

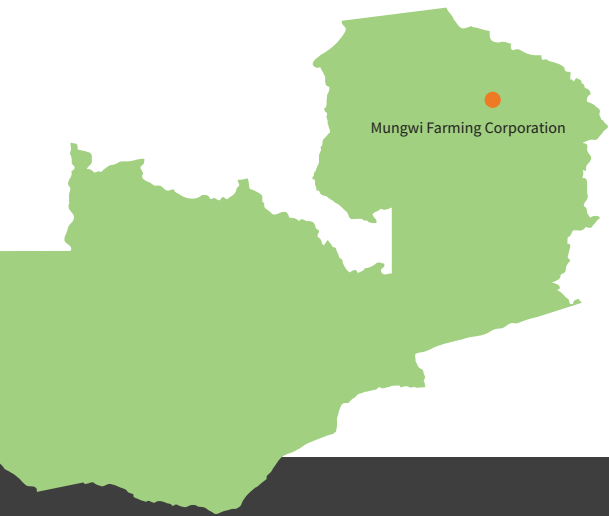


An Outstanding Investment proposal  
with CRMG & The Bemba Royal  
Establishment on 26,000 well watered  
Zambian hectares.

## North Zambia Holdings Limited and Mungwi Farming Corporation Limited Autumn - Winter 2019

5,000 ordinary shares are offered in North Zambia Holdings Limited (A single purpose holding company registered in England and Wales) at \$2000 per share. There is a minimum subscription of ten shares. 5,000 shares equates to 30% of Mungwi Farming Corporation Limited which is a Company registered in Zambia No 120160008299 and the 100% owner of the leases described

THIS PROPOSAL IS ONLY AVAILABLE TO SOPHISTICATED EXPERIENCED INVESTORS



Mungwi Farming Corporation

# MUNGWI FARMLAND

## Where is it?

- **45 kms East of Kasama,** the provincial capital of Northern Province, Zambia
- **Markets:** easy access to **Tanzania, Malawi, The DRC & Central Africa**






## WHY?

“The population in Africa is rapidly expanding, and by 2060 the region will hold an estimated 2.8 billion people.”  
WORLD BANK OCTOBER 2015



- 99 year fully registered (PACRA) leases over 26,000 hectares
- Most stable democracy in Southern Africa, liberal banking without exchange control
- Good climate and land with large areas of alluvial “dambo” soils
- Two rivers running through the land with scope to create substantial dams.
- Capacity to create rapid asset value appreciation
- Good road connections with regional airport 45 kms west
- Ability to grow and process high value export and local products at competitive cost

A green map of a region, likely in Malawi, with a red dot indicating the location of Mungwi Farming Corporation. The text "Mungwi Farming Corporation" is written below the red dot.

Mungwi Farming Corporation

## THE PROJECT

- The proposal is for a flexible phased development of the water resources, land assets and labour force to deliver very high investor returns in under 5 years
- The clear objective is to only progress with crops which will deliver high “farm gate” value but those with high international appeal & demand
- Proven technology with highly skilled specialists with crop and country knowhow



# THE CROPS Phase 1

## Bananas for dehydration

Grow well in the region, fast first crop 12 – 14 months, fundamentally easy, re crop every year.

**First return under 18 months**

## Mangoes for dehydration

Grow wild with over 90% of existing crop allowed to rot. Will revitalise existing trees and transplant immature seedlings to new orchard areas.

**First return under 18 months**

## Fish

Traditional huge demand in country; serious shortfall (over 60,000 mts imported 2017) due to over fishing of immature fish. High sales value no processing.

**First return 12 months after dam 70% full**

## Coffee Arabica

Proven cultivation in region with history of high quality and demand.

**First yield year four**

# TIMELINE TO SALES

## Bananas

**15 months** to dried product,  
17 months to first sale: first  
crop estimate

**USD 700,000 value**

## Mangoes

**18-20 months** to dried  
product (poss harvest month  
8-10): first crop estimate

**USD 280,000 value**

## Fish

**30 months** estimate (depends  
on rainfall) first harvest from  
start: first crop estimate

**USD 1,500,000 value**

## Coffee

**36 months** half crop,  
48 months full,  
first crop estimate

**USD 315,000 value**

**Combined estimated gross sales value at 36-48 months  
over USD 5,100,000 per annum**



Mungwi Farming Corporation

# THE PHASES

**Phase 1A 2019/20**



EIA, Dam1 design & logistics and machinery  
Plan community support programme.

**Phase 1B 2020/21**



Dam and logistics complete, dehydration &  
processing, plant, plant bananas, first coffee  
planting. Start fish farming. Start community  
support and education/health programme.

**2021/22**




First full harvest bananas and full dried  
fruit production. First limited fish harvest.

**2022/23**



Possible first coffee harvest,  
1500mts+ fish, 600+mts dried fruit.

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# VALUE AND THE FUTURE

By the end of Phase 1, CRMG envisage that the tangible asset value of Mungwi should exceed USD 20.0 millions, that gross sales will exceed USD 5.1 millions per annum and net (EBITDA) of USD 2.7 millions per annum.

The project will also have started and be operating a valuable business and a demonstrable community support operation in a hitherto deprived area.

**At the end of Phase 1 there will be the possible opportunity for investors to exit.**

There will also be the ability to look forward to further expansion into other crops and processes, malting barley, other fruits, tourism, serviced letting? There are, after all, over 20,000 hectares still unused!



# HOW TO INVEST

Only sophisticated experienced Investors are invited to consider this proposal which is strictly limited to 5000 shares.

To invest or obtain more detailed information contact :

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