



GREEN BELT PANAMA TEAK INVESTMENTS LP

WARNING: HIGH RISK INVESTMENT OPPORTUNITY. CAPITAL AT RISK.



“Creating wealth naturally... through a solid, sustainable investment in teak plantations in Panama”

The promoter and investment manager, Green Belt Ltd, is Ireland’s leading private forestry company and the national market leader in the area of new forest establishment. Green Belt currently provides forestry management services to over 125,000 hectares, managing c.€500 million in asset value and planting an average of 2,000 ha of new forests in Ireland each year.

Green Belt already has a strong track record of developing successful teak investment portfolios in Panama having been active in the market during the period 2005 - 2013, when they established and managed 650 hectares of teak plantations in Panama. This investment was successfully exited in 2013 following the sale of the portfolio of plantations and land to a US based Timber Investment Management Organisation.

Green Belt is closing out their limited partnership vehicle named GB PT2 with a raise of €1.5 million. The expected returns from this are 5% per annum, compounded over the term, with an anticipated exit in 2026.

REASONS TO INVEST IN THIS PRODUCT

Asset Backed	The strategic deployment of the €1.5m raise will ensure the sustainable development and management of the 212 productive hectares already under management.
Stable Demand	Central American teak has historically exhibited stable demand and price growth. Land prices are currently favourable for acquisition.
Turnkey Investment	The investment is turnkey with no management required by Investors
Private Pensions	The investment is open to Self Administered Pension Schemes and Approved (Minimum) Retirement Funds (ARF’s)
Strong Management Team	Green Belt Ltd is an experienced forestry management company employing an experienced team with a proven track record in Ireland and Panama
Local Experience	An experienced local manager is essential to delivering a successful investment. Green Belt has built up a strong working relationship with Panama Reforestation Services SA, a leading forest management company
Ethically & Environmentally Sound	The plantations are managed in line with sustainable forest management (SFM) principles and as the plantation matures independent verification may be sought.



GREEN BELT LANDS ACQUIRED

LOCATION	PRODUCTIVE AREA			TOTAL PLANTED	TOTAL ACQUIRED
	2018	2019	2020		
Caobonito	20.8			20.8	27
Caobonito	35.2			35.1	43.2
Caobonito		56.8		56.8	77.7
Caobonito		14	1.2	15.2	15.2
Caobonito			84.4	84.4	93.3
Total	56	70.8	85.6	212.3	255.6

INVESTMENT STRUCTURE

- Invest in an Irish domiciled Limited Partnership, Green Belt Panama Teak Investments (One) LP, which will wholly own a Panamanian subsidiary, Panama Teak 2 SA (PT2).
- PT2 will qualify for an income tax exemption status in Panama as a registered forestry operator.
- Profits will be earned by PT2, and once received, the net profit will be distributed to the partners (following the dissolution of the Irish company, if appropriate, and following the redemption/repayment of the LP investment).
- The profits will be subject to capital gains tax which is currently 33% (based on current tax law in Ireland).
- Based on previous experience, Green Belt expects to exit the investment in 2026 when the forests are 8-10 years old, at which point plantations are established, appropriately managed and substantially de-risked.
- Targeted return is 5% compounded per annum.

TEAK AS AN ASSET CLASS

- Teak is one of the world's most sought after hardwoods, which historically has exhibited steady price appreciation and stable demand.
- The plantation teak price index increased at a rate of 11.4% p.a. for the period 2009-2015.

PANAMA AS AN INVESTMENT LOCATION

- The investment location, Panama, is a stable, US dollar economy where teak plantations have already been successfully established by Green Belt and other international investor groups.
- The hot and periodically moist, tropical climate and deep fertile soils provide optimal growth conditions for teak, allowing a crop of mature teak to be produced in c.18 to 22 years.

FINANCIAL RETURNS FORECAST

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Investment sum	€25,000
Term	5 YEARS
Exit year	2026
Return	€31,907

- The target return is 5% (pre-tax and carried interest, net of fees) compounded per annum yielding.
- Timing of exit will be determined by the Board taking cognisance of prevailing market conditions.

Please note that the provision of this product or service does not require licensing, authorization, or registration with the Central Bank of Ireland and, as a result, it is not covered by the Central Bank's requirements designed to protect consumers or by a statutory compensation scheme. The structure is registered with the Central Bank of Ireland as an Alternative Investment Fund.

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