# FEED AFRICA GLOBAL PROJECT

## Commercial Plantation Investment Programme

Enugu State, South-East Nigeria

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## INVESTOR WHITEPAPER




**Cocoa · Palm Oil · Ginger · Garlic**

Minimum Entry: ₦3,000,000 · Target ROI: 25–35% p.a. · Deed-Secured Ownership

*Confidential — For Qualified Investors Only · 2025*

## Important Notice & Disclaimer

This whitepaper was prepared by Feed Africa Global Project for information only. It is not a public offer or financial advice. All projections are estimates based on current data. Results may differ from what is shown here.

This document is for qualified investors who can judge investment risk on their own or with a professional advisor. Please do your own research before investing.

Feed Africa Global Project can update, change, or pull back the terms in this document at any time before a formal investment agreement is signed.

## 01 Executive Summary

Nigeria spends over ₦1 billion on food imports every single day — while most of its farmland sits unused. As the population grows by 2.6% each year, that gap gets wider. And so does the opportunity for investors.

Feed Africa Global Project is a fully managed commercial plantation in Enugu State, South-East Nigeria. We offer investors deed-secured land ownership across four crops — Cocoa, Palm Oil, Ginger, and Garlic — while our professional team handles everything from planting to market sales.

**The Core Investment Proposition**

You own the land. We run the farms. You earn from the harvests — plus land value appreciation of up to 20% per year.

### Key Investment Highlights

| Parameter | Detail |
| --- | --- |
| Region | Nigeria (Enugu State, South-East) |
| Crops | Cocoa, Palm Oil, Ginger, Garlic |
| Land Size | Over 20,000 hectares — secured and documented |
| Minimum Entry | ₦3 Million per plot |
| Target ROI | 25–35% per year, starting from Year 3 |
| Break-Even | Year 1–2 (ginger/garlic) · Year 4–5 (palm/cocoa) |
| Land Appreciation | 10–20% per year (historical average) |
| Exit Options | Profit-share, land sale, or buy-back at Year 10 |
| Ownership | Deed of Assignment / Governor's Consent |
| Management | Feed Africa's team and partners |

## 2 Nigeria's Food Crisis: The Problem That Creates the Opportunity

To understand why farmland investment matters, you need to understand the scale of Nigeria's food problem. This is not a short-term issue — it is structural. And that makes it a long-term investment opportunity.

### The Numbers

| Indicator | Figure |
| --- | --- |

| | |
|---|---|
| Daily food import bill | ₦1 billion+ (CBN, 2024) |
| Population growth rate | 2.6% per year |
| Current population | 220+ million |
| Projected population (2050) | 400+ million |
| Global food demand increase needed by 2050 | 70% |
| Food inflation increase (5-year) | Over 150% |
| Household income spent on food | 50–60% (NBS) |
| Rice yield gap | Actual 2.5 Mt/Ha vs possible 5.0 Mt/Ha |
| Farmable land that is unused | Over 70% |

### Why This Problem Will Not Fix Itself

- Old farming methods keep yields low
- Nigeria imports huge amounts of rice, wheat, sugar, and fish it could grow at home
- The naira keeps losing value, pushing food prices even higher
- Floods and droughts are becoming more common
- Farmer-herder conflicts in the North have cut output significantly

**Why This Creates a Durable Investment Opportunity**

Nigeria's food crisis is not speculative. It is driven by population growth and decades of underinvestment. Every year, 5 million more Nigerians need food. Commercial farmland that is well-managed and legally secured benefits directly from this pressure — while also helping to solve it.

## 03 Why Enugu State?

Feed Africa's plantation is in Enugu State, South-East Nigeria. This is a deliberate choice. Enugu offers strong farming conditions, good market access, and a much lower risk profile than other regions.

### Farming Conditions

| Factor | Detail |
|---|---|
| Rainfall | 1,500–2,000mm per year — ideal for palm, cocoa, and ginger |
| Soil | Fertile loamy soils with good drainage |

| | |
|---|---|
| Desertification risk | Very low — completely different from the North |
| Flood risk | Moderate and manageable with proper drainage |

### Market Access & Security

- Direct road access to South-East trade networks
- Close to Port Harcourt — Nigeria's main export gateway
- Connected by good roads to Onitsha, Aba, and Lagos markets
- Much lower farmer-herder conflict risk than Benue, Plateau, or Kaduna
- Active state government support for commercial farming

## 04 Crop Portfolio: Four Crops, One Strategy

Our four-crop strategy is designed to balance short-term cash flow with long-term growth. Ginger and garlic generate income fast. Palm and cocoa build the long-term asset base. This means investors start seeing returns before tree crops even mature.

**Portfolio Logic**

Ginger and garlic pay out in Years 1–2. Palm and cocoa kick in from Year 3. You are not waiting five years for your first return.

### Cocoa — Long-Term Asset, Global Demand

| Factor | Detail |
|---|---|
| Status | Nigeria's #1 non-oil export crop |
| Export price (2026) | \$3,900–\$4,200+ per metric ton |
| Maturity | 3–5 years to first commercial harvest |
| Yield | 400–600 kg/Ha (improved varieties: 1,000+ kg/Ha) |
| Competitive edge | Nigeria's flavour-rich cocoa is prized internationally |

### Palm — Highest-Consumable in the World

| Factor | Detail |
|---|---|
| Nigeria's position | 5th largest producer globally, but still has a domestic shortage |
| Maturity | 3–4 years to first harvest, then productive for 25+ years |
| Revenue per plot | ₦800,000 – ₦1,200,000 per year at maturity (per 500sqm) |
| Demand drivers | Food processing, cosmetics, biofuel |

### Ginger — Fast Returns, Export Premium

| Factor | Detail |
|---|---|
| Harvest cycle | 8–10 months — fastest ROI in the portfolio |
| Key markets | EU, UAE, UK, China |
| Nigeria's position | 3rd largest global producer with strong export potential |
| Opportunity | Dried ginger, ginger oil, and ginger spice for export |

### Garlic — High Demand, Low Competition Locally

| Factor | Detail |
|---|---|
| Harvest cycle | 4–6 months — income from Year 1 |
| Price advantage | Local garlic sells at 2–3x the import price due to freshness |
| Opportunity | Nigeria imports large volumes from China — local gap is huge |

## 05 How It Works: Investment & Business Model

Feed Africa operates a fully managed farmland ownership model. You buy a legal farmland. We plant, manage, harvest, and sell. You receive your share of the profits — and your land keeps growing in value.

### Step by Step

| Stage | What Happens |
|---|---|
| Step 1: Select | Choose your land size and crop preference |
| Step 2: Subscribe | Sign the agreement. Your money goes into escrow — held safely until the land is registered |
| Step 3: Allocate | Your farmland is legally registered in your name |
| Step 4: Plant | Feed Africa's team begins planting with high-yield seedlings |
| Step 5: Manage | Our team handles all farming — inputs, pest control, everything |
| Step 6: Harvest | Crops are sold through our established market channels |
| Step 7: Distribute | Your share of profits is paid out on schedule |

### Legal Protection for Investors

- Governor's Consent obtained for all land parcels
- Title documents registered at the Enugu State Ministry of Lands
- Investors can hold units through an SPV structure for institutional use
- Capital is held in escrow until your title is officially registered — not released before

- Compliance with national seed and fertiliser quality laws (2019)

## 06 Farmland Investment Paths: Why Tilted Land Owners Win

You want farmland returns without owning farmland yourself. Three paths exist, each with hidden trade-offs that separate the winners from those who lose millions in opportunity or asset protection

### The Three Paths

| Factor | Leased Farmland | Agricultural investment scheme | Owned But Managed by Feed Africa |
|---|---|---|---|
| What you Own | Lease agreement only | Fractional shares in the company | **Registered Title document in your name** |
| Your Role | Active Farmer | Passive Investor | **Investor** |
| Expected ROI | Depends on you | 20-30% (zero assurance) | **25-35% (realistically certain from the 3rd year )** |
| Capital Risk | Very High | Medium - High | **Low (You own the land)** |
| Land Appreciation | No land ownership | On paper only, with no land title ownership | **Based on development + You own the land legally** |

### Path Breakdown

**Leased Land + Self-Farming:** The ROI depends on you because you keep 100% of profits. But you face the farming headaches with expenses, also need farming expertise, capital overheads, labour costs, market access, storage plan, pest control, and processing of farm produce (if needed). Most first-time farmers follow this path, but fail in their first 2 years.

You're competing with professional agribusiness companies on land you don't even own. Maximum effort and high failure rate.

**Agriculture Investment Scheme:** Most agricultural investment schemes sell you shares in a company — not land. If that company underperforms, your shares lose value. If it defaults, you have nothing to recover. You are betting everything on one company staying afloat

**Feed Africa Deed Ownership:** 100% passive (we manage everything) + the land is in your name. If we underperform, you still own titled farmland in Enugu State that can be sold, leased, or held independently.

Your asset is yours whether we succeed or fail.

### The CORE Unique Value Proposition

You have three options: become a farmer yourself (high effort, high risk, requires expertise), buy shares in a land-flip company (passive but unprotected if operations fail), or own deed-secured farmland with professional management (passive, protected, realistic returns).

Feed Africa is the only option that gives you **100% passive income + actual asset ownership + downside protection**.

### Why Ownership with Professional Management Wins

Feed Africa operates a different model entirely. You own the title while Feed Africa handles operations, letting you capture both crop income and land appreciation, two compounding returns the tenant model never gives you.

Professional agronomy with certified inputs and soil management continuously improves your asset, while you control high-value crops like cocoa and ginger that are priced in USD and EUR, protecting you from naira decline.

### The Bottom Line

Self-farming delivers the highest potential returns but requires active management and farming expertise. Most investors fail.

Investment Scheme promise passive returns and high appreciation, but if the company underperforms or fails, your shares evaporate, and you own nothing.

Feed Africa delivers realistic, compounding returns (25–35% annually + land appreciation value) backed by a registered title document that remains yours regardless of company performance.

The difference is not returns. It's what you actually own and whether you keep it if things go wrong

## 07 How We Run the Farm

Our edge is not just the land. It is the way we manage it. Feed Africa uses modern agricultural technology to maximise yields, reduce risk, and keep investors fully informed.

### Technology and Farming Methods

- Certified high-yield, disease-resistant seedlings from national seed councils
- Drip irrigation on nurseries to reduce weather dependency
- Mechanised land clearing for efficiency and scale
- Integrated pest management (IPM) — reduces chemical use, protects yields
- Zero-waste palm oil milling to capture the full value of each harvest

### What Investors Can See

- Satellite maps of all land boundaries — available on request
- Quarterly crop progress reports with photos and data
- Annual audited financial statements for all crop sales and distributions

### Sustainability

- Regular soil testing and organic matter management to protect land productivity long-term
- Intercropping and natural windbreaks to maintain biodiversity
- No environmentally destructive land clearing

## 08 Risk Assessment & Mitigation

We believe in being honest about risk. Here is what could go wrong — and what we have done about it.

| Risk | What Could Happen | What We Do About It |
|---|---|---|
| Climate / Flooding | Crop loss from bad weather | Drip irrigation, drainage systems, NAIC agricultural insurance |
| Drought | Lower yields in dry years | Humidity controls, drought-resistant varieties |
| Pest / Disease | Crop damage | IPM programme, certified disease-resistant seedlings |
| Security | Theft or encroachment | 24/7 on-site security, community partnership |
| Commodity Prices | Falling market prices | Four-crop diversification spreads risk across markets |
| Land Tenure | Title disputes | Governor's Consent, registered documents, SPV structure available |
| Operational Risk | Poor farm management | Professional team with clear performance accountability |

**Investor Capital Protection**

Your money goes into escrow until your land title is officially registered. No farming operations are funded from your capital until you own your land. If anything goes wrong before allocation, your funds are fully refundable.

## 9 Social & Economic Impact

Feed Africa is built to make money and make a difference. For ESG-focused, diaspora, or impact investors, here is what this project delivers.

### Jobs Created

| Impact Area | Projected Outcome |
|---|---|
| Direct farm jobs | 150–250 full-time and part-time positions per 100 Ha |
| Indirect jobs | Estimated 3x multiplier through logistics, processing, and trade |
| Priority hiring | Local community members, women, and youth |
| Training | Free farming training for community outgrower participants |

### Food Security

- Direct reduction in Nigeria's food import bill — palm oil, cocoa, ginger, garlic produced locally
- Outgrower scheme gives local small-scale farmers certified seeds, training, and market access
- Less foreign currency pressure from food imports — a real macroeconomic benefit
- Letter nutrition outcomes in South-East Nigeria through more local food availability

## 10 Growth Roadmap & Exit Options

Feed Africa provides multiple ways for investors to access their returns, depending on their timeline and goals.

### How Returns Are Paid

| Mechanism | How It Works |
|---|---|
| Annual dividends | Net crop revenue paid out each year from Year 3 onwards |
| Land appreciation | Land value grows 10–20% per year — realised when you sell or revalue |
| Reinvestment option | Reinvest dividends into new plots at preferential pricing |
| Buy-back mechanism | Feed Africa offers a formal buy-back at a premium after Year 10 |

### How to Exit

- Sell your titled plot to any buyer at any time — legal title transfer is straightforward
- Institutional investors can exit via SPV unit transfer without physical land title transfer

- Formal buy-back at a minimum 150% of original entry price after Year 10 (subject to agreement)

### Expansion Roadmap

| Phase | Milestone |
|---|---|
| Phase 1 (2025–2026) | 100–500 Ha Enugu estate fully planted and operating |
| Phase 2 (2027–2028) | Second South-East state expansion + processing facility |
| Phase 3 (2029–2030) | Regional export hub, institutional investment round |
| Long-term vision | Nigeria's leading private commercial plantation platform |

## 11 Why Now?

The window to enter Nigerian farmland at today's prices is closing. Here is why this year is the right time to move.

| Reason | Why It Matters |
|---|---|
| Undervalued land | Nigerian farmland is still priced well below its productive and export potential — and that gap is closing fast |
| Population pressure | Every year you wait, 5 million more Nigerians need food and land prices go up |
| Currency protection | Cocoa and ginger revenues are priced in USD and EUR — partial protection against naira weakness |
| Government policy | The Federal Government is pushing hard on agricultural import substitution — tax incentives and infrastructure investment are in place |
| First-mover advantage | Current pricing reflects pre-commercial-scale valuations. Later investors will pay for the track record we are building now |
| Global farmland trend | Pension funds, sovereign wealth funds, and family offices worldwide are increasing farmland allocations — Nigeria offers frontier-level upside |

## 12 How to Invest

Our investment process is designed to get you from the first enquiry to being a registered landowner quickly — with full legal protection at every step.

| Step | Stage | What Happens |
|---|---|---|
| 01 | Initial Enquiry | Contact Feed Africa via feedafrica.co or email. Receive the full prospectus and current plot availability. |
| 02 | Due Diligence | Review land documents, farm management plan, and legal structure. Independent verification is encouraged. |

| | | |
|---|---|---|
| 03 | Select Your Plot | Choose land size, crop allocation, and entry amount. |
| 04 | Subscribe & Escrow | Sign the agreement. Funds held in escrow until title is registered. |
| 05 | Title Registration | Your title documents are registered in your name at the Enugu State Ministry of Lands. |
| 06 | Planting Begins | Feed Africa commences farm operations on your plot. |

## Start Your Investment

www.feedafrica.co · contact@feedafrica.co

*Minimum I  Plots are limited — first-come, first-served.*

***Feed Africa Global Project — Feeding Africa, Building Wealth.***