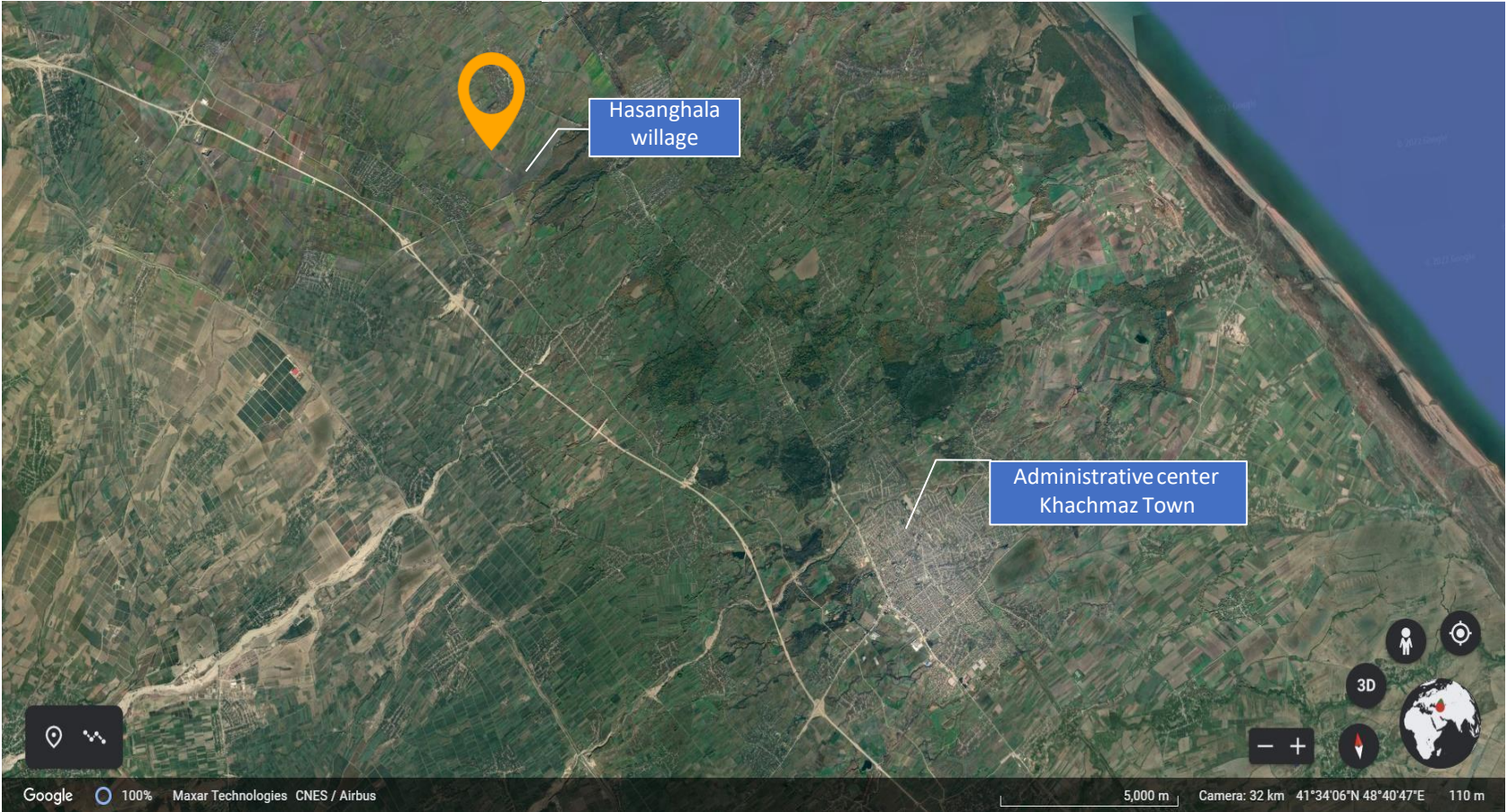


Fruit Orchard

Hasankala willage,
Khachmaz region,
Azerbaijan
Republic

Total area	90 ha
Constructed area	584,14 sq. m.
Title	Private Property
Land purpose	Agriculture



Land Plot



- Orchard's irrigation system meets most of contemporary standards.
 - All trees imported from Europe. Orchard planting provided under the European company's consultancy.
 - Orchard area bordered by barbed wire.
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LIST OF PROPERTIES

Office building 122,42 sq. m	1	Bldg.
Buffet and 2 locker rooms 158,12sq. m	1	Bldg.
Checkpoint area 15,60 sq. m	1	Bldg.
Covered warehouse with concrete floor 288 sq. m	2	Bldg.
Warehouse	4	Bldg.
1 km secondary road to the orchard		
Natural Gas pipeline	3	km
CCTV		
9 km graveled road		
Fiberoptic internet cable		
Water tank 18 tones	1	Pcs
Water reserviour 30 000 m3	1	Pcs
Artesian water well	2	Pcs
Tractor New Holland TD490B	2	Pcs
Tractor Claas Nexos 240 F	2	Pcs
Spraying cart Favaro (Italy) 2000lt.	2	Pcs
Spraying cart (Turkey) 2000lt.	2	Pcs
Diesel tank with filling pistol (5 ton)	1	Pcs
Branch chopping cart	1	Pcs
Milling cart	1	Pcs
Herbicide machine	1	Pcs
Quadracycle (one with special herbicide spraying equipment)	2	Pcs
Microbus for staff transportation Ford Transit (17+1)	2	Pcs
Washing cart	1	Pcs
Electricity transformer (250 Kwa)	1	Pcs
Lifting platform	1	Pcs
2 stages platforms with 6 meters length	3	Pcs
1 stage platform with 6 meters length	10	Pcs

1,75-hectare area is licensed as business property.

Existing administrative and utility buildings located on mentioned area as well as projected refrigerator storage building.



Sorts	Plant Scheme	Planted Area (ha)	Plant year	Expected Harvest (tones) 2027	Expected Harvest (tones) 2028	Expected Harvest (tones) 2029	Expected Harvest (tones) 2030	Expected Harvest (tones) 2031
Apples	4x1	7,00	2017	350	350	350	350	350
Apples	4x1	10,00	2018	500	500	500	500	500
Apples	4x1	5,00	2022	200	250	250	250	250
Cherry	4x2	8,15	2023	120	120	120	120	120
Flat Peach Nectarines	5x3	4,00	2024	160	160	160	160	160
Peach - Nectarines	5x3	13,00	2017	400	400	400	400	400
Flat Peach	5x3	12,35	2020	400	400	400	400	400
Nectarines	5x3	12,35	2020	400	400	400	400	400
Cherry	5x3	11,00	2017	150	150	150	150	150
Total				2680	2730	2730	2730	2730



Sorts	Plant Scheme	Expected Sales Price (USD)	Planted year	Expected Sales 2027 (USD)	Expected Sales 2028 (USD)	Expected Sales 2029 (USD)	Expected Sales 2030 (USD)	Expected Sales 2031 (USD)
Apples	4x1	0,55	2017	192 500,00	192 500,00	192 500,00	192 500,00	192 500,00
Apples	4x1	0,55	2018	275 000,00	275 000,00	275 000,00	275 000,00	275 000,00
Apples	4x1	0,55	2022	110 000,00	137 500,00	137 500,00	137 500,00	137 500,00
Cherry	4x2	3.00	2023	360 000,00	360 000,00	360 000,00	360 000,00	360 000,00
Flat Peach Nectarines	5x3	1,10	2024	176 000,00	176 000,00	176 000,00	176 000,00	176 000,00
Peach - Nectarines	5x3	1,00	2017	400 000,00	400 000,00	400 000,00	400 000,00	400 000,00
Flat Peach	5x3	1,40	2020	560 000,00	560 000,00	560 000,00	560 000,00	560 000,00
Nectarines	5x3	1,00	2020	400 000,00	400 000,00	400 000,00	400 000,00	400 000,00
Cherry	5x3	3.00	2017	450 000,00	450 000,00	450 000,00	450 000,00	450 000,00
Total				2 923 500,00	2 951 000,00	2 951 000,00	2 951 000,00	2 951 000,00

	2027	2028	2029	2030	2031
Turn Over	2 923 500,00	2 951 000,00	2 951 000,00	2 951 000,00	2 951 000,00
OpEx	740 000,00	750 000,00	750 000,00	750 000,00	750 000,00
Income	2 183 500,00	2 201 000,00	2 201 000,00	2 201 000,00	2 201 000,00

Note: “In Azerbaijan, foreign nationals are permitted to acquire orchard (agricultural) land by establishing or operating through a locally registered legal entity, in accordance with national land ownership regulations.”











