

# Investment Summary

## Dominican Republic Mahogany Plantation

### 1. Executive Overview

The offering represents the sale of a large-scale titled timberland asset located in the Dominican Republic, comprising approximately 365 hectares of contiguous land with a mature mahogany plantation (~60,000 trees). The property includes diversified biological assets (cacao, fruit trees), water resources, and development potential. The transaction is structured as an off-market process targeting institutional timberland and natural capital investors.

### 2. Key Investment Facts

- Total Area: ~365 hectares
- Timber: ~60,000 mature mahogany trees
- Additional Assets: ~50,000 cacao trees (15–25 years), fruit crops
- Water Resources: natural streams and pools
- Legal Status: fully titled parcels
- Independent Appraisal (Jan 2024): ~\$18.3M
- Pricing Guidance: market-aligned for expedited transaction

### 3. Investment Highlights

- Large, contiguous titled landholding suitable for institutional ownership
- Mature hardwood plantation with near-term harvest optionality
- Diversified biological income streams (cacao and fruit)
- Strong ESG profile and previous organic participation
- Significant discount to independent appraisal for accelerated execution
- Potential upside through timber optimization, carbon strategies, or eco■development

### 4. Asset Description

The property is characterized by rolling topography, internal access routes, and multiple water sources. Timber stands consist primarily of mature mahogany with visual confirmation of quality and density. Biological diversity includes established cacao plantations and various tropical fruit species, providing optional cash-flow and sustainability value.

## **5. Market Context**

Global demand for high-quality hardwood continues to be supported by constrained supply and sustainability trends. Tropical timberland assets with clear title and scale are limited, positioning this asset competitively for strategic timber investors, family offices, and natural capital funds seeking exposure to real assets with ESG attributes.

## **6. Transaction Overview**

The seller is pursuing a direct asset sale through a controlled process. The objective is to identify a qualified buyer capable of executing efficiently following due diligence. Data room access is available upon execution of an NDA. Site visits can be arranged for serious counterparties.

## **7. Next Steps**

Interested parties are invited to review the teaser and request access to the secure data room. Following initial diligence, buyers will be invited to submit an indication of interest (IOI) with proposed timeline and structure.