
INVESTMENT OPPORTUNITY

Potential Stonefruits Project

A 45-hectare intensive stone-fruit development on a 56.7-hectare site in Georgia

**You only change the type of asset.
We deliver the income — for 20+ years.**

PRIMEFARMS

Project development & orchard management

2026



45 hectares of orchard on a defined 56.7-hectare site

The gross site provides space for commercial planting and essential water, access and operating infrastructure.

56.7 ha

Gross site area

45.0 ha

Planned orchard

79%

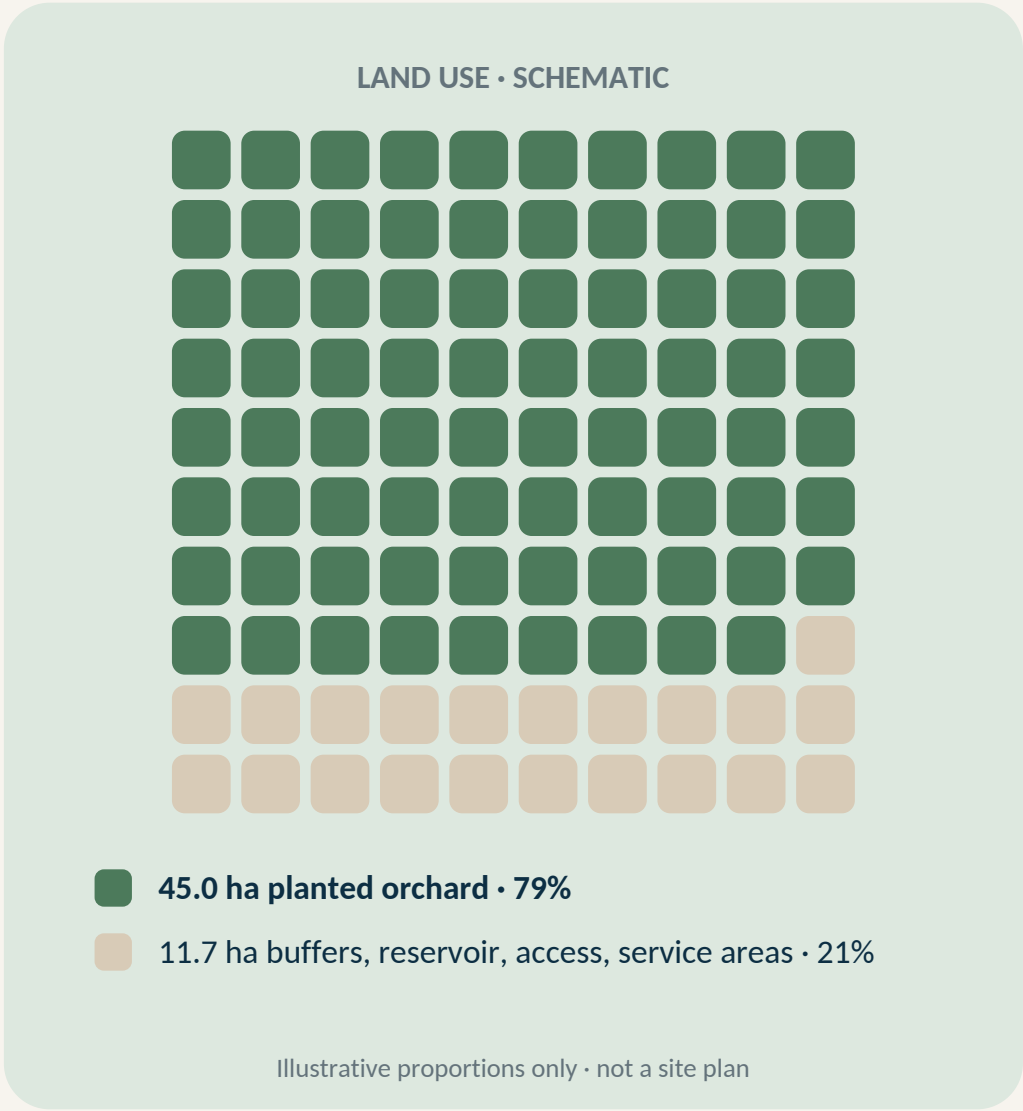
Of gross land planted

LAND UTILIZATION



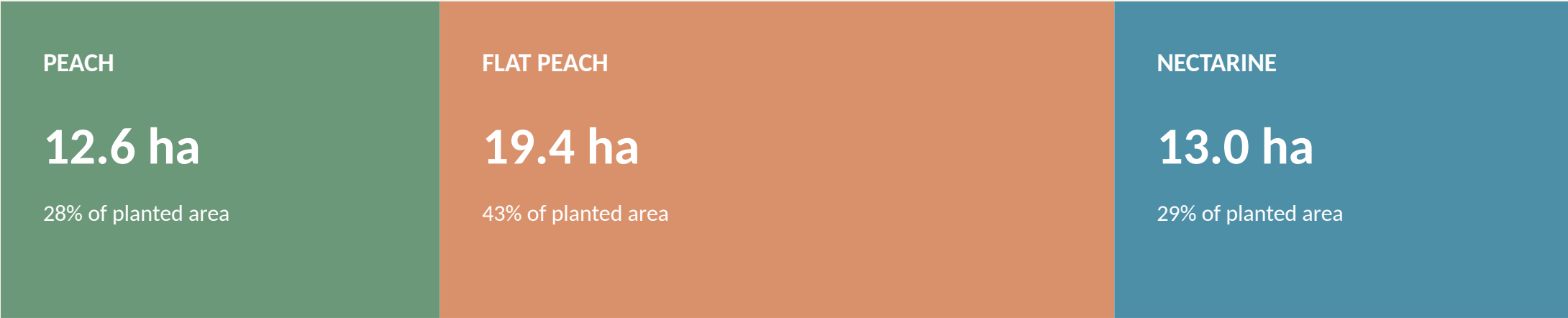
56.7 hectares gross land

Orchard footprint · water reservoir · access · service infrastructure



36,000 trees create a flat-peach-led crop mix

Three stone-fruit categories share the 45-hectare orchard, with flat peach as the largest planting block.



800

Trees per hectare

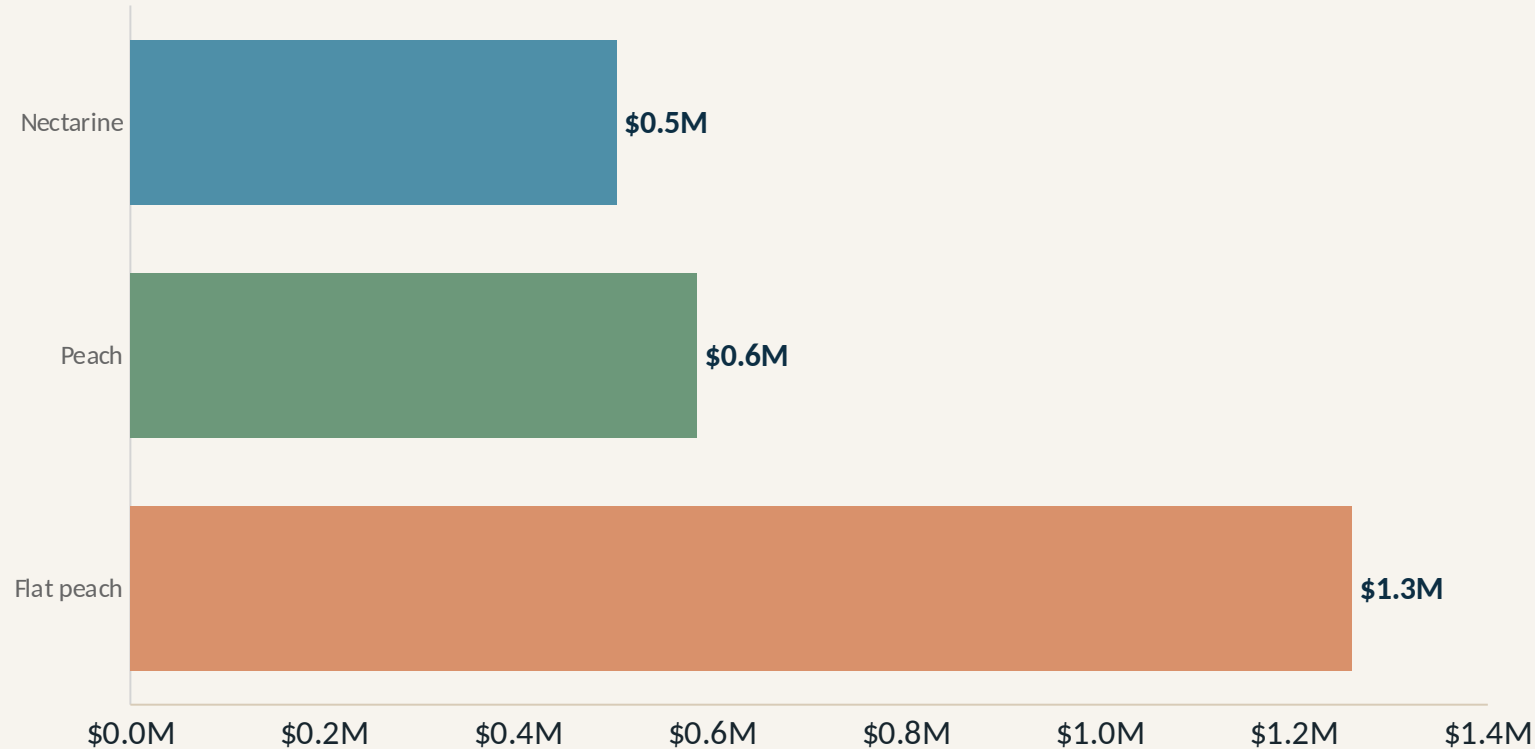
36,000

Total seedlings

Approximate tree counts by crop are derived from the average density of 800 trees per hectare.

Flat peach drives more than half of mature orchard revenue

The crop mix targets \$2.35 million of annual revenue at mature production.



\$2.35M

Mature annual revenue

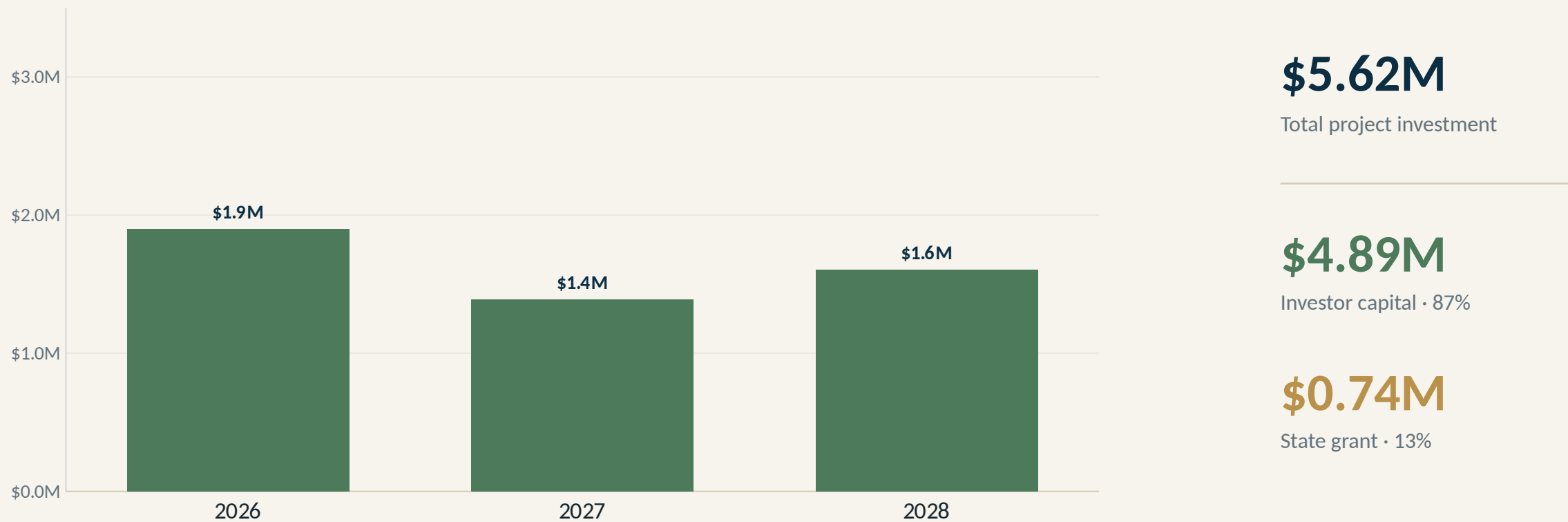
54%

from flat peach

Revenue concentration makes flat-peach pricing and market access the key commercial driver.

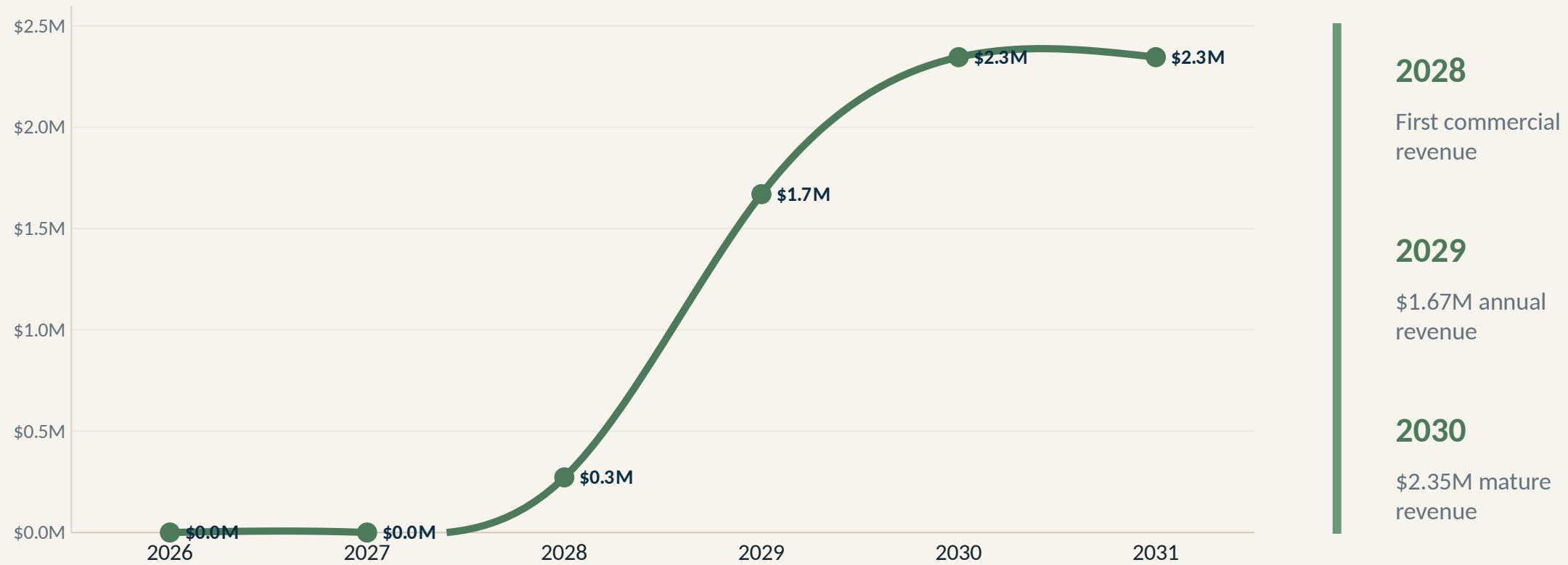
Capital is deployed across the first three project years

Investor capital funds establishment through 2028; a \$0.74M state grant, received in 2028, co-funds the 2029 orchard costs.



The orchard reaches mature revenue by 2030

Commercial output begins in 2028 and ramps rapidly as the orchard enters full production.



Mature operations target a 47% operating margin

At full production, annual revenue exceeds annual operating cost by approximately \$1.09 million.

Revenue

\$2.35M

Annual cost

\$1.25M

Operating profit

\$1.09M

47%

Operating margin

Before taxes, working
capital and replacement
CAPEX

The model's recurring cash cushion is the primary source for investor distributions.

Financial summary of the 45-hectare reference model

Project-level results: return, margin and investor income period.

19.5%

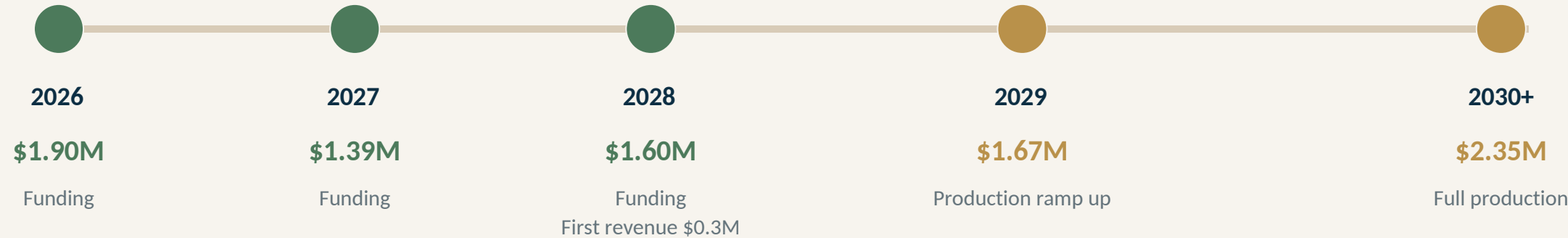
Project IRR

47%

Operating margin at full production

20+ years

Investor income period

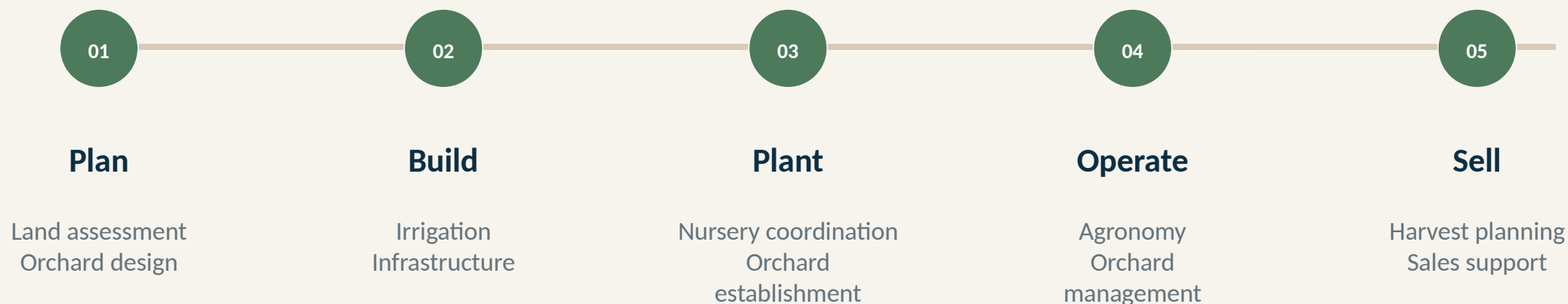


These figures illustrate a specific 45-hectare model and are not a minimum investment amount.
Project scale and budget are set individually, according to the investor's capacity.

Primefarms and Agrovero manage the full orchard lifecycle

Primefarms: land assessment, design, irrigation and engineering infrastructure.

Agrovero: orchard establishment, agronomic management and care. For the investor: one team.



In agriculture since 2013

Experience across orchard design, planting, intensive almond and olive groves, irrigation, agronomy consulting and harvest sales.

NEXT STEP

Move from offer to due diligence

Confirm the preferred investment structure, validate the project documentation and agree the implementation path.

- 1 Select investment structure
- 2 Review land, water and orchard documents
- 3 Confirm commercial and legal terms

PRIMEFARMS

Agricultural project development
and orchard management

primefarms.ge

info@primefarms.ge

+995 571 181 808

**Potential Stonefruits Project
Investment Opportunity**

**You invest.
Our experience manages the rest.**