-Gate Net Profit
1	\$6.68M
2	\$27.98M
3	\$52.60M
4	\$79.81M
5	\$112.74M
6	\$195.50M

Project summary values.

Community Profit Share (40%)

Year	Community Share
1	\$2.67M
2	\$11.19M
3	\$21.04M
4	\$31.92M
5	\$45.10M
6	\$78.20M

Project summary values.

Oleifera Share (60%)

Year	Oleifera Share
1	\$4.01M
2	\$16.79M
3	\$31.56M
4	\$47.89M
5	\$67.64M
6	\$117.30M

Project summary values.

Carbon Value Framework

Metric	Value
Carbon Value (10 Years)	~\$135M
Carbon Price Assumption	\$22/tCO ₂ e

Project summary values.

Year 6 Cost Example

The project summary includes the following illustrative Year 6 cost structure:

Item	Value
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Gross Revenue	\$200M
Operating Costs	\$4M
Maintenance	\$2M
Processing Costs	\$20M
Administration	\$5M
Farm-Gate Net Profit	\$169M

Cost Reduction Framework

The Estate reduces operating costs through internal production systems.

Internal Inputs

- Estate-produced liquid fertilizers
- Compost production
- Mulch production
- Organic pest-management systems
- Feed production systems
- Biochar production

The project summary identifies internal fertilizer production, circular economy design and reduced dependence on synthetic fertilizers as key project benefits

These features contribute to lower long-term operating costs and improved Farm-Gate profitability.

Chapter 4 – Paulownia Enterprise Framework

4.1 Introduction

Paulownia forms the long-term forestry foundation of the Estate and is one of the most important natural-capital assets within the production platform. The project summary identifies Paulownia at a density of **800 trees per hectare**, with the first timber harvest expected in Year 6.

Unlike conventional forestry projects that generate little revenue prior to harvest, the Estate integrates Paulownia into a broader regenerative agroforestry system in which the trees contribute to:

- Timber production
- Carbon accumulation
- Livestock feed production
- Mulch production
- Compost feedstock
- Fuel pellet production
- Black Pepper support systems

4.2 Estate Production Design

Planting Density

Item	Value
Trees per Hectare	800
Estate Size	7,000 ha
Potential Trees at Full Development	5.6 Million

Planning framework based on project planting density.

Integrated Production Role

Paulownia is not operated as a stand-alone forestry plantation.

The Estate design integrates:

- Paulownia Forestry
- Black Pepper vines
- Sweet Potato ground cover



- Honey production
- Biomass utilisation
- Carbon asset development

This increases productivity per hectare while reducing infrastructure costs.

4.3 Livestock Feed Contribution

Paulownia leaves form part of the Estate's internal feed-production system.

Utilisation

Leaves may be used for:

- Cattle supplementation
- Goat feed
- Sheep feed
- Rabbit feed
- Poultry supplementation

This supports the Estate objective of reducing external input requirements.

4.4 Mulch, Compost & Biomass Production

Pruning and biomass management activities generate materials used elsewhere in the Estate.

Mulch Production

Paulownia biomass supports:

- Moisture retention
- Weed suppression
- Soil protection
- Soil-carbon development

Compost Production

Pruned biomass contributes to:

- Organic matter development
- Internal compost systems
- Nutrient recycling

4.5 Fuel Pellet Enterprise

Management planning assumptions include utilisation of pruning biomass and forestry residues for fuel-pellet manufacture.

Benefits

- Additional revenue stream
- Renewable energy product
- Circular-economy utilisation
- Reduced wastage

Pellet production is treated as a supplementary enterprise that adds value before timber harvest.

4.6 Carbon & Natural Capital Contribution

Paulownia contributes to multiple carbon pools.

Above-Ground Carbon

- Timber biomass
- Branch biomass
- Leaf biomass



Below-Ground Carbon

- Root systems
- Root turnover
- Soil-carbon development

Natural Capital Benefits

- Biodiversity enhancement
- Increased vegetation cover
- Soil regeneration
- Long-term carbon accumulation

The project summary specifically identifies biomass carbon growth, soil carbon growth and total carbon sequestered as key ESG indicators.

4.7 Strategic Importance

The Paulownia enterprise performs multiple functions simultaneously:

Function	Contribution
Forestry	Timber production
Carbon	Biomass and soil carbon
Feed	Livestock-feed leaves
Soil Health	Mulch and compost
Energy	Fuel pellets
Agroforestry	Black Pepper support

This multi-product design strengthens long-term Estate resilience.

Part V – Detailed Financial Tables (Years 1–6)

Revenue Forecast

Year	Revenue
1	\$9.68M
2	\$29.11M
3	\$54.24M
4	\$82.06M
5	\$115.89M
6	\$200.00M

Project summary values.

Farm-Gate Net Profit Forecast

Year	Farm-Gate Net Profit
1	\$6.68M
2	\$27.98M
3	\$52.60M
4	\$79.81M
5	\$112.74M
6	\$195.50M

Project summary values.

Community Profit Participation (40%)

Year	Community Share
------	-----------------



1	\$2.67M
2	\$11.19M
3	\$21.04M
4	\$31.92M
5	\$45.10M
6	\$78.20M

Project summary values.

Oleifera Profit Participation (60%)

Year	Oleifera Share
1	\$4.01M
2	\$16.79M
3	\$31.56M
4	\$47.89M
5	\$67.64M
6	\$117.30M

Project summary values.

Year 6 Cost Illustration

The project summary provides the following Year 6 example.

Item	Value
Gross Revenue	\$200M
Operating Costs	\$4M
Maintenance	\$2M
Processing Costs	\$20M
Administration	\$5M
Farm-Gate Net Profit	\$169M

Carbon Value Schedule

Metric	Value
Carbon Value (10 Years)	~\$135M
Carbon Price Assumption	\$22/tCO ₂ e

Project summary values.

Chapter 11 – Community Partnership Framework

11.1 Introduction

Community partnership is a core component of the Estate development strategy. The project has been designed to align community prosperity with project success through participation rather than fixed-payment land-use arrangements.

The project summary describes this approach as a **Natural Capital Partnership Model** in which communities participate in project outcomes rather than acting solely as landlords.



11.2 Community Contributions

Participating communities contribute:

- Land access
- Local knowledge
- Labour participation
- Stewardship
- Long-term support

These contributions create a strong foundation for long-term project success.

11.3 Oleifera Contributions

Oleifera contributes:

- Capital investment
- Estate infrastructure
- Irrigation systems
- Technical expertise
- Carbon development
- Processing development
- Market access
- Product development

This structure creates a partnership between local communities and the project company.

11.4 Profit-Sharing Framework

The project summary states that participating communities receive a share of Farm-Gate Net Profit rather than fixed land-rental payments.

The framework operates as:

Revenue

Less Operating Costs

Less Production Costs

Less Maintenance Costs

Less Working Capital Requirements

= Farm-Gate Net Profit

The project summary includes a six-year illustration using a 40% community participation model.

11.5 Strategic Benefits

Community Alignment

Communities benefit when:

- Yields increase
- Production increases
- Product values increase
- Carbon values increase
- Processing revenues increase

This aligns the interests of communities and project management.

Investor Benefits

Investors benefit through:

- Reduced land-access disputes
- Improved social licence to operate
- Reduced rental escalation risk



- Improved ESG outcomes
- Stronger stakeholder participation

11.6 Community Development Outcomes

The Estate is designed to support:

- Employment creation
- Skills development
- Agricultural training
- Food-security programmes
- Community enterprise creation
- Long-term wealth creation

The project summary identifies permanent employment targets of approximately 550–650 positions together with community-impact reporting and food-security monitoring.

11.7 Long-Term Partnership Vision

The Community Partnership Framework is intended to transform participating communities into long-term economic partners in the success of the Estate.

Rather than receiving fixed annual payments regardless of project performance, communities participate directly in the economic outcomes generated through:

- Agricultural production
- Carbon accumulation
- Resource stewardship
- Estate growth

Chapter 5 – Moringa Enterprise Framework

5.1 Introduction

Moringa is the Estate's primary early-revenue enterprise and provides the foundation for cash flow during the initial years of development. The project summary identifies Moringa at a density of **1,600 trees per hectare** and notes that revenue begins within approximately **120 days** through Moringa leaf harvesting.

Unlike many perennial crops that require several years to become productive, Moringa generates recurring harvests while simultaneously contributing to soil improvement, livestock feed production, carbon accumulation and Passion Fruit production support.

5.2 Strategic Role Within the Estate

The Moringa enterprise performs multiple functions simultaneously:

Function	Contribution
Nutraceutical Production	Premium leaf products
Feed Production	Grade 2 leaf livestock feed
Oil Production	Seed harvests
Mulch Production	Branch biomass
Carbon Accumulation	Biomass and soil carbon
Agroforestry Support	Living Passion Fruit trellis
Community Nutrition	Food and wellness products

This multi-functional role makes Moringa one of the most strategically important enterprises within the Estate.

5.3 Production Framework

Planting Density



Item	Value
Trees per Hectare	1,600

Project planting density.

Harvest Frequency

Management Planning Assumption

Harvest Type	Frequency
Leaf Harvests	7 per year
Seed Harvests	2 per year

These harvest cycles provide recurring cash flow throughout the year.

5.4 Product Streams

Grade 1 Leaf Production

Premium quality leaves are directed toward:

- Nutraceutical markets
- Wellness products
- Premium food ingredients
- Organic health products

Grade 2 Leaf Production

Secondary-grade leaves are utilised for:

- Livestock feed
- Poultry feed
- Community feed programmes
- Feed manufacturing

This approach supports the Estate's circular-economy model with minimal waste.

Seed Production

Seed harvests support:

- Oil production
- Seed multiplication
- Nursery development
- Future estate expansion

Branch Biomass

Pruned branches provide:

- Mulch
- Compost feedstock
- Soil-conditioning materials

5.5 Passion Fruit Trellis Function

A significant advantage of the Estate design is that Moringa functions as a living trellis system for Passion Fruit production.

Benefits include:

- Reduced infrastructure costs
- Improved land-use efficiency
- Increased productivity per hectare
- Reduced maintenance requirements

This allows a single hectare to simultaneously support:

- Moringa production
- Passion Fruit production
- Carbon accumulation



5.6 Carbon Contribution

Moringa contributes to several carbon pools.

Above-Ground Carbon

- Leaf biomass
- Stem biomass
- Branch biomass

Below-Ground Carbon

- Root biomass
- Root turnover
- Soil organic matter formation

Soil Carbon

Moringa contributes to:

- Mulch production
- Organic matter accumulation
- Improved soil biological activity

The project summary identifies biomass carbon growth and soil carbon growth as important project metrics.

5.7 Strategic Importance

Moringa provides:

- Early revenue
- Multiple harvest cycles
- Internal feed production
- Internal mulch production
- Organic fertility support
- Carbon accumulation
- Agroforestry integration

Its ability to generate income while supporting other enterprises makes it one of the most important components of the Estate development strategy.

Paulownia Enterprise – Detailed Financial Tables

Management Planning Assumptions

Illustrative Revenue Progression

Year	Timber	Pellets	Feed Leaves	Carbon Value Recognition	Total Paulownia Revenue
1	\$0	\$0	\$0.10M	\$0.20M	\$0.30M
2	\$0	\$0	\$0.20M	\$0.40M	\$0.60M
3	\$0	\$0.50M	\$0.30M	\$0.70M	\$1.50M
4	\$0	\$1.00M	\$0.40M	\$1.10M	\$2.50M
5	\$0	\$2.00M	\$0.50M	\$1.50M	\$4.00M
6	\$35.00M	\$5.00M	\$1.00M	\$4.00M	\$45.00M

Management Planning Assumptions. Not stated in the project summary.



Illustrative Expense Schedule

Year	Operating Cost	Maintenance	Carbon Monitoring	Total Cost
1	\$0.10M	\$0.02M	\$0.03M	\$0.15M
2	\$0.15M	\$0.04M	\$0.05M	\$0.24M
3	\$0.20M	\$0.05M	\$0.05M	\$0.30M
4	\$0.25M	\$0.08M	\$0.07M	\$0.40M
5	\$0.30M	\$0.10M	\$0.10M	\$0.50M
6	\$0.60M	\$0.20M	\$0.20M	\$1.00M

Management Planning Assumptions.

Illustrative Paulownia Enterprise Profit

Year	Revenue	Cost	Indicative Enterprise Profit
1	\$0.30M	\$0.15M	\$0.15M
2	\$0.60M	\$0.24M	\$0.36M
3	\$1.50M	\$0.30M	\$1.20M
4	\$2.50M	\$0.40M	\$2.10M
5	\$4.00M	\$0.50M	\$3.50M
6	\$45.00M	\$1.00M	\$44.00M

Management Planning Assumptions.

Chapter 12 – Natural Capital Partnership Model

12.1 Introduction

The Natural Capital Partnership Model is one of the defining characteristics of the Oleifera Estate. Rather than separating commercial development from environmental stewardship, the project integrates economic activity, community participation and natural-capital growth within a single framework.

The project summary describes this model as a partnership approach where communities participate in the economic success of the Estate through profit-sharing and long-term stewardship arrangements.

12.2 Natural Capital Philosophy

The Estate recognises that long-term profitability depends upon maintaining and improving natural assets.

These assets include:

- Soil health
- Water resources
- Biodiversity
- Biomass carbon
- Soil carbon
- Pollinator populations

Natural capital is therefore treated as a productive asset rather than an environmental constraint.

12.3 Forms of Capital Created

Agricultural Capital

Generated through:

- Moringa
- Black Pepper
- Passion Fruit
- Ginger
- Turmeric
- Honey
- Mushrooms



Forestry Capital

Generated through:

- Paulownia timber
- Coppice regeneration systems
- Biomass production

Natural Capital

Generated through:

- Soil-carbon accumulation
- Biomass-carbon accumulation
- Biochar systems
- Habitat enhancement
- Biodiversity improvement

12.4 Community Participation

The Natural Capital Partnership Model aligns community well-being with ecosystem improvement.

As:

- Productivity improves,
- Soil health improves,
- Carbon stocks increase,
- Biodiversity improves,

community benefits also increase through participation in project profitability.

12.5 Carbon as Natural Capital

The Estate generates value through multiple carbon pools:

Tree Carbon

- Paulownia
- Moringa
- Mulberry
- Black Pepper
- Passion Fruit

Soil Carbon

Generated through:

- Sweet Potato systems
- Biomass recycling
- Mulch production
- Compost systems
- Biochar application

The project summary estimates a carbon value of approximately **US\$135 million over ten years at US\$22/tCO₂e**.

12.6 Financial Benefits of Natural Capital

Natural capital contributes value through:

Direct Benefits

- Carbon value
- Improved agricultural productivity
- Reduced erosion
- Improved water retention

Indirect Benefits



- Lower fertiliser requirements
- Lower external input costs
- Enhanced biodiversity
- Improved resilience

The Estate's internal fertilizer production, internal mulch production and circular-economy design support these outcomes.

12.7 Long-Term Development Vision

The Natural Capital Partnership Model seeks to create a system where:

- Agricultural production increases,
- Natural capital increases,
- Community wealth increases,
- Investor returns increase,

simultaneously.

Chapter 6 – Black Pepper Enterprise Framework

6.1 Introduction

Black Pepper is one of the Estate's highest-value specialty crop enterprises and provides an important medium-term revenue stream within the broader agroforestry platform. The project summary identifies a planting density of **800 Black Pepper vines per hectare**.

Unlike conventional pepper production systems that require dedicated support infrastructure, the Estate integrates Black Pepper directly into the Paulownia forestry system, allowing both enterprises to generate value from the same production footprint.

6.2 Integrated Agroforestry Design

Living Support Structure

The Estate design utilises Paulownia trees as the living support structure for Black Pepper vines.

Strategic Benefits

- Reduced support structure costs
- Increased production per hectare
- Improved carbon accumulation
- Increased biodiversity
- Reduced capital expenditure
- Improved land-use efficiency

This creates a stacked enterprise model in which forestry and specialty crop production occur simultaneously.

6.3 Estate Production Model

Planting Density

Item	Value
Pepper Vines	800 vines/ha

Project planting density.

Establishment Period

Years 1–2 focus primarily on:

- Root development
- Vine training
- Climbing establishment
- Canopy development

Commercial production remains limited during this period.



6.4 Production Progression

Early Production

Management Planning Assumption

Year	Yield Per Vine
1	0 kg
2	0 kg
3	0.5 kg
4	0.5–1.0 kg

Mature Production

Management Planning Assumption

Year	Yield Per Vine
5+	1.0–2.0 kg

At full productivity:

Scenario	Output Per Hectare
Conservative	800 kg
High Performance	1,600 kg

6.5 Revenue Potential

Management Planning Assumption

Scenario	Production	Indicative Revenue
Conservative	800 kg	US\$4,800/ha
Moderate	1,200 kg	US\$9,600/ha
High Performance	1,600 kg	US\$16,000/ha

These figures are planning assumptions and are not provided in the project summary.

6.6 Carbon & Biodiversity Benefits

Black Pepper contributes to:

Carbon Benefits

- Perennial vegetation cover
- Increased biomass production
- Reduced soil disturbance

Biodiversity Benefits

- Pollinator activity
- Habitat complexity
- Agroforestry diversity

These outcomes support the broader natural-capital objectives of the Estate.

6.7 Strategic Importance

Black Pepper provides:

- Premium export opportunities
- Revenue diversification
- Medium-term cash flow
- Integration with forestry systems
- Additional carbon accumulation

The enterprise acts as a bridge between the early cash-flow enterprises and the long-term Paulownia timber harvest cycle.



Moringa Enterprise – Detailed Financial Tables

Management Planning Assumptions

Illustrative Revenue Schedule

Year	Premium Leaf	Feed Grade Leaf	Seed	Oil	Carbon Recognition	Total Revenue
1	\$2.50M	\$0.50M	\$0.20M	\$0.00M	\$0.30M	\$3.50M
2	\$5.50M	\$1.00M	\$0.70M	\$0.30M	\$0.50M	\$8.00M
3	\$8.50M	\$1.50M	\$1.20M	\$0.80M	\$1.00M	\$13.00M
4	\$11.00M	\$2.00M	\$2.00M	\$1.50M	\$1.50M	\$18.00M
5	\$13.00M	\$2.50M	\$2.50M	\$2.00M	\$2.00M	\$22.00M
6	\$16.00M	\$3.00M	\$4.00M	\$3.00M	\$4.00M	\$30.00M

Management Planning Assumptions.

Illustrative Expense Schedule

Year	Harvesting	Irrigation	Field Operations	Feed Processing	Administration	Total Cost
1	\$0.30M	\$0.15M	\$0.25M	\$0.05M	\$0.15M	\$0.90M
2	\$0.40M	\$0.20M	\$0.30M	\$0.10M	\$0.20M	\$1.20M
3	\$0.55M	\$0.25M	\$0.35M	\$0.15M	\$0.20M	\$1.50M
4	\$0.65M	\$0.30M	\$0.40M	\$0.15M	\$0.20M	\$1.70M
5	\$0.75M	\$0.35M	\$0.50M	\$0.20M	\$0.20M	\$2.00M
6	\$0.90M	\$0.40M	\$0.60M	\$0.30M	\$0.30M	\$2.50M

Management Planning Assumptions.

Illustrative Profit Schedule

Year	Revenue	Cost	Indicative Enterprise Profit
1	\$3.50M	\$0.90M	\$2.60M
2	\$8.00M	\$1.20M	\$6.80M
3	\$13.00M	\$1.50M	\$11.50M
4	\$18.00M	\$1.70M	\$16.30M
5	\$22.00M	\$2.00M	\$20.00M
6	\$30.00M	\$2.50M	\$27.50M

Management Planning Assumptions.

Chapter 13 – Community Legacy Programme

13.1 Introduction

The Community Legacy Programme is designed to ensure that the benefits generated by the Estate extend beyond direct financial returns and contribute to long-term community resilience, skills development and intergenerational opportunity.

The Estate is intended to function not only as an agricultural enterprise but also as a catalyst for sustainable community development.

13.2 Employment & Skills Development

The project summary identifies a target of approximately **550–650 permanent jobs** across the Estate.

Employment Pathways

Potential employment opportunities include:

- Forestry operations
- Crop production
- Honey production
- Aquaculture



- Mushroom cultivation
- Feed manufacturing
- Administration
- Carbon monitoring
- Logistics and transport

Skills Development

Training programmes may include:

- Regenerative agriculture
- Organic production systems
- Beekeeping
- Aquaculture management
- Carbon monitoring
- Small-business development

13.3 Food Security Programme

Food security is a core component of the Estate model.

Community Food Sources

- Sweet Potato leaves
- Moringa leaves
- Tilapia production
- Mushrooms
- Honey products

These enterprises provide both nutritional value and community resilience.

13.4 Community Enterprise Development

The Estate seeks to support the development of local enterprises linked to project activities.

Potential opportunities include:

- Beekeeping enterprises
- Mushroom production groups
- Nursery development
- Feed production
- Community agriculture programmes

This approach broadens participation beyond direct employment.

13.5 Community Profit Participation

The Community Legacy Programme is reinforced through the Farm-Gate profit-sharing model described in the project summary. Communities participate in the success of the Estate through direct profit-sharing rather than fixed rental arrangements.

Six-Year Illustration

Year	Community Share
1	\$2.67M
2	\$11.19M
3	\$21.04M
4	\$31.92M
5	\$45.10M



6	\$78.20M
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Project summary values.

13.6 Long-Term Legacy Outcomes

The programme aims to create:

- Long-term employment
- Community wealth creation
- Improved food security
- Increased agricultural skills
- Environmental stewardship
- Stronger rural economies

By linking community outcomes directly to productivity, natural-capital growth and project success, the Estate seeks to create a lasting legacy that extends beyond agricultural production alone.

Chapter 7 – Passion Fruit Enterprise Framework

7.1 Introduction

Passion Fruit is one of the Estate's most important early-cashflow enterprises and has been incorporated into the agroforestry design to provide recurring farm-gate income while longer-term forestry assets mature. The project summary identifies Passion Fruit at a density of **800 vines per hectare**.

The enterprise benefits from integration with the broader production platform through:

- Moringa living trellis systems
- Estate honey pollination
- Organic fertility systems
- Internal mulch production
- Soil-carbon improvement programmes

This integration reduces establishment costs while increasing productivity per hectare.

7.2 Living Trellis Production Model

Unlike conventional Passion Fruit systems that require significant trellis infrastructure, the Estate uses Moringa as a living support structure.

Advantages

- Reduced capital expenditure
- Reduced maintenance requirements
- Improved land-use efficiency
- Additional productivity from the same hectare
- Increased carbon accumulation

A single hectare therefore produces:

- Moringa leaves
- Moringa seed
- Moringa oil
- Feed-grade leaf
- Passion Fruit
- Carbon accumulation

This stacked-enterprise model is one of the core strengths of the Estate design.

7.3 Production Framework

Planting Density



Item	Value
Passion Fruit Vines	800 vines/ha

Project summary planting density.

Establishment Phase

Management Planning Assumption

Year	Activity
Year 1	Establishment & early production
Year 2	Commercial production
Year 3+	Mature production

7.4 Yield Development

Management Planning Assumptions

Production Stage	Yield Per Vine
Establishment Phase	2–7 kg
Mature Production	10–15 kg
High Performance	Up to 20 kg

At 800 vines per hectare, this provides substantial annual fruit production.

7.5 Pollination Integration

The Estate Honey Programme contributes directly to Passion Fruit productivity.

Benefits

- Improved fruit set
- Improved fruit quality
- Improved fruit size
- Increased yield consistency

Pollination therefore contributes economic value beyond honey production itself.

7.6 Harvest Programme

Passion Fruit provides recurring harvesting activity throughout productive periods.

Enterprise Benefits

- Improved labour utilisation
- Consistent revenue generation
- Reduced cash-flow volatility
- Multiple harvest opportunities each year

This supports the Estate objective of maintaining recurring revenue streams throughout the development cycle.

7.7 Revenue Importance

Passion Fruit is expected to become one of the Estate's major contributors to medium-term revenue growth.

Strategic Contributions

- Early cash flow
- Revenue diversification
- Export opportunities
- Organic fruit production
- Community enterprise development

The enterprise helps bridge the period between early Moringa revenues and longer-term forestry revenues.

7.8 Carbon & Soil Benefits



Although primarily a fruit-production enterprise, Passion Fruit also contributes to natural-capital outcomes.

Carbon Benefits

- Perennial vegetation
- Biomass growth
- Root-system development

Soil Benefits

- Reduced soil disturbance
- Organic matter accumulation
- Increased biological activity

These benefits support the broader Estate carbon strategy.

Black Pepper Enterprise – Detailed Financial Tables

Management Planning Assumptions

Revenue Schedule

Year	Pepper Revenue
1	\$0.00M
2	\$0.00M
3	\$4.00M
4	\$9.00M
5	\$16.00M
6	\$30.00M

Management Planning Assumptions

Operating Cost Schedule

Year	Labour	Harvesting	Drying & Storage	Administration	Total Cost
1	\$0.10M	\$0.00M	\$0.00M	\$0.05M	\$0.15M
2	\$0.15M	\$0.00M	\$0.00M	\$0.05M	\$0.20M
3	\$0.25M	\$0.10M	\$0.05M	\$0.10M	\$0.50M
4	\$0.35M	\$0.20M	\$0.10M	\$0.15M	\$0.80M
5	\$0.50M	\$0.30M	\$0.15M	\$0.25M	\$1.20M
6	\$0.65M	\$0.40M	\$0.20M	\$0.35M	\$1.60M

Management Planning Assumptions

Indicative Enterprise Profit

Year	Revenue	Cost	Indicative Profit
1	\$0.00M	\$0.15M	(\$0.15M)
2	\$0.00M	\$0.20M	(\$0.20M)
3	\$4.00M	\$0.50M	\$3.50M
4	\$9.00M	\$0.80M	\$8.20M
5	\$16.00M	\$1.20M	\$14.80M
6	\$30.00M	\$1.60M	\$28.40M

Management Planning Assumptions

Chapter 14 – Carbon & Natural Capital Framework

14.1 Introduction

Carbon and Natural Capital are fundamental components of the Estate development strategy. The project has been designed not only to generate agricultural and forestry revenues, but also to increase ecosystem productivity, build soil health and create long-term carbon assets.



The project summary estimates a carbon value of approximately **US\$135 million over ten years at US\$22/tCO₂e**.

Unlike many carbon projects where carbon is the primary economic driver, the Estate treats carbon as an additional value layer that complements productive agricultural activities. The project summary specifically notes that carbon is not the primary income source but provides additional upside.

14.2 Carbon Philosophy

The Estate follows a productive-carbon model.

This means carbon is accumulated through:

- Forestry
- Agriculture
- Soil improvement
- Biomass recycling
- Biochar production

rather than through land being removed from productive use.

The objective is to generate:

- Food
- Fibre
- Timber
- Feed
- Carbon value : simultaneously.

14.3 Biomass Carbon

Paulownia

Carbon accumulates through:

- Timber biomass
- Branch biomass
- Leaf biomass
- Root systems

Moringa

Carbon accumulates through:

- Repeated leaf production
- Branch development
- Root biomass

Black Pepper

Carbon accumulates through:

- Perennial vine growth
- Biomass development

Passion Fruit

Carbon accumulates through:

- Permanent vegetation
- Continuous biological production

Mulberry

Carbon accumulates through:

- Biomass growth
- Root development
- Leaf production

14.4 Soil Carbon

Soil carbon represents one of the most important long-term natural-capital assets of the Estate.



Contributors

Sweet Potato

- Continuous root growth
- Organic matter accumulation
- Ground-cover protection

Moringa

- Mulch production
- Biomass recycling
- Root turnover

Paulownia

- Leaf litter
- Root systems
- Biomass recycling

Mushrooms

- Compost production
- Organic matter generation

Biochar

- Long-term stable carbon storage

The project summary identifies soil carbon growth as a key environmental performance indicator.

14.5 Natural Capital Assets

The Estate creates multiple categories of natural capital.

Carbon Capital

- Tree carbon
- Soil carbon
- Biochar carbon

Biodiversity Capital

- Pollinator populations
- Vegetation diversity
- Habitat development

Soil Capital

- Organic matter
- Biological activity
- Water-holding capacity

Water Capital

- Improved infiltration
- Improved retention
- Reduced erosion

These assets increase long-term productivity while enhancing environmental resilience.

14.6 Economic Contribution of Carbon

Carbon contributes value through both direct and indirect pathways.

Direct Contributions

- Carbon credit potential
- Natural-capital valuation
- ESG value enhancement



Indirect Contributions

- Improved productivity
- Improved soil fertility
- Reduced external input requirements
- Increased resilience

The Estate therefore treats carbon as both an environmental and economic asset.

14.7 Natural Capital as a Competitive Advantage

The Natural Capital Framework creates several strategic advantages:

- Long-term soil fertility
- Lower operating costs
- Improved carbon value
- Strong ESG credentials
- Enhanced investor appeal
- Improved community outcomes

By building natural capital alongside agricultural production, the Estate seeks to create a development platform in which environmental improvement and commercial profitability reinforce one another rather than compete.

Chapter 7 – Passion Fruit Enterprise Framework (Expanded)

7.9 Production System Design

Passion Fruit is integrated into the Estate's regenerative agroforestry system and operates as one of the principal medium-term revenue enterprises. The project summary identifies Passion Fruit at a density of **800 vines per hectare**.

Unlike conventional commercial systems, Passion Fruit production is integrated with Moringa, which functions as a living trellis structure.

Production Advantages

- Reduced trellis infrastructure costs
- Lower maintenance expenditure
- Improved biodiversity
- Additional carbon accumulation
- Multiple productive outputs from the same hectare

The system allows simultaneous production of:

- Passion Fruit
- Moringa leaf
- Moringa seed
- Feed-grade biomass
- Mulch
- Carbon assets

7.10 Establishment & Production Lifecycle

Year 1

Primary activities include:

- Planting
- Root establishment
- Vine training
- Moringa support development
- Initial flowering

Revenue may begin during the establishment phase through early fruit production.



Year 2

Commercial production increases significantly as canopy development improves.

Years 3–5

The enterprise enters mature production and becomes a major contributor to farm-gate cash flow.

Years 5+

Production stabilises under normal management conditions.

7.11 Harvest Calendar

Flowering Phase

Pollination is supported through the Estate Honey Programme.

Fruit Development Phase

Fruit develops in multiple cycles throughout the year.

Harvest Phase

The enterprise supports recurring harvest activity rather than a single annual harvest.

Benefits

- Continuous labour utilisation
- Recurring cash flow
- Reduced revenue volatility
- Improved workforce retention

7.12 Organic Production System

Passion Fruit benefits from internal Estate inputs.

Fertility Inputs

- Estate-produced liquid fertilisers
- Moringa biomass
- Paulownia biomass
- Mushroom compost
- Biochar
- Organic mulches

Pest Management

The Estate's organic production system and internal organic pesticide development reduce dependence on synthetic agricultural chemicals. The project summary identifies an organic production system, internal fertilizer production and reduced dependence on synthetic fertilizers as project differentiators.

7.13 Community Benefits

The Passion Fruit enterprise supports:

- Harvest employment
- Community participation
- Skills development
- Food production
- Local market sales

The labour intensity of fruit harvesting provides additional community employment opportunities during the productive season.

Passion Fruit Enterprise – Detailed Financial Tables

Management Planning Assumptions

Revenue Schedule



Year	Passion Fruit Revenue
1	\$1.50M
2	\$5.00M
3	\$10.00M
4	\$15.00M
5	\$20.00M
6	\$25.00M

Management Planning Assumptions

Operating Cost Schedule

Year	Labour	Irrigation	Harvesting	Administration	Total Cost
1	\$0.15M	\$0.05M	\$0.10M	\$0.05M	\$0.35M
2	\$0.25M	\$0.10M	\$0.20M	\$0.15M	\$0.70M
3	\$0.35M	\$0.15M	\$0.30M	\$0.20M	\$1.00M
4	\$0.45M	\$0.20M	\$0.35M	\$0.20M	\$1.20M
5	\$0.60M	\$0.25M	\$0.40M	\$0.25M	\$1.50M
6	\$0.70M	\$0.30M	\$0.55M	\$0.35M	\$1.90M

Management Planning Assumptions

Indicative Enterprise Profit

Year	Revenue	Cost	Indicative Profit
1	\$1.50M	\$0.35M	\$1.15M
2	\$5.00M	\$0.70M	\$4.30M
3	\$10.00M	\$1.00M	\$9.00M
4	\$15.00M	\$1.20M	\$13.80M
5	\$20.00M	\$1.50M	\$18.50M
6	\$25.00M	\$1.90M	\$23.10M

Management Planning Assumptions

Chapter 14 – Carbon & Natural Capital Framework (Continued)

14.8 Carbon Valuation Methodology

The Estate adopts a multiple-carbon-pool approach rather than relying upon a single source of carbon accumulation.

Carbon Pools

Forestry Carbon

Generated through:

- Paulownia timber
- Paulownia biomass
- Root-system development

Agroforestry Carbon

Generated through:

- Moringa
- Black Pepper
- Passion Fruit
- Mulberry

Soil Carbon

Generated through:



- Sweet Potato systems
- Mulch programmes
- Compost systems
- Root biological activity

Biochar Carbon

Generated through:

- Paulownia biomass
- Forestry residues
- Estate biomass utilisation

This diversified approach reduces dependence on any single carbon source.

14.9 Carbon Measurement Framework

The project summary identifies:

- GPS mapping
- Satellite monitoring
- Carbon monitoring records
- Digital mapping systems

as components of the monitoring framework.

Measurement Categories

Biomass Carbon Growth

Measured through:

- Tree survival rates
- Forestry growth
- Biomass inventories

Soil Carbon Growth

Measured through:

- Soil organic carbon
- Soil organic matter
- Biological activity indicators

Carbon Intensity Reduction

Measured annually as part of the ESG framework.

14.10 Carbon Revenue Framework

The project summary estimates carbon value at approximately:

Metric	Value
Carbon Value	~\$135M
Period	10 Years
Carbon Price Assumption	\$22/tCO ₂ e

The project summary also makes clear that carbon is not intended to be the primary source of revenue but rather an additional value layer that enhances overall project returns.

Strategic Advantage

This means the Estate remains economically viable through:

- Agriculture
- Forestry



- Feed production
- Honey production
- Mushrooms
- Aquaculture

while carbon provides additional upside.

14.11 Soil Carbon as a Financial Asset

One of the strongest features of the Estate model is the deliberate focus on soil-carbon development.

Soil Carbon Drivers

- Sweet Potato ground-cover systems
- Estate-generated mulch
- Moringa biomass
- Paulownia biomass
- Mushroom compost
- Biochar application

Long-Term Benefits

Soil carbon contributes to:

- Improved water retention
- Higher fertility
- Reduced fertilizer requirements
- Improved productivity
- Carbon value growth

The resulting natural-capital asset supports both profitability and long-term environmental performance.

14.12 Natural Capital Investment Thesis

The Estate creates three complementary forms of capital:

Agricultural Capital

Generated through:

- Moringa
- Passion Fruit
- Black Pepper
- Ginger
- Turmeric
- Honey
- Mushrooms
- Aquaculture

Forestry Capital

Generated through:

- Paulownia timber
- Biomass production
- Coppice regeneration

Natural Capital

Generated through:

- Biomass carbon
- Soil carbon
- Biochar carbon
- Biodiversity enhancement
- Water conservation



The Estate therefore functions not merely as an agricultural project, but as a long-term natural-capital development platform capable of generating economic returns while improving ecosystem health and community outcomes.

Passion Fruit Harvest Schedule

(Management Planning Assumptions)

The Estate model positions Passion Fruit as an early-cashflow enterprise integrated with the Moringa trellis system.

Year 1 – Establishment Phase

Months 1–3

- Land preparation
- Planting
- Irrigation establishment
- Moringa support-tree development

Months 4–6

- Vine training
- Root-system expansion
- Canopy development

Months 7–9

- First flowering
- Pollination activity increases

Months 10–12

- Initial fruit production
- First commercial harvests
- Yield range: approximately 2–7 kg per vine (management planning assumption)

Year 2 – Commercial Production Phase

Quarter 1

- Flowering
- Fruit set
- Harvest cycle begins

Quarter 2

- Peak production period
- Multiple picking rounds

Quarter 3

- Continued harvesting
- Pruning and canopy management

Quarter 4

- Late season fruit production
- Preparation for following production cycle

Typical Activities

- Weekly monitoring
- Multiple harvest rounds during fruiting periods
- Pollination support through Estate apiary programme
- Ongoing fertility inputs from:
 - o Liquid fertilizers
 - o Compost
 - o Mulch
 - o Biochar



Years 3–6 – Mature Production Phase

Production Characteristics

- Stable vine production
- Repeated fruiting cycles
- Continuous harvest periods
- Consistent labour demand

Estate Advantages

The integrated system provides:

- Living Moringa trellis
- Honey-bee pollination
- Organic soil fertility
- Reduced synthetic-input dependency
- Improved moisture retention through mulching

Management Focus

- Pruning
- Pollination support
- Soil fertility management
- Disease monitoring
- Harvest scheduling
- Fruit quality management

Carbon Credit Trading Process

The project summary identifies:

- Carbon monitoring systems
- GPS mapping
- Satellite monitoring
- Carbon reporting
- Carbon as an additional revenue opportunity rather than the primary income source.
- The summary does **not** describe the actual trading process. Therefore, the following is a general description of how carbon-credit projects typically operate.

Step 1 – Carbon Project Development

A project establishes carbon-generating activities such as:

- Forestry
- Agroforestry
- Soil-carbon improvement
- Biochar production

For the Estate, potential carbon pools include:

- Paulownia
- Moringa
- Mulberry
- Black Pepper
- Passion Fruit
- Soil Carbon
- Biochar

Step 2 – Baseline Assessment

A baseline assessment measures:

- Existing carbon stocks



- Existing land condition
- Existing vegetation cover

This becomes the starting reference point.

Step 3 – Measurement & Monitoring

Carbon growth is monitored through:

- Field measurements
- Soil sampling
- GIS mapping
- Satellite monitoring
- Biomass inventories

The project summary specifically identifies GPS mapping, satellite monitoring and carbon monitoring records.

Step 4 – Verification

An independent verifier reviews:

- Carbon calculations
- Field data
- Monitoring records
- Project methodology

Step 5 – Carbon Credit Issuance

After verification:

- Carbon tonnes are certified
- Credits are issued through the selected carbon programme
- Credits become available for sale

Step 6 – Trading & Sale

Credits may then be sold to buyers seeking:

- Carbon offsets
- ESG improvements
- Net-zero commitments
- Voluntary carbon purchases

Revenue generated becomes an additional enterprise income stream.

Step 7 – Ongoing Monitoring

Projects continue:

- Annual monitoring
- Verification cycles
- Carbon reporting
- ESG reporting

to maintain credibility and support future issuances.

Relevance to the Oleifera Estate

The Estate's strongest carbon position is that carbon is **not the primary business model**. The project summary explicitly notes that carbon provides additional upside while agriculture, forestry, honey, feed, mushrooms and aquaculture remain the primary revenue drivers.

This reduces dependence on carbon-market pricing while still allowing the Estate to benefit from long-term carbon accumulation and natural-capital growth.



Chapter 15 – Biodiversity Enhancement Strategies

15.1 Introduction

Biodiversity enhancement is a core outcome of the Estate design and supports both agricultural productivity and natural-capital development. The project summary identifies biodiversity metrics including bee colony numbers, pollinator activity, tree survival rates and permanent vegetation cover as key ESG indicators.

Rather than treating biodiversity as a separate conservation activity, the Estate integrates biodiversity enhancement directly into productive agricultural systems.

15.2 Biodiversity Philosophy

The Estate is designed around the principle that productive agricultural systems can simultaneously:

- Increase biodiversity
- Improve ecosystem resilience
- Support pollinator populations
- Improve soil biology
- Increase long-term productivity

The combination of forestry, crops, pollination systems, aquaculture and soil-improvement systems creates a more diverse biological environment than conventional monoculture agriculture.

15.3 Multi-Layer Vegetation Systems

The Estate uses a layered agroforestry structure.

Forestry Layer

Primary species:

- Paulownia

Benefits include:

- Habitat creation
- Microclimate regulation
- Carbon accumulation
- Biomass generation

Mid-Layer Production

- Moringa
- Mulberry
- Black Pepper
- Passion Fruit

Benefits include:

- Additional habitat diversity
- Pollinator support
- Increased vegetation cover

Ground Layer

- Sweet Potato
- Mulch systems
- Organic matter cover

Benefits include:

- Reduced soil erosion
- Increased soil biological activity
- Moisture retention

15.4 Pollinator Enhancement

The Premium Botanical Honey programme plays a major biodiversity role.



Pollination Species Supported

- Moringa
- Passion Fruit
- Mulberry
- Paulownia

Biodiversity Benefits

- Increased pollinator populations
- Improved flowering success
- Enhanced ecosystem resilience
- Greater farm productivity

The project summary specifically identifies bee colony numbers and pollinator activity as monitoring indicators.

15.5 Soil Biodiversity

Soil biodiversity is one of the Estate's most important natural assets.

Supporting Systems

Mulch Production

Generated from:

- Paulownia
- Moringa
- Mulberry
- General biomass production

Compost Production

Generated through:

- Mushroom systems
- Organic biomass recycling

Biochar Application

Supports:

- Soil biological activity
- Water retention
- Long-term carbon storage

Benefits

- Increased microbial activity
- Improved nutrient cycling
- Enhanced soil fertility
- Improved plant resilience

15.6 Aquatic Biodiversity

The Aquaculture & Duckweed programme contributes to biodiversity development through:

- Fish habitat creation
- Water-system diversification
- Nutrient recycling
- Integrated food-production systems

These systems add biological diversity while contributing directly to food security and protein production.

15.7 Habitat Creation

The Estate creates habitat through:



Permanent Vegetation Cover

The project summary identifies permanent vegetation cover as an ESG metric.

Agroforestry Systems

Tree-based production systems provide:

- Shelter
- Nesting locations
- Feeding resources
- Ecological corridors

Pollinator Resources

Flowering trees and vines provide continuous nectar sources throughout the year.

15.8 Biodiversity Monitoring Framework

The project summary identifies the following biodiversity indicators:

Metric	Reporting Frequency
Bee Colony Numbers	Quarterly
Pollinator Activity	Annual
Tree Survival Rates	Annual
Permanent Vegetation Cover	Annual

These indicators provide measurable evidence of biodiversity performance.

15.9 Strategic Benefits of Biodiversity Enhancement

Biodiversity contributes directly to Estate performance.

Agricultural Benefits

- Improved pollination
- Improved crop quality
- Greater system resilience
- Reduced pest pressure

Environmental Benefits

- Habitat development
- Improved ecosystem function
- Increased carbon accumulation
- Improved soil health

Social Benefits

- Strengthened ESG performance
- Community environmental stewardship
- Improved long-term sustainability

15.10 Long-Term Biodiversity Vision

The Estate seeks to demonstrate that productive agriculture and biodiversity enhancement can operate together within a single commercial framework.

The long-term objective is to create a landscape where:

- Agricultural productivity increases,
- Carbon stocks increase,
- Biodiversity improves,



- Community benefits expand, simultaneously.

This approach aligns with the broader Natural Capital Partnership Model described throughout the project and strengthens the Estate's position as a regenerative agroforestry and natural-capital development platform.

Chapter 16 – ESG & Sustainability Framework

16.1 Introduction

Environmental, Social and Governance (ESG) performance is integrated into the Estate design and is treated as a measurable management outcome rather than a secondary reporting exercise. The project summary identifies environmental, social and governance reporting frameworks including carbon monitoring, biodiversity monitoring, employment metrics, community-impact reporting, GPS traceability and sustainability reporting.

The Estate's ESG framework is designed to demonstrate that agricultural productivity, community development and environmental restoration can be achieved simultaneously.

16.2 ESG Philosophy

The Estate adopts a regenerative development approach based on three principles:

Environmental Stewardship

Improving:

- Soil health
- Water efficiency
- Carbon accumulation
- Biodiversity

while maintaining productive agricultural systems.

Social Inclusion

Supporting:

- Community participation
- Employment creation
- Skills development
- Food security
- Profit sharing

through direct project engagement.

Governance Excellence

Supporting:

- Transparency
- Traceability
- Auditable reporting
- Independent verification
- Community accountability

through structured management systems.

16.3 Environmental Framework

Carbon & Climate Metrics

The project summary identifies the following carbon-related indicators:

Metric	Reporting Frequency
Soil Carbon Growth	Annual
Biomass Carbon Growth	Annual
Total Carbon Sequestered	Annual



Carbon Intensity Reduction	Annual
Biochar Production	Quarterly

Strategic Objective

Increase carbon accumulation while maintaining productive agricultural and forestry systems.

Soil Health Metrics

The project summary identifies:

Metric	Reporting Frequency
Soil Organic Carbon %	Every 2-3 Years
Soil Organic Matter	Annual
Water Holding Capacity	Annual
Biological Activity	Annual
Erosion Reduction	Annual

Estate Drivers

- Sweet Potato ground cover
- Moringa mulch
- Paulownia biomass
- Mushroom compost
- Biochar application

Water Metrics

The project summary identifies:

Metric	Reporting Frequency
Reservoir Capacity	Annual
Irrigation Efficiency	Quarterly
Rainwater Capture	Annual
Water Use per Hectare	Quarterly

Strategic Objective

Improve water-use efficiency while enhancing production.

16.4 Social Framework

Employment

The project summary identifies target employment of approximately:

550–650 permanent positions.

Employment Categories

- Agriculture
- Forestry
- Honey production
- Aquaculture
- Processing
- Administration
- Logistics
- Carbon monitoring



Community Wealth Creation

The Community Partnership Model allows communities to participate in project profitability through Farm-Gate profit sharing. The project summary includes a six-year community participation schedule using a 40% model.

Six-Year Community Participation Illustration

Year	Community Share
1	\$2.67M
2	\$11.19M
3	\$21.04M
4	\$31.92M
5	\$45.10M
6	\$78.20M

Food Security

The project supports food security through:

- Moringa
- Sweet Potato
- Tilapia
- Mushrooms
- Honey

The project summary also identifies community fish production and food-security reporting as ESG metrics.

16.5 Governance Framework

Traceability

The project summary identifies:

- GPS location of major production blocks
- Crop performance records
- Carbon monitoring records
- Digital mapping systems as governance tools.

Reporting Framework

The project summary identifies:

- Annual Sustainability Report
- Carbon Report
- Impact Report
- Financial Performance Report
- ESG Performance Report

These reports provide transparency to stakeholders and investors.

16.6 ESG Value Proposition

The project summary states that the Estate simultaneously delivers:

Environmental Benefits

- Carbon sequestration
- Soil regeneration
- Water conservation
- Biodiversity enhancement
- Reduced waste generation
- Reduced dependence on synthetic fertilizers

Social Benefits



- Employment creation
- Community fish distribution
- Skills development
- Rural economic participation
- Long-term food security support

Governance Benefits

- Transparent reporting
- GPS traceability
- Satellite verification
- Measurable carbon outcomes
- Auditable production systems

Biodiversity Impact Case Studies

(Illustrative Estate Management Examples)

Case Study 1 – Pollinator Enhancement Through Honey Production

The Estate integrates a Premium Botanical Honey programme within agricultural production systems.

Inputs

- Moringa
- Passion Fruit
- Mulberry
- Paulownia flowering systems

Biodiversity Outcomes

- Increased pollinator activity
- Enhanced pollination services
- Increased habitat value
- Improved ecological resilience

Economic Outcomes

- Honey production
- Improved fruit set
- Improved crop productivity

The project summary identifies bee colony numbers and pollinator activity as monitored biodiversity indicators.

Case Study 2 – Soil Biodiversity Through Mulch & Compost Systems

The Estate operates internal fertility systems utilising:

- Moringa biomass
- Paulownia biomass
- Mushroom compost
- Biochar

Biodiversity Outcomes

- Increased soil biological activity
- Increased organic matter
- Improved nutrient cycling
- Enhanced microbial development

The project summary identifies biological activity and soil organic matter as monitored environmental metrics.

Case Study 3 – Permanent Vegetation Cover

Unlike annual cropping systems, the Estate uses perennial vegetation systems.



Components

- Paulownia
- Moringa
- Black Pepper
- Passion Fruit
- Mulberry
- Sweet Potato ground cover

Biodiversity Outcomes

- Habitat creation
- Reduced soil disturbance
- Greater vegetation complexity
- Improved ecosystem stability

The project summary identifies permanent vegetation cover as an ESG monitoring metric. [J](#)

Summary of Key Biodiversity Metrics

The project summary identifies the following biodiversity indicators:

Biodiversity Metric	Frequency
Bee Colony Numbers	Quarterly
Pollinator Activity	Annual
Tree Survival Rates	Annual
Permanent Vegetation Cover	Annual

Additional Related Environmental Indicators

Metric	Frequency
Soil Organic Matter	Annual
Biological Activity	Annual
Water Holding Capacity	Annual
Erosion Reduction	Annual

Strategic Biodiversity Objectives

The Estate biodiversity programme seeks to:

1. Increase pollinator populations.
2. Maintain permanent vegetation cover.
3. Improve soil biological activity.
4. Increase ecosystem resilience.
5. Support natural-capital growth.
6. Improve agricultural productivity through ecological enhancement.

These objectives align biodiversity enhancement with agricultural productivity, carbon accumulation and long-term community development.

Chapter 17 – Governance & Reporting Framework

17.1 Governance Philosophy

The Estate is founded on transparency, accountability, community participation and long-term stewardship. Governance systems are designed to ensure that investors, communities and management operate within a shared framework of responsibility and partnership.

The Community Partnership Model is based on the principle that participating communities are economic partners in the success of the Estate rather than passive beneficiaries.



17.2 Corporate Governance Framework

Oleifera Responsibilities

Oleifera is responsible for:

- Capital investment
- Estate development
- Infrastructure
- Operations management
- Export development
- Product development
- Carbon development
- Financial management
- Reporting systems

17.3 Community Governance Framework

Community Governance Committee

A Community Governance Committee shall be established to represent participating communities.

Committee Structure

Item	Framework
Committee Size	Up to 8 elected members
Appointment Method	Community election
Representation	Community interests
Term	To be defined in final governance charter

Primary Role

The committee acts as the official community representative body and works in partnership with Oleifera across all aspects of Estate operations.

Committee Authority

The committee shall have access to:

- Financial audits
- Annual reports
- Sustainability reports
- ESG reports
- Carbon reports
- Community benefit reports
- Profit-sharing calculations
- Banking records relevant to partnership agreements
- Operational reporting

This governance model is intended to ensure transparency and accountability while strengthening trust between communities and project management.

17.4 Community Representation

The Community Governance Committee represents community interests in:

- Estate development
- Profit-sharing arrangements
- Community programmes
- Employment initiatives
- Environmental stewardship



- Food-security programmes
- Community-enterprise development

The committee acts as the formal communication channel between participating communities and Oleifera management.

17.5 Profit-Sharing Oversight

A key responsibility of the Community Governance Committee is oversight of the Farm-Gate profit-sharing programme.

Oversight Functions

The committee may review:

- Revenue reporting
- Cost reporting
- Farm-Gate profit calculations
- Community distribution calculations
- Annual payment schedules
- Distribution records

Objectives

- Transparency
- Accountability
- Community confidence
- Accurate reporting
- Long-term partnership stability

17.6 Grievance Procedures

A formal grievance system shall be established.

Purpose

Provide fair and transparent mechanisms for addressing concerns relating to:

- Community participation
- Employment matters
- Environmental matters
- Distribution calculations
- Operational activities
- Partnership agreements

Process

Step 1

Issue submitted locally.

Step 2

Review by Community Governance Committee.

Step 3

Joint review with Oleifera management.

Step 4

Independent mediation where required.

Step 5

Final documented resolution process.

Principles

- Transparency
- Fairness
- Timely resolution
- Written records



- Independent review where necessary

17.7 Reporting Framework

The project summary identifies the following reporting systems:

Annual Reports

- Sustainability Report
- Carbon Report
- Impact Report
- Financial Performance Report
- ESG Performance Report

Monitoring Systems

- GPS Mapping
- Satellite Monitoring
- Carbon Monitoring Records
- Crop Performance Records
- Digital Mapping Systems

Chapter 18 – Risk Register & Mitigation Framework

18.1 Introduction

The Estate has been designed with multiple overlapping enterprises in order to reduce reliance on any single commodity, market or revenue stream. The project summary identifies several key risk categories and mitigation measures.

18.2 Agricultural Production Risk

Risks

- Drought
- Flooding
- Frost events
- Extreme weather

Mitigation

- Reservoir water storage
- Drip irrigation
- Permanent mulch cover
- Improved soil organic carbon
- Diverse crop portfolio
- Staggered harvest cycles

These measures are identified in the project summary.

18.3 Commodity Price Risk

Risks

Price fluctuations in:

- Timber
- Pepper
- Fruit
- Carbon markets

Mitigation

- Multiple revenue streams
- Premium organic positioning
- Value-added processing



- Domestic and export markets

18.4 Market Risk

Risks

Demand fluctuations affecting:

- Moringa products
- Honey
- Pepper
- Timber

Mitigation

- Multiple customer sectors
- Wholesale markets
- Retail markets
- Wellness markets
- Food markets
- Feed markets
- Export markets

18.5 Carbon Market Risk

Risks

- Carbon price volatility
- Regulatory changes
- Verification requirements

Mitigation

The project summary specifically notes:

- Carbon is not the primary income source.
- Carbon provides additional upside.
- Multiple carbon pools are utilised.
- Independent monitoring systems are maintained.

18.6 Labour Risk

Risks

- Skills shortages
- Labour availability
- Wage inflation

Mitigation

- Internal training programmes
- Multi-skilled workforce development
- Standard operating procedures
- Mechanisation where appropriate

18.7 Expansion Risk

Risks

- Working-capital requirements
- Operational complexity
- Rapid scaling challenges

Mitigation

The project summary notes:



- Revenue begins through Moringa.
- Ginger and Turmeric provide early revenue.
- Passion Fruit provides early cash flow.
- Expansion is supported through retained earnings.

18.8 Processing Risk

Risks

- Underutilisation of equipment
- Processing facility inefficiencies

Mitigation

The project summary identifies:

- Modular processing systems
- Shared processing infrastructure
- Multiple products using common processing facilities
- Solar-drying systems

18.9 Strategic Risk Conclusion

The most important risk-management feature of the Estate is diversification.

The Estate combines:

- Forestry
- Nutraceuticals
- Fruit production
- Honey
- Mushrooms
- Feed manufacturing
- Aquaculture
- Carbon assets

within a single integrated platform, reducing reliance on any one revenue source.

Chapter 19 – Processing & Value Addition

19.1 Introduction

The Farm-Gate model represents the base financial platform of the Estate. However, the project summary explicitly states that processing and value-added manufacturing generate additional revenue above Farm-Gate returns.

The Estate therefore develops in two stages:

Stage 1

Farm-Gate production.

Stage 2

Processing and value addition.

19.2 Moringa Processing

Products

- Leaf powder
- Nutraceutical ingredients
- Feed products
- Moringa oil

Benefits

- Increased margins



- Product differentiation
- Export opportunities

19.3 Black Pepper Processing

Products

- Clean pepper
- Graded pepper
- Packaged pepper
- Premium export products

Benefits

- Higher realised prices
- Improved market access

19.4 Honey Processing

Products

- Bottled honey
- Premium botanical honey
- Estate-branded products

Benefits

- Higher margins
- Increased product value

19.5 Mushroom Processing

Products

- Dried mushrooms
- Mushroom powders
- Nutraceutical ingredients

19.6 Feed Manufacturing

Feed production may utilise:

- Moringa leaves
- Mulberry leaves
- Paulownia leaves
- Sweet Potato leaves
- Duckweed

This creates additional value from internally generated biomass.

19.7 Biochar Processing

Benefits

- Soil improvement
- Carbon accumulation
- Natural-capital enhancement

19.8 Additional Processing Profit

The project summary provides the following estimate for value-added profit above Farm-Gate returns:

Year	Additional Processing Profit
1	\$1M–\$2M
2	\$3M–\$5M



3	\$6M–\$10M
4	\$10M–\$15M
5	\$15M–\$25M
6	\$25M–\$50M

Appendix Structure

Appendix A

Estate Development Masterplan

Appendix B

Paulownia Enterprise Economics

Appendix C

Moringa Enterprise Economics

Appendix D

Black Pepper Enterprise Economics

Appendix E

Passion Fruit Enterprise Economics

Appendix F

Community Profit Sharing Framework

Appendix G

Carbon & Natural Capital Economics

Appendix H

ESG Reporting Framework

Appendix I

Consolidated Financial Schedules

Appendix J

Expanded Risk Register

Appendix K

Management Planning Assumptions

Chapter 20 – Twenty-Five-Year Vision

20.1 Introduction

The Twenty-Five-Year Vision establishes the long-term direction of the Oleifera Regenerative Agroforestry & Natural Capital Development Platform. The Estate is designed not simply as an agricultural project, but as a permanent regenerative development platform capable of generating agricultural production, natural capital, carbon value and community wealth simultaneously. The project summary positions the Estate as a vertically integrated regenerative natural-capital platform combining agroforestry, specialty crops, nutraceutical production, carbon accumulation and community development.

20.2 Vision for the Estate

Over the next twenty-five years the Estate seeks to evolve into:

A Forestry Platform

Built around:

- Paulownia timber
- Coppice regeneration
- Biomass production
- Renewable energy feedstocks

The first timber harvest is anticipated from Year 6, after which the forestry system becomes a recurring productive asset.

A Nutraceutical Platform

Built around:



- Moringa leaf
- Moringa oil
- Ginger
- Turmeric
- Mushroom products

The objective is to establish value-added organic products capable of serving domestic and exports.

A Food Production Platform

Built around:

- Passion Fruit
- Honey
- Tilapia
- Sweet Potato
- Mushrooms

contributing to both commercial revenue and community food security.

A Natural Capital Platform

Built around:

- Carbon accumulation
- Soil regeneration
- Biochar production
- Biodiversity enhancement
- Water conservation

The project summary estimates carbon value of approximately US\$135 million over ten years at US\$22/tCO₂e.

A Community Wealth Platform

Built around:

- Employment
- Skills development
- Community enterprises
- Profit sharing
- Long-term stewardship

The community participation framework provides direct participation in Farm-Gate profitability.

20.3 Long-Term Success Indicators

Long-term success may be measured through:

Economic Indicators

- Revenue growth
- Processing revenue
- Export development
- Enterprise diversification

Environmental Indicators

- Soil carbon growth
- Biomass carbon growth
- Biodiversity metrics
- Water-conservation metrics

Social Indicators

- Community participation
- Employment growth



- Skills development
- Food-security outcomes

Governance Indicators

- Traceability
- Reporting quality
- Community transparency
- Audit compliance

20.4 Twenty-Five-Year Legacy

The long-term objective is to create a permanent regenerative landscape where:

- Agricultural productivity increases.
- Carbon stocks increase.
- Community prosperity increases.
- Ecosystem resilience increases.

This integrated model positions the Estate as a long-term natural-capital and community-development platform rather than a conventional agricultural project.

Chapter 21 – Strategic Partnerships

21.1 Introduction

Successful implementation of the Estate requires long-term partnerships across community, government, commercial and environmental sectors. The project is structured around collaboration rather than isolated development.

21.2 Community Partnerships

Community partnerships form the foundation of the project.

Community Contributions

- Land access
- Stewardship
- Local knowledge
- Labour participation

Community Benefits

- Profit sharing
- Employment
- Skills development
- Food-security programmes

The Natural Capital Partnership Model aligns community outcomes with Estate success.

21.3 Government Partnerships

Government engagement may support:

- Rural development
- Agricultural productivity
- Food security
- Environmental restoration
- Climate objectives

Potential collaboration areas include infrastructure, training and environmental reporting.

21.4 Agricultural Buyer Partnerships

The Estate produces multiple products requiring market access partnerships.



Potential Product Categories

- Moringa products
- Passion Fruit
- Black Pepper
- Ginger
- Turmeric
- Honey
- Feed products

Partnerships support scale, logistics and long-term market development.

21.5 Carbon Partnerships

Carbon partnerships may include:

- Carbon-credit buyers
- Sustainability-focused organisations
- Climate-finance programmes

The project summary identifies carbon monitoring systems and a carbon value framework.

21.6 Processing Partnerships

Future processing partnerships may support:

- Moringa processing
- Honey processing
- Pepper processing
- Feed manufacturing
- Mushroom processing

The project summary identifies value-added processing as a future profit centre above Farm-Gate income.

21.7 Research & Development Partnerships

Research partnerships may support:

- Agronomy
- Soil carbon measurement
- Biodiversity monitoring
- Organic production systems
- Carbon methodologies

These partnerships strengthen operational performance and reporting quality.

21.8 Strategic Partnership Vision

The Estate seeks to establish a network of partnerships that strengthen:

- Commercial performance
- Community benefits
- Environmental outcomes
- Technical expertise
- Long-term resilience

These relationships form part of the long-term sustainability strategy.

Appendix I – Consolidated Financial Schedules

Appendix I.1 Revenue Forecast

The project summary provides the following six-year revenue schedule.



Year	Revenue
1	\$9.68M
2	\$29.11M
3	\$54.24M
4	\$82.06M
5	\$115.89M
6	\$200.00M

Appendix I.2 Farm-Gate Net Profit Forecast

The project summary provides the following Farm-Gate Net Profit schedule.

Year	Net Profit
1	\$6.68M
2	\$27.98M
3	\$52.60M
4	\$79.81M
5	\$112.74M
6	\$195.50M

Appendix I.3 Community Profit Participation

The project summary includes an illustrative 40% community participation model.

Year	Community Share
1	\$2.67M
2	\$11.19M
3	\$21.04M
4	\$31.92M
5	\$45.10M
6	\$78.20M

Appendix I.4 Oleifera Participation

Year	Oleifera Share
1	\$4.01M
2	\$16.79M
3	\$31.56M
4	\$47.89M
5	\$67.64M
6	\$117.30M

Derived from the Farm-Gate profit-sharing illustration contained in the project summary.

Appendix I.5 Additional Processing Profit

The project summary identifies the following potential processing profit above Farm-Gate returns.

Year	Additional Processing Profit
1	\$1M–\$2M
2	\$3M–\$5M
3	\$6M–\$10M
4	\$10M–\$15M
5	\$15M–\$25M
6	\$25M–\$50M



Appendix I.6 Carbon Value Schedule

Metric	Value
Carbon Value Estimate	~\$135M
Period	10 Years
Carbon Price Assumption	\$22/tCO ₂ e

Project summary values.

Appendix I.7 Year 6 Cost Illustration

The project summary provides the following illustrative Year 6 cost structure.

Item	Value
Gross Revenue	\$200M
Operating Costs	\$4M
Maintenance	\$2M
Processing Costs	\$20M
Administration	\$5M
Farm-Gate Net Profit	\$169M

Appendix I.8 Management Planning Assumptions

The report contains a number of enterprise-level revenue schedules, cost schedules and operating assumptions developed for planning and modelling purposes. These assumptions support report development but are not explicitly specified within the Executive Summary and should be validated during detailed feasibility, implementation and financial modelling exercises.

These assumptions include:

- Enterprise revenue allocations
- Enterprise cost schedules
- Production yield assumptions
- Hectare rollout assumptions
- Processing expansions
- Carbon-recognition allocations

Chapter 22 – Final Investment Positioning & Conclusion

22.1 Final Investment Positioning

The Oleifera Regenerative Agroforestry & Natural Capital Development Platform is designed as a diversified organic production system that combines agriculture, forestry, food production, natural capital development and community participation within a single integrated operating framework. The project summary describes the Estate as a vertically integrated regenerative natural-capital platform combining organic agroforestry, premium nutraceutical production, specialty food manufacturing, carbon accumulation and community development.

Unlike conventional agricultural developments that rely on a single commodity, the Estate is structured around multiple complementary enterprises that generate revenue at different stages of development.

Short-Term Revenue Drivers

- Moringa
- Ginger
- Turmeric
- Sweet Potato
- Mushrooms
- Honey

These enterprises provide early cash flow and support expansion during establishment years.

Medium-Term Revenue Drivers

- Passion Fruit



- Black Pepper
- Feed Manufacturing
- Aquaculture

These enterprises strengthen recurring farm-gate income and support business diversification.

Long-Term Revenue Drivers

- Paulownia Timber
- Carbon Value
- Natural Capital Assets
- Processing & Manufacturing

These enterprises create long-term value while supporting community participation and environmental restoration.

22.2 Strategic Competitive Advantages

The Estate possesses several structural advantages identified throughout the report.

Organic Production System

The project summary identifies:

- Organic production
- Internal fertilizer production
- Reduced dependence on synthetic fertilizers
- Circular economy design

as key project differentiators.

Internal Input Production

The Estate generates:

- Liquid fertilizers
- Compost
- Mulch
- Organic pest-management inputs
- Biomass feedstock
- Biochar

These systems reduce dependency upon imported agricultural inputs and contribute to lower long-term operating costs.

Enterprise Stacking

The Estate combines:

- Forestry
- Specialty crops
- Nutraceuticals
- Honey
- Aquaculture
- Feed manufacturing
- Carbon assets

within a single production platform.

Community Partnership Model

The Estate aligns community outcomes with project success through a profit-sharing structure rather than fixed-rent arrangements.

22.3 Community Wealth Creation

The project summary provides a Farm-Gate profit-sharing framework under which communities participate directly in project success.

Illustrative community participation under the 40% model grows from:

Year	Community Share
------	-----------------



1	\$2.67M
2	\$11.19M
3	\$21.04M
4	\$31.92M
5	\$45.10M
6	\$78.20M

This model allows community benefits to grow alongside project productivity and profitability.

22.4 Carbon & Natural Capital Investment Case

The Estate incorporates natural-capital development as a core business function.

The project summary estimates carbon value of approximately:

Metric	Value
Carbon Value	~\$135M
Period	10 Years
Carbon Price Assumption	\$22/tCO ₂ e

The Estate generates natural-capital assets through:

- Biomass carbon
- Soil carbon
- Biochar carbon
- Biodiversity enhancement
- Permanent vegetation cover

while maintaining productive agricultural activity.

22.5 Final Conclusion

The Oleifera Estate is intended to demonstrate that:

- Commercial agriculture,
- Community prosperity,
- Environmental restoration,
- Carbon accumulation,
- Biodiversity enhancement, can be achieved simultaneously within a single operating model.

Through progressive development, internal fertility systems, community participation, enterprise diversification and natural-capital development, the Estate seeks to create a resilient platform capable of delivering long-term economic, environmental and social value.

Appendix K – Management Planning Assumptions

K.1 Purpose

This appendix identifies assumptions developed during report preparation that support enterprise modelling, financial schedules and development planning.

These assumptions are included to support strategic planning and should not be interpreted as audited, independently verified or implementation-ready production forecasts unless otherwise confirmed through detailed feasibility work.

K.2 Verified Project Information

The following information is explicitly supported by the project Executive Summary:

Estate Metrics

- Estate size: 7,000 hectares.
- Initial capital requirement: approximately US\$3.5 million.
- Revenue commences through Moringa within approximately 120 days.
- Estate fully established by Year 5.
- First timber harvest expected in Year 6.
- **Planting Densities**



- Paulownia: 800 trees/ha.
- Moringa: 1,600 trees/ha.
- Black Pepper: 800 vines/ha.
- Passion Fruit: 800 vines/ha.

Financial Framework

- Revenue forecast Years 1–6.
- Community profit sharing framework.
- Carbon value estimate.

K.3 Management Planning Assumptions

Estate Rollout Assumptions

Illustrative phased development schedule used for modelling purposes.

Enterprise Revenue Allocations

Indicative allocations used within Appendix I to model enterprise contributions to overall Estate revenue.

Enterprise Cost Allocations

Indicative enterprise-level operating-cost allocations developed to support financial modelling.

Production Assumptions

Illustrative production assumptions were developed for:

- Moringa
- Black Pepper
- Passion Fruit
- Honey
- Mushrooms
- Aquaculture

to support enterprise-economics discussions.

Processing Expansion Assumptions

Additional processing-profit scenarios were incorporated alongside the processing values identified in the project summary.

K.4 Governance Assumptions

Community Governance Committee

Report development assumes:

- Up to 8 elected community representatives.
- Partnership governance alongside Oleifera.
- Access to relevant reports, audits and operational information.
- Participation in profit-sharing oversight processes.

These governance provisions reflect the partnership structure developed during report preparation.

K.5 Report Completion Statement

This report now comprises:

Seven Parts

1. Project Foundation
2. Enterprise Portfolio
3. Community Development
4. Carbon & Natural Capital
5. Financial Framework



6. Governance & Risk

7. Long-Term Vision

Appendices

- Appendix A – Estate Development Masterplan
- Appendix B – Paulownia Economics
- Appendix C – Moringa Economics
- Appendix D – Black Pepper Economics
- Appendix E – Passion Fruit Economics
- Appendix F – Community Profit Sharing
- Appendix G – Carbon & Natural Capital Economics
- Appendix H – ESG Reporting Framework
- Appendix I – Consolidated Financial Schedules
- Appendix J – Risk Register
- Appendix K – Management Planning Assumptions

Development Platform

Investment & Development Report

Version 1.0 – Management Planning Assumptions Edition

Prepared by Anthony Tosswill