

MIDAS
AGRICULTURE

**SWEET BITE PEPPERS
SOLAR POWERED GREENHOUSE
OWNERSHIP OPPORTUNITY**

CREATING A SUSTAINABLE SOLUTION FOR THE
FUTURE OF FOOD



**Setting the
standards for
investment
opportunities in
the rapidly
growing
sustainable
agriculture sector**

ABOUT US

Headquartered in the Chiang Mai, Thailand, Midas Agriculture is a multinational company that specialises in making sustainable agriculture investments available to its clients.

We seek out and identify lucrative opportunities that are rooted in responsible agriculture and farming.

For investors, the core strength of our offering is the ability to reap the reward of a high-yield investment in the growth sector of sustainable farming and enjoy the harvest without the hard labour.

OUR STORY

A journey of innovative, sustainable agriculture, setting the standards for responsible ownership opportunities.



- October 2015: Company formation of Midas Aquaponics Ltd
- February 2016: Chiang Mai site land graded
- January 2017: First greenhouse operational, Chiang Mai
- March 2017: First lettuce harvest, Chiang Mai
- September 2017: First fish harvest, Chiang Mai
- March 2018: GAP accreditation achieved
- November 2018: Bangkok office opens
- February 2019: New farm site acquired in Pak Chong
- September 2019: Midas Agriculture launched
- October 2019: Launch of tomato investment opportunity
- December 2019: Offtake agreement signed with ACK
- August 2020: Launch of Japanese melon investment opportunity
- September 2020: Achieved prestigious "Excellence In Farming" award
- December 2020: Construction of CODEX packing station begins
- February 2021: Tomato greenhouses go into production
- April 2021: Launch of sweet bite pepper investment opportunity

FRESH PRODUCE EXPANSION STRATEGY

Meeting the demand of Asia's fast-growing middle-class for healthier and fresher foods, through our ability to offer higher yields using a fraction of the resources.

2017/18 - Lettuce, Herbs & Fish



2019 - Tomatoes



2020 - Japanese Melons

2021 - Sweet Bite Peppers



OUR FARM MANAGER



Agriwize are an established Thai based company, specialising in sustainable farm management services. They meet GAP, CODEX, IFOAM and United Nations Global Compact guidelines in all of their practices.



United Nations
Global Compact



Sharing our values and our commitment to green, responsible agriculture, Agriwize looks after the investment of our clients from seed and harvest of crops to distribution of produce.



OUR FARM MANAGER

Our team has decades of global agriculture industry experience, and expertise in negotiating, selecting, and pursuing opportunities for medium and long-term investors in this highly attractive growth sector.

Our innovation in hydroponics sets the standards for responsible, financial return, working with our investors and partners to access and enhance this area of sustainable agriculture.

Midas Agriculture partners with Agriwize to offer you a secure and hands-free investment in your own fully managed greenhouse in Thailand.

OUR CERTIFICATIONS

Championing International Agriculture Standards

G.A.P. Certification for Midas Agricultural Systems



G.A.P. is a common standard for farm management practice, created in the late 1990s by several leading European supermarket chains and their major suppliers. The aim was to bring conformity to supplier quality standards, which had been creating problems for farmers.

It is now the world's most widely implemented farm certification scheme. Unlike other farm certification schemes, it has definitive rules for growers to follow, with independent third-party auditors.

CODEX Certified Packing Station



In what is an incredibly exciting development for our business, we now have a government certified packing station under construction and this will be completed and operational later in 2021.

CODEX certification will enable us penetrate lucrative overseas markets such as Hong Kong, Singapore and the Middle East. This additional layer of credibility only goes to demonstrate our ongoing commitment to our investors and to providing food security and safety solutions throughout the region and beyond.



OUR CERTIFICATIONS

UNGC

The United Nations Global Compact works with businesses to transform our world, aiming to create a sustainable and inclusive global economy that delivers lasting benefits to all people, communities, and markets.

The United Nations recognizes a company's commitment to implementing key principles in the areas of human rights, labour, anti-corruption, and environmental issues into their daily business practices.

Our clients have the confidence of knowing that all projects relating to environmental and food sustainability will follow the key principals of the United Nations Global Compact Organization.

As a member of the United Nations Global Compact organisation, we are committed to our Global Goals of Zero Hunger, and champion sustainable and responsible farming.



Midas becomes one of only 8,000 companies globally to be accepted into this prestigious organisation.





WHAT IS HYDROPONICS?

Very simply, Hydroponics is the method of growing plants using an alternative growing medium rather than the use of soil.

It is one of the major scientific, economic and technological developments in the field of agriculture over the last two hundred years. Hydroponics farming can be achieved in approximately 10% of the land area and 5% of the water volume required for crop production.

The Global Hydroponics Market is projected to grow at a CAGR of 6.4% over the next decade to reach \$13.75 billion in 2025.

With the world's population predicted to increase to 9 billion people by 2050, Hydroponics will make a significant contribution to global food security and economic stability.



HOW DOES IT WORK?

Imagine being able to give a plant exactly what it needs, when it needs it, in the perfect amount to allow it to be as healthy as it can possibly be.

Also known as soilless culture, Hydroponics is the method of growing plants in a water based, nutrient rich solution, and is 95% more efficient than traditional agricultural methods.

Growing conditions are controlled to meet optimal plant requirements, leading to increased yields, and improved water and fertilizer-use efficiency. Hydroponics facilitates agriculture in locations which would otherwise not be possible.

Welcome to the future of land-based farming.

HYDROPONIC ADVANTAGE



Multi cropping advantages under 1 roof



Low power usage, aiding energy conservation



Uses up to 90% less water than traditional farming methods



Higher yields and better quality than traditional farming



Creates little to zero waste



High control of production, eliminating crop failure





HYDROPONIC ADVANTAGE



Protected, year-round,
multiple harvests



Can be used in non-arable
locations



Clean food - zero use of
chemicals



Minimal labour costs

Demand for food continues to grow while soil erosion, groundwater depletion and climate change are constricting supply. At the same time, intensive use of synthetic fertilizers, pesticides, water and fossil fuels are affecting human and environmental health.

Hydroponics meets future food demand without depleting our natural resources or harming our environment, supporting United Nations Global Goals for a better future by 2030.

WHY SOLAR?

The need for clean, renewable energy is ever increasing and at Midas Agriculture we strive to be on the front foot with technological advancements in agriculture. That is why it made perfect sense for us to develop our latest generation of greenhouses incorporating a bespoke solar powered solution. With year round sunlight, Thailand has the perfect conditions to harness the power of the sun and contribute to the farming process by:



Preventing greenhouse emissions



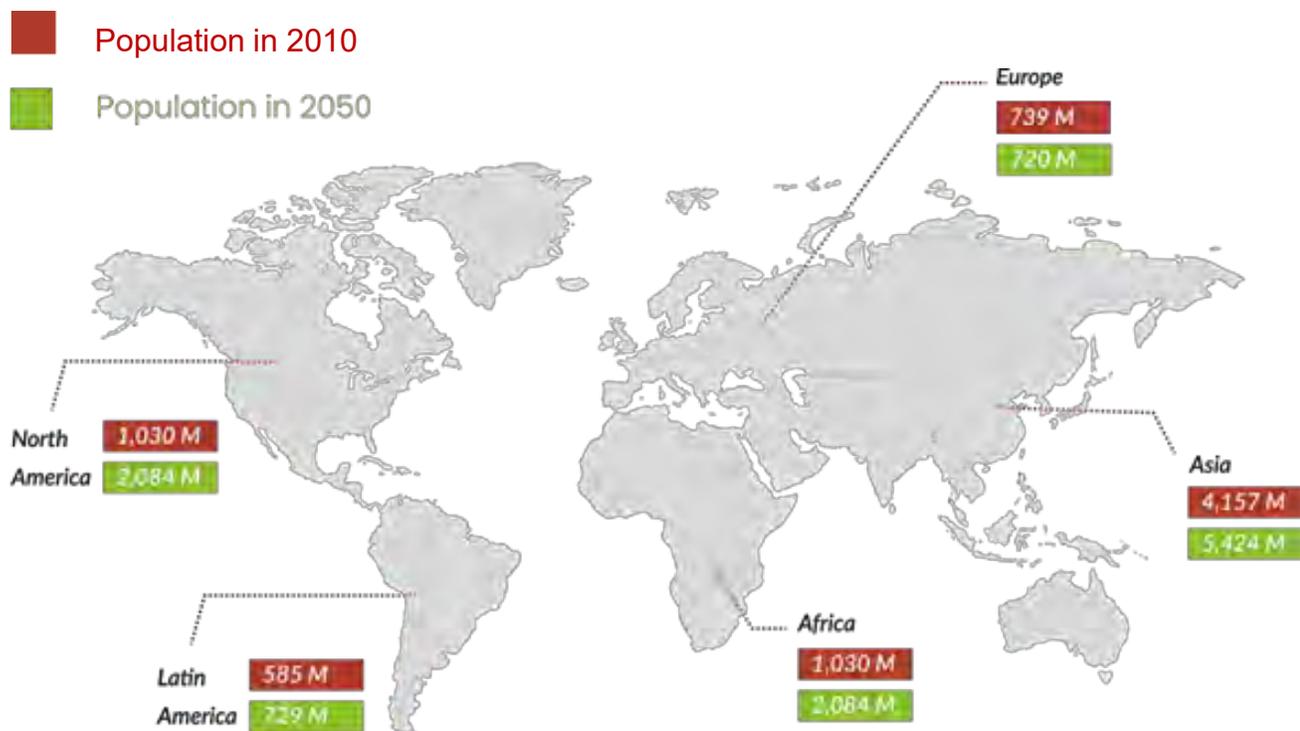
Saving on costs



Enhancing effectiveness and efficiency

Each greenhouse will be fitted with its own solar panels which will generate the electricity needed to power your hydroponics system. The oriented glazing is designed to maximise the benefit from the sun's energy and help ensure our produce is grown in a green, ethical & sustainable way.

SOLVING ASIA'S AGRICULTURE ISSUES



Food consumption in the region is growing exponentially however, despite its economic growth, ASIA is still home to more than 60% of the world's hungry.

ASEAN and China in particular still face unique challenges, with its rapidly increasing urbanisation, rising middle class, and aging agricultural labour force due to grow by 66% over the next 15 years.

Across the continent, between 60% and 90% of water is used for agriculture. Increasing scarcity of arable land, combined with a lack of technical expertise, resources, and reliable infrastructure, continue to limit food production.

Hydroponics provides a sustainable solution for the future of food in Asia. A rapid growth in Hydroponics farms is needed urgently to meet current needs.

SWEET BITE PEPPERS - SUPPORTING ASIA'S GROWTH IN THE HEALTHY SNACK MARKET

Asia's fast-growing middle-class is consuming healthier and fresher foods, with city dwellers and singletons on the rise, and integrating more Western ingredients into their diet.

Global fruit and vegetable production has grown at an annual rate of 3% over the last decade, driven by expansion in Asia, now the world leader in fruit and vegetable consumption. (FAO.org).

The global export value of the Bell Pepper (including sweet bite) reached \$5.73 billion in 2019, a 5-year increase of 16.7%, and YOY increase of 4.68%, with sweet bite pepper matching general produce growth of 4%. (Tridge statistics).

Fresh Produce Consumption In Asia





SWEET BITE PEPPERS - SUPPORTING ASIA'S GROWTH IN THE HEALTHY SNACK MARKET

The global healthy snacks market size was valued at USD 78.13 billion in 2019, and is projected to reach USD 108.11 billion by 2027, a CAGR of 4.2% (Fortune Business Insights).

Sweet bite peppers are fast becoming a firm favourite for healthy snacking, due to their bite-size, sweet full flavour, and thin wall structure that offers a crisp crunch.

The health and wellness market in the Asia-Pacific savoury snacks sector was valued at USD 1306.4 million in 2019, accounting for 2.4% of overall values sales in the region that year.

Mexico, Spain, and the Netherlands dominate the export sweet pepper market, holding 64.93% of the global market, with China at 1.7%. China is also the top producer in the world, making this crop an investment with huge growth potential in Asia. (tridge.com)



SWEET BITE PEPPER PROJECTIONS & OUTLOOK

The current global average wholesale price for sweet pepper is USD 9 per kg, with Thai prices holding steady. Growing fears about high sugar intake, artificial ingredients and interest health and nutrition is causing Asian consumers to shift towards fruit and vegetable snacks, backed by government action e.g. trans fats ban, sugar tax.

Manufacturers are increasingly looking to take advantage of this trend by sourcing local and natural ingredients in their snacks, offering a clear opportunity for the fresh produce industry. Considerable efforts to boost food processing as well as agricultural production has led to increasingly competitive domestic food processing in Asia.

This trend is set to continue due to:

- Increasing fresh produce consumption
- China's strong market demand
- Thai government regulating non-nutritional food products
- Asia Pacific plant-based snacks market growth - CAGR of 9.7% by the end of 2028 (Persistence Market Research) (PMR)



SWEET BITE PEPPERS AS A PRIME ASSET

In South Asian regions, sweet peppers are sown in August for the autumn-winter harvest, and November for the spring-summer crop. They are a tender, warm-season crop with a fairly long growing season (60 to 90 days). Temperature is an important factor in the production of high quality peppers; most varieties are highly vulnerable to weather conditions. Hydroponics significantly shortens the production time and reinvents the growing season to all year-round harvests, significantly increasing yield, as well as reducing the risk of crop failure.

Rising concerns about health complications such as obesity, diabetes, and cardiovascular diseases have encouraged consumers to substitute fried snacks with healthier ones. Sweet bite pepper is a snacking variety (of the *Capsicum Annum* group); they contain few seeds, and little to no capsaicin - hence the sweet taste. This highly nutritious superfood is naturally fat free, and high in vitamin C, vitamin A, potassium, and fibre.

The growing popularity of convenient, ready-to-eat foods, and on-the-go snacking is a major factor fuelling the healthy snacks market growth (Fortune Business Insights). The eye-catching packaging of sweet bite peppers meets this demand, fulfilling the need for nourishing nutrition during the day.



SWEET BITE PEPPERS

RAPIDLY GROWING POPULARITY

Most commonly sold in mixed variety packs to showcase the bright colours, sweet bite peppers are highly popular with both adults and children, rapidly becoming a staple for mindful snacking.

The COVID-19 pandemic has accelerated the global growth of snacking, with 9 in 10 adults (88%) snacking more or the same during the pandemic. The majority of millennials (64%) and centennials (60%) state, "During the pandemic, I eat / ate more small snacks throughout the day, as opposed to fewer large meals", and this trend looks set to stay. (State of Snacking™ report)

Increasing consumer trends towards turning vegan, vegetarian or flexitarian are also driving demand for better animal-based product alternatives. Growth in the global plant-based snacks market is gaining impetus, due to their high nutritional value and contribution to healthy eating habits.

SWEET BITE PEPPERS - HEALTH BENEFITS

With their natural crunchy sweet taste, snack peppers have a Vitamin C level higher than oranges and bananas; 135mg per 100g i.e. almost twice as much as sweet oranges. They also contain vitamin B6, K1, E and A, as well as potassium, fibre, iron, and folate. Mainly made up of water and carbs - sugars such as glucose and fructose, they are rich in antioxidants, especially carotenoids. This means every bite is packed with healthy nutrients. (healthline.com)

Lowers Cancer Risk & Heart Disease

High in minerals and nutrients, and rich in polyphenol antioxidants, both of which target the free radicals that cause cancerous cells. Limiting saturated fats and foods high in sodium and added sugars lowers blood pressure and cholesterol, reducing the risk of heart disease.

Supports Eye Health

Studies show that the regular consumption of foods rich in the carotenoids contained in sweet peppers help prevent oxidative damage, and may lessen the risk of cataracts and macular degeneration.

Promotes Healthy Pregnancy and Growth in Children

Sweet bite peppers contain a high amount of folate or folic acid, which is essential in the production of haemoglobin.

Better Bones

Vitamin D and its trace metals, including potassium, are essential for better bones in humans.

Good for Skin, Hair & Nail Health

Vitamin C regulates protein production including collagen for skin repair, scar regression, and anti-aging properties. The high-water content also keeps skin hydrated, reducing the appearance of fine lines.

Aids in Digestion

The high level of dietary fibre improves the function of the digestive system, and helps reduce blood glucose and cholesterol levels.

Prevents Anaemia

The high amount of vitamin C aids the absorption of iron, protecting against anaemia, and also helping to combat fatigue.

Reduces Risk of Kidney Stones

It's high water content (90%), combined with being rich in potassium and low in sodium, gives them natural diuretic properties, helping to combat hypertension, kidney stones and fluid retention.



WHY THAILAND?

Strategically located at the heart of Asia, Thailand aptly serves investors as a dynamic gateway to a fast-growing economic market.

The growing economy, world-class infrastructure, competitive human capital and strong government support are responsible for their key position as one of the most attractive investment destinations for foreign investors.

Thailand has long been considered the food basket of Asia and is an established and vibrant hub for food tourism. The recently launched 'Thailand 4.0' government strategy intends to boost the economy by improving agricultural productivity; increase yield per cultivated area, optimize resource consumption, and reduce impact, using a range of technological solutions. (Thailand Market Entry Handbook 2020). Hydroponics sets the standards for a responsible, sustainable solution in Asia.



WHY THAILAND?

- ✓ Ranked in the top 3 countries in South East Asia to do business
- ✓ Top 20 ranking for foreign direct investment attractiveness
- ✓ Thailand has long be referred to as “the kitchen of the world”
- ✓ Ranked 26th out of 189 countries to do business by the World Bank

- ✓ Bangkok is ranked 1st in the most visited cities in the world
- ✓ Thailand’s food industry is valued at approximately USD 1.2 billion
- ✓ Optimum growing conditions due to the perfect year round climate
- ✓ Excellent distribution channels throughout country and internationally

OUR FARMS

Our farms in Chiang Mai and Pak Chong, Thailand champion the highest standards of sustainable agriculture. We use the latest high-tech growing methods in controlled conditions and produce high demand and top-quality produce to maximise investor value.

The Chiang Mai farm is set in the village of Doi Saket. This peaceful district is set in a rural farming area, with rice fields and reservoirs in the valleys, punctuated by orchards and crops in the green hillsides.



BA NA LOAM

Location:

Doi Saket, Chiang Mai, Thailand,
50220

Google Coordinates:

18.8292776,99.14940632

Total Site Area:

32 Rai (51.193 sq. meters)

Tenure:

25 Year Leasehold

4 Visitor Bungalows

Education & Training Centre

OUR FARMS

Strategically positioned, our Pak Chong farm is located in the province of Nakhon Ratchasima, and offers easy access to Bangkok, its booming food markets, and direct road links to the southern provinces and ever popular island resorts.

A new 90 rai site in Pak Chong was secured in late 2020 to continue our development strategy and meet demand from overseas markets.

PAK CHONG

Location:

Soi DPT, Tambon Khanong
Phra, Amphoe Pak Chong,
Chang Wat Nakhon,
Ratchasima, Thailand, 30130

Google Coordinates:

14.6207590, 101.4843420

Total Site Area:

40 Rai (64,000 sq. meters)

Tenure:

25 Year Leasehold





THE OWNERSHIP OPPORTUNITY

Hydroponics is the ultimate sector disruptor, turning a people intensive and weather susceptible industry on its head, and increasing yield for less resource, in terms of water, land, and labour.

Midas Agriculture offers you a simple, easy and hands-free way for you to be part of the billion-dollar fresh produce industry without the stress and hassle of doing it yourself.

Your very own greenhouse and equipment, which includes everything from crop distribution and sales of the sweet bite pepper crops, offers you a 100% turnkey investment.



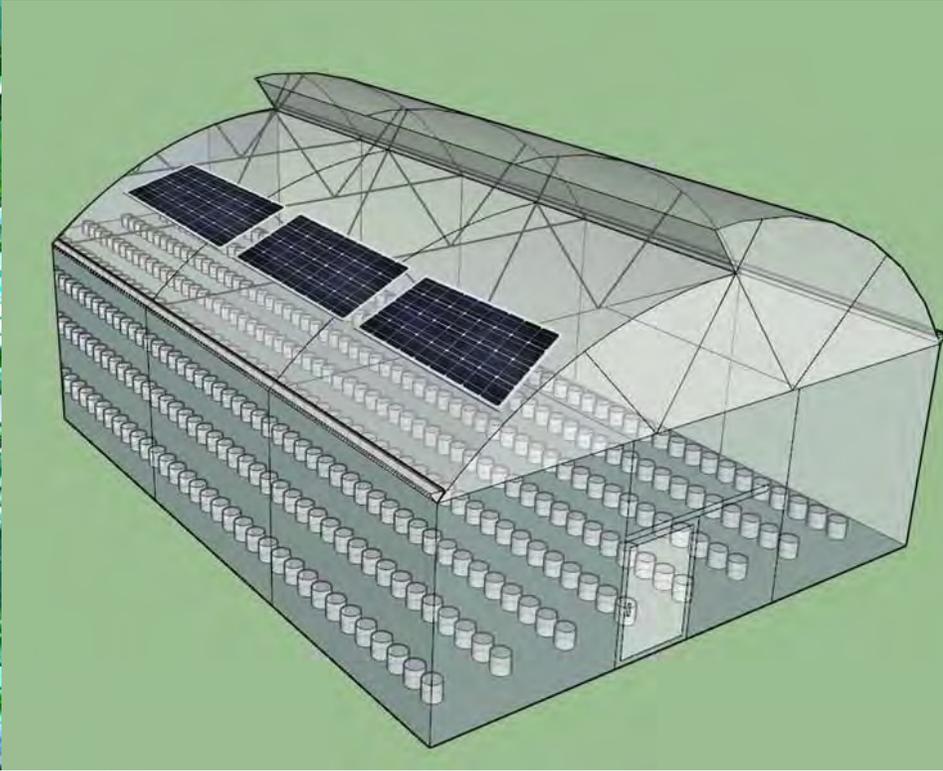
THE M.H.S.

Our Midas Hydroponics System is one of the key reasons behind our success in sweet bite pepper yields. Welcome to the future of lucrative investments in agriculture, allowing you to grow sweet peppers with 95% more efficiency than traditional farming methods.

You own the system, the solar greenhouse and all of the produce. We operate it.

Your M.H.S. and solar greenhouse will be fully managed by our expert team of industry professionals who will plant, harvest, and distribute your produce to a network of local and international buyers.

GREENHOUSE SPECIFICATION



Greenhouse Style - Sawtooth Design

Dimensions - 9.6m wide x 12m long x 4m high

Galvanised Steel

High diffused 200 micron film roof

Solar panel - 150 watt monocrystalline

Size - 127cm x 67.40cm x 3.5cm

Weight - 9.50kg

High transmissivity, low-iron tempered glass

High efficiency mono solar cells

High stability aluminium frame

25 years at 80% output power guarantee

Certificates -

ISO 9001: Quality Management System

ISO 14001: Standard for Environmental Management system

OHSAS 18001 : International Standard for occupational health and safety assessment system



Battery: Deep Cycle Solar 100AH

Cable: PV-1 DC Solar Cable 4.0 mm



OWNERSHIP SNAPSHOT

Low risk, high return passive investment opportunity

20.10% annual average net returns

Passive, hassle free income

Annual payments

Huge market potential for sale of crops

Flexible exit strategies

Green, ethical & sustainable

Proven & experienced management team



FINANCIAL SNAPSHOT

Whilst traditional investments are generally related to market performance, we offer an unprecedented low risk financial opportunity in a market that is forecast to provide not only stability but extremely high returns for decades to come.

Purchase Price	\$35,750
Investment Term	20 Years
Management Fees	10%
Internal Rate Of Return (IRR)	16.48%
20 Years Accumulated Net Returns	\$143,746
Yearly Return On Investment (ROI)	20.10%
Return On Invested Capital (ROIC)	402.09%

Investment		System Assumptions		Sweet Bite Pepper	Uom	Assumptions	
Investment Price USD	\$35,750	Harvests Per Year	3		Nos	Spoilage Allowance	2%
Investment Price THB	THB 1,072,500	Production Per Year (KG's)	2,640.34		KG's	Annual Sales Increase	1%
Management Fee	10%	Wholesale Price/ KG USD	\$4,67		USD	Production Cost Increase	1%
Exchange Rate - 1USD =	THB 30	Wholesale Price/ KG THB	THB 140		THB		
Return on Investment per Annum (Yearly)	20.10%	Production Cost/ KG USD	\$1.67		USD		
Return on Investment per System	402.09%	Production Cost/ KG THB	THB 50		THB		
Investment Rate of Return	16.48%	Head Weight/ KG's	440		KG's		
Return on Investment per Greenhouse	\$143,746	Number of Pots (8x25)	200		Pots		
		Area Size of Greenhouse (9.6*12)	115.20		Sq.Mtrs		
		Average Production per Sq. Mtr per Year	22.92		KG's		

FINANCIALS (YEARS 1-10)

Projections	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Sale										
Sweet Bite Peppers	0	\$12,322	\$12,445	\$12,569	\$12,695	\$12,822	\$12,950	\$13,080	\$13,211	\$13,343
Less Spoilage	0	(\$246)	(\$249)	(\$251)	(\$254)	(\$256)	(\$259)	(\$262)	(\$264)	(\$267)
Adjusted Total Sales (USD)	0	\$12,075	\$12,196	\$12,318	\$12,441	\$12,566	\$12,691	\$12,818	\$12,946	\$13,076
Cost										
Sweet Bite Peppers	0	\$4,401	\$4,445	\$4,489	\$4,534	\$4,579	\$4,625	\$4,671	\$4,718	\$4,765
Management Fee	0	\$767	\$775	\$783	\$791	\$799	\$807	\$815	\$823	\$831
Total Expenses (USD)	0	\$5,168	\$5,220	\$5,272	\$5,325	\$5,378	\$5,432	\$5,486	\$5,541	\$5,596
Net Revenue (USD)	0	\$6,907	\$6,976	\$7,046	\$7,117	\$7,118	\$7,260	\$7,332	\$7,406	\$7,480
Annual Yield	0	19.32%	19.51%	19.71%	19.91%	20.11%	20.31%	20.51%	20.71%	20.92%

FINANCIALS (YEARS 11-20)

Projections	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Sale										
Sweet Bite Peppers	\$13,476	\$13,611	\$13,747	\$13,885	\$14,023	\$14,164	\$14,305	\$14,448	\$14,593	\$14,739
Less Spoilage	(\$270)	(\$272)	(\$275)	(\$278)	(\$280)	(\$283)	(\$286)	(\$289)	(\$292)	(\$295)
Adjusted Total Sales (USD)	\$13,207	\$13,339	\$13,472	\$13,607	\$13,743	\$13,880	\$14,019	\$14,159	\$14,301	\$14,444
Cost										
Sweet Bite Peppers	\$4,813	\$4,861	\$4,910	\$4,959	\$5,008	\$5,058	\$5,109	\$5,160	\$5,212	\$5,264
Management Fee	\$839	\$848	\$856	\$865	\$873	\$882	\$891	\$900	\$909	\$918
Total Expenses (USD)	\$5,652	\$5,709	\$5,766	\$5,824	\$5,882	\$5,941	\$6,000	\$6,060	\$6,121	\$6,182
Net Revenue (USD)	\$7,554	\$7,630	\$7,706	\$7,783	\$7,861	\$7,940	\$8,019	\$8,099	\$8,180	\$8,262
Annual Yield	21.13%	21.34%	21.56%	21.77%	21.99%	22.21%	22.43%	22.66%	22.88%	23.11%

SWEET BITE PEPPER RETAIL PRICES

THAILAND

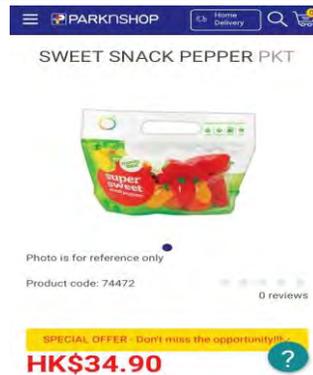


Price - THB 82.25/USD \$2.65 (**\$10.60 per kg**)



Price - THB 79.00/USD \$2.54 (**\$10.16 per kg**)

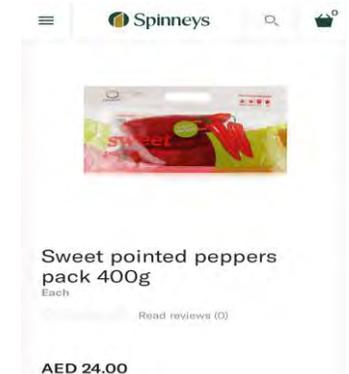
INTERNATIONAL



Hong Kong
Price - HKD \$34.90/USD \$4.49
(\$17.96 per kg)



Singapore
Price - SGD \$3.95/USD \$2.94
(\$19.60 per kg)



Dubai & Abu Dhabi
Price - AED 24.00/USD \$6.54
(\$16.35 per kg)

PROCESS FOR PURCHASING YOUR SOLAR GREENHOUSE

1

Complete the purchase form, indicate the number of solar greenhouses you wish to purchase, choosing two types of ID to accompany the form.

2

You will be sent:

- The Sales & Purchase Agreement
- The Management Services Agreement
- Bank Wire Instruction

3

Once your funds have been received you will be sent an official confirmation and your Certificate(s) Of Ownership will be issued immediately.

4

Your solar greenhouse(s) will be ordered, delivered and installed at the appointed farm and the production process will begin.

5

From month 25 you will start to receive your first dividend payments, which will then continue every 12 months for the duration of your contract.

WHAT OUR INVESTORS ARE SAYING

Midas Agriculture, in partnership with our valued investors, are committed to creating a sustainable solution for the future of food. The passion of our clients fuels our growth...



While we were living in Chiang Mai, we made several visits to the original Midas farm, watching it evolve from a patch of bare ground to multiple working greenhouses. We always enjoyed our visits, during which we were able to see the progress of our own growing beds as well as to learn about proposed new crops in the research and development greenhouse. Since we received our first pay out in 2017, our returns have been regular and pretty much as expected.

Mark & Allison Rossiter, UK

When we came to our specific Aquaponics systems I was impressed with all the lettuce growing. The green houses are fully automated to control humidity, temperature and light. The Midas systems have automatic controls for the nutrients, ph levels, nitrates and microbes to maintain optimal growing conditions. We were so impressed that we invested in three more systems before we left.



Steve & Aida, USA

I am happy to be a part of this investment and have pride in sharing information about Midas. I enjoy the personal interaction with Andrew and having the chance to see how each produce table is progressing.

Katherine Arntson-Kynn, Thailand

Unlike investing in fossil fuel companies, it's something meaningful to the environment. Also, it's management/maintenance-free on my side. It seemed low-risk and a steadily growing product with decent payout rate. I was looking for some investment scheme for my retirement fund and Midas looked like a good fit.



Kuni Takahashi, USA

We had a great day of seeing and experiencing the farm and environment. After enjoying tea and friendly discussion at the welcome centre, we were taken on a walking tour of the greenhouses and shown in detail how the operation works. We saw the different stages of the planting system and also the fish tanks and the various elements of the Midas systems. We even got to feed the fish and plant some seeds while at the farm.

Tom & Ruth, Thailand



EXIT STRATEGIES

While the true benefit of this investment is based on long-term ownership, we have built in two exit strategies as part of our commitment to 100% transparency.

OPTION 1 - SELL IT

As you legally own the asset, you can sell your greenhouse(s) to any third party as and when you wish. Simply inform us of the proposed sale, and we will draft the relevant transfer documents to help with the transaction.

OPTION 2 - REQUEST RESALE

You can ask Midas Agriculture to sell your greenhouse(s) on your behalf at any time, subject to a 5% re-sale fee. We will inform our existing clients about the opportunity and attempt to match with a buyer. There is a limited amount of systems in any single farm, and existing owners are often looking to increase the passive income stream from their asset.

FAQ's

1

What is the purchase price of the Sweet Bite Pepper Greenhouse?

The purchase price of the Greenhouse is \$USD 35,750.

2

What documentation will I receive for the purchase of my Greenhouse(s)?

You will receive the following documents:

- A Management Agreement covering all of the obligations to you during the 20-year term.
- A Sales & Purchase Agreement covering our terms & conditions.
- A Certificate of Ownership stating your greenhouse unique ID number, farm location & GPS coordinates.

3

When can I expect my first returns?

You can expect your first harvest returns to be paid on month 25.

4

In which currency and how are harvest proceeds paid?

All harvest proceeds are paid annually. By default, all harvest proceeds are paid by bank wire transfer in USD, unless you request otherwise, to the bank account provided. If you request any other currency besides USD, currency conversion fees may apply. Bank charges, fees and related expenses, if any, are to be borne by you.

5

Can I purchase a Greenhouse in a company or joint name?

Greenhouses can be purchased in a single, joint or company name and trusts.

6

Can I visit your farms?

Yes - we actively encourage interested parties to take advantage of our "Farm Tours".

7

What happens if my Greenhouse(s) breaks down or malfunctions?

As per the Farm Management Agreement, the appointed farm manager will be fully responsible for the upkeep, repair and management of the Greenhouse and equipment.

8

What happens to my Greenhouse(s) if I die or I become incapacitated?

Your Greenhouse(s) are part of your estate and can be passed on to whoever you choose. In the event of death or incapacitation, the above-mentioned administration fee of 5% will be fully waived.

9

Can I transfer or sell my Greenhouse(s) to a third party?

Yes, your Greenhouse is your exclusive private property and you may sell or transfer the Greenhouse(s) to anyone at any time without restrictions. All transfers are subject to an administration fee of 5% and must be paid at the time of your transfer request.

KEY EXECUTIVES

MANAGING PARTNER - ANDREW FIDDAMENT

Andrew is responsible for the strategic direction of Midas Agriculture, drawing on 30 years of expertise in developing emerging markets and innovative product design. He resides in Chiang Mai, overseeing the operation with entrepreneurial passion.

CHIEF FINANCIAL OFFICER - KONIDHALA LAKSHMIPATHI

Konidhala brings a wealth of financial expertise to Midas Agriculture, with over 12 years of experience in audit, financial controls, planning and business administration. He specialises in financial management for inventory driven companies.

SALES DIRECTOR - STUART PRENTICE

Stuart is a global investment specialist, with over 20 years' experience in business consultancy, due-diligence and strategic portfolio management. With a background in food security solutions, his area of expertise is in sustainable asset classes.

HYDROPONIC & GREENHOUSE CONSULTANT - WIM DAMSTEEGT

Wim is a life-long proponent and educator of sustainable, alternative farming techniques, and his highly successful company is ranked amongst the top 5 companies in the vegetable seed market globally. His expertise is a key asset for Midas Agriculture.

FARM MANAGEMENT - DIRECTOR - ROGER CARVER

Roger is the Managing Director of Agriwize Co. Ltd., our farm management team. His global experience is second to none in business management and development and with over 26 years of success he has developed a strong, forward thinking and knowledgeable local team at both the Chiang Mai and Pak Chong sites.

Disclaimer

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Risk Assessment by Category

Buyers in farming face a number of underlying risks, which could affect the projected income from your purchase. These risks fit broadly into the categories which are discussed below.

Diseases and Pests

Midas Agriculture Co. Ltd. adopts Standard Operation Procedures (SOPs) and all staff are trained specifically to these standards. Strict adherence to the manufacturer guidelines along with local experience is followed. Herbicides and pesticides are utilized only as a last resort and natural defences are preferred. Crops are regularly inspected with teams dedicated to this task. Having a minimum of three different crops at any one time also reduces the likelihood of a catastrophic loss to any one crop.

A rotational policy for crops should be followed to ensure the equilibrium of nutrients in the water and reduce build-up of harmful parasites. As the crops are of a short growing period, there is the ability to recover very quickly, if required, However, the threat of unforeseen pest invasion could have a significant and sustained impact on productivity and therefore revenue. This should therefore be considered a key risk. Midas Agriculture Co. Ltd. accepts no liability in the event of a diseases or pest outbreak.

Management Failure

Failing to follow correct procedures and techniques could lead to reduced or even no productivity from a crop. Likewise, a failure to follow seed provider guidelines could also affect the income from the purchased assets. Management failure must therefore be considered as key risk. Midas Agriculture Co. Ltd. does not manage any purchased Greenhouse and accepts no liability in the event of management failure. The risk of failure is the sole responsibility of Agriwize Company Ltd. who have been appointed by the buyer on request to manage the purchased assets.

Political Risk

Many emerging markets present more political risk than better-established investment destinations. The risk of war, civil disputes, expropriation, and non-convertibility of currency, amongst others, exist. As with any country, there remains political risk that could affect market prices, land tenancy, labour, access, and convertibility of currency amongst other things. Midas Agriculture Co. Ltd. accepts no liability in the event of Political Risk.

Sales of Crops

The ability to sell the crops for the projected price underlines all projected returns. This therefore represents a key risk. The primary market for the produce is domestic. Utilizing short-term rotational crops, a competent manager has the flexibility to react to both domestic and international market requirements very quickly, thereby targeting maximum returns and continual demand.

Maintaining a minimum of three different crops will assist in hedging against any individual price fluctuations. Whilst prices utilized in this document are conservative in comparison to current actual market prices, prices can and do fluctuate. Market failure leading to the liability to sell the crop or dramatic fall in the market value would have a detrimental effect on projected returns and must therefore be considered a risk. Midas Agriculture Co. Ltd. accept no liability for the failure to sell produce or for a fluctuation in the market for perishable goods.

Increasing Cost

Increasing cost of operation and harvesting could affect Agriwize to effectively deliver its management service and thereby affect the returns. Inflation is unpredictable in many emerging economies and must therefore be considered a key risk.



MIDAS
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