AGROLİDYA

INVESTMENT SUMMARY 2026







TITLED POULTRY PRODUCTION UNITS · MANISA, TÜRKIYE

Poultry Production Assets.
Own the Asset. We Operate It.

Agrolidya develops each unit, operates it under contract with established poultry integrators, and pays the owner from real, invoiced production.

LOCATION
Manisa, Türkiye

OWNERSHIP
Title deed in your name

OPERATION
Fully operated by Agrolidya

CURRENT PRICE
USD 550,000 + VAT

PRODUCTION
6 cycles a year

DELIVERY
120 to 150 days after permits

01
YOU OWN
A physical production facility with title registered in your name at the Turkish Land Registry.

02
WE OPERATE
Personnel, infrastructure, biosecurity, daily operations and integrator coordination.

03
IT PRODUCES
Real commercial poultry production under a contract production agreement, paid per kilogram delivered.

Not a fund. Not a token. Not a digital certificate. A real asset registered in your name.

Summary of the Agrolidya Poultry Investment Guide 2026, Edition 2. The full 58 page file is available on request.

Three Parties, One Cycle.
Income From Real Production.

The integrator supplies the inputs and buys the output. Agrolidya grows the flock. The owner provides the facility and is paid for what it produces. The owner is not exposed to feed costs, poultry prices or the task of finding a buyer.

THE INTEGRATOR SUPPLIES
Day old chicks, feed, veterinary supervision, collection and processing.

AGROLIDYA PROVIDES
Personnel, grow out management, biosecurity, maintenance and reporting.

THE OWNER PROVIDES
The production facility, held under their own title deed. Nothing else.

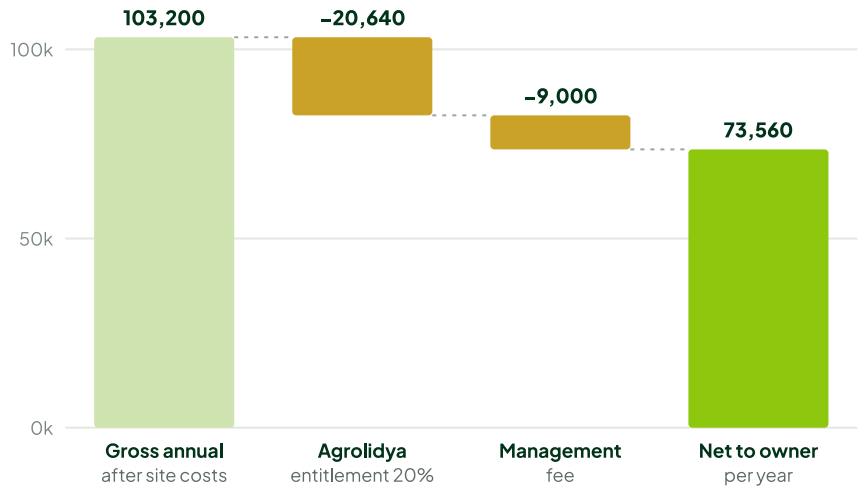
CONTRACTED INTEGRATORS
Five year agreements. Income does not depend on one buyer.

keskinoğlu · Gedik · lezita

WHERE THE INCOME COMES FROM

One unit, one year, in USD

25,000	avg. 62,500 kg	USD 17,200	× 6
chicks placed	live weight delivered	per cycle, after site costs	cycles a year



PAID QUARTERLY
18,390
USD per quarter, net to owner

Nothing is charged out of pocket. Every deduction comes out of production income and is shown as its own line in the cycle report.

Cycle averages, based on six production cycles a year at the current phase. Site operating costs (electricity, water and staff) are deducted from the integrator payment before the gross figure.

TURNKEY: FROM RAW LAND TO A PRODUCING UNIT

01 Land selection
02 Permits and official procedures
03 Construction
04 Commissioning

Everything between raw land and a producing unit is carried out by Agrolidya. Delivery in 120 to 150 days once permits are in place.



Not Projections.
Last Year's Delivered Kilograms.

REALIZED
2025 ACTUALS

Drawn from the integrators' official production records at two farms operated by the Agrolidya team in Manisa province, the same province as our projects.

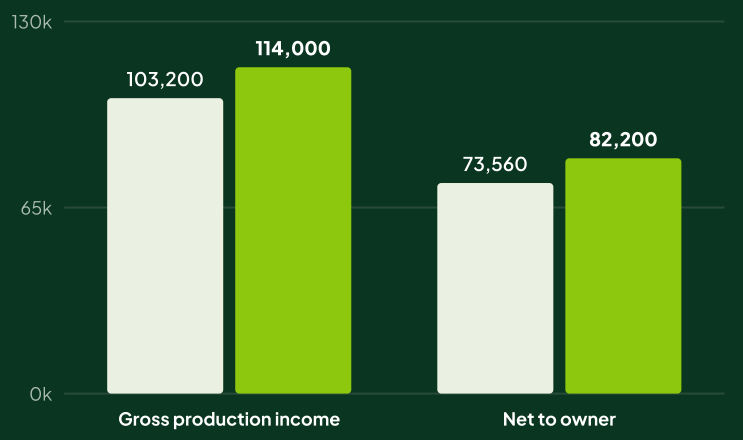
1.72M	6	1.63	100%
KG DELIVERED	CYCLES PER FARM	AVERAGE FCR	PAYMENTS ON TIME

FACILITY	INTEGRATOR	CAPACITY	CYCLES	DELIVERED KG	GROSS INCOME (USD)
Başkanlar Farm, Soma	Banvit	77,112	6	1,159,340	**396,750**
Nezaket Baydemir Farm, Gördes	Keskinoğlu	37,600	6	564,837	**187,250**

Projected vs realized, per unit

USD, one 25,000 bird unit

BOTH AT 6 CYCLES A YEAR



2025 FARM RESULTS, APPLIED TO EACH ENTRY PRICE

At 2025 results, a Phase 1 price returns 17.5%, against 15.7% projected.

PHASE	PRICE	PROJECTED	AT 2025 RESULTS
Phase 1 FIRST PRICE	469,000	15.7%	**17.5%**
Phase 2	550,000	13.4%	**14.9%**
Phase 3	600,000	12.3%	**13.7%**
Phase 4	650,000	11.3%	**12.6%**

2025 net of USD 82,200 per unit, from 6 cycles, divided by each entry price. Units in the project are not yet producing.

Realized figures are the 2025 results of both farms, shown for one standard unit. Full production records are shared during due diligence.

GLOBAL DEMAND

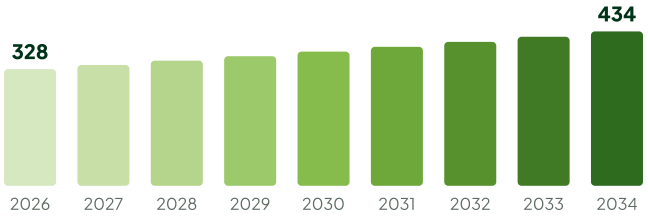
A Market That Keeps Growing.

Chicken is the most accessible and fastest produced animal protein, with the lowest feed conversion ratio of the major meats. Türkiye produced 2.4 million tonnes of chicken meat in 2024, with a record 2.6 million tonnes forecast for 2025.

3.56%
GLOBAL CAGR 2026 TO 2034

+8%
TÜRKİYE OUTPUT, 2025F

Global poultry market, USD billion



Sources: Market Data Forecast, poultry market outlook 2026 to 2034. USDA Foreign Agricultural Service, Poultry and Products Annual, Türkiye (TU2024-0041); 2025 figures are USDA forecasts.

The Income Is Constant.
The Entry Price Is Not.

Every unit produces the same payout. Earlier buyers pay less and earn a higher net return. Figures are net to the owner, after the 20 percent Agrolidya entitlement and the USD 9,000 management fee.

			6 CYCLES A YEAR: MINIMUM BASIS USD 73,560 net a year, 18,390 a quarter		7 CYCLES A YEAR: WHEN ACHIEVED USD 87,320 net a year, 21,830 a quarter	
PHASE	UNITS	PRICE (USD)	MINIMUM NET ROI	PAYBACK	NET ROI	PAYBACK
Phase 1 SOLD OUT	20	469,000	**15.7%**	6.4 yrs	**18.6%**	**5.4 yrs**
Phase 2 CURRENT	**40**	**550,000**	**13.4%**	**7.5 yrs**	**15.9%**	**6.3 yrs**
Phase 3	35	600,000	**12.3%**	8.2 yrs	**14.6%**	**6.9 yrs**
Phase 4	35	min. 650,000*	**11.3%**	8.8 yrs	**13.4%**	**7.4 yrs**

6 CYCLES: MINIMUM BASIS
USD 73,560
net annual, 13.4% minimum at Phase 2

→

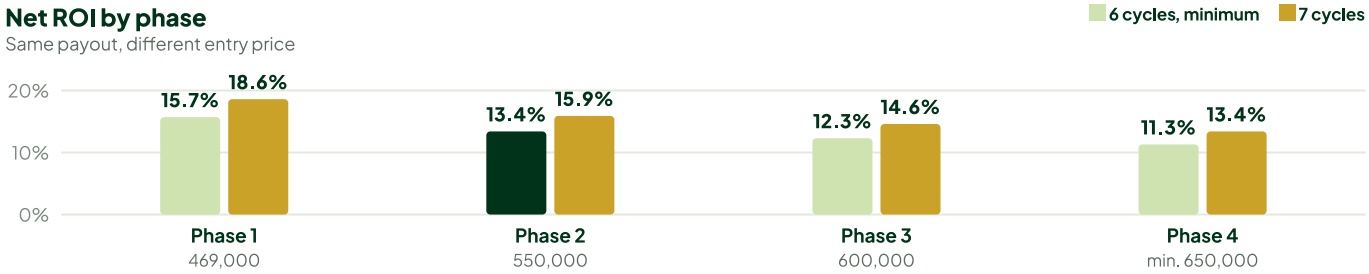
WITH A 7TH CYCLE
USD 87,320
net annual, 15.9% at Phase 2, payback 6.3 yrs

One extra cycle adds about
USD 13,760
net per unit per year. Gross rises to 120,400 and the quarterly payout to 21,830.

Prices exclude VAT. Minimum basis: six cycles a year, gross USD 103,200 after site operating costs. A house completes six, at most seven, cycles a year; the 7 cycle columns apply only when a seventh is achieved. *Phase 4 set by independent valuation. Income assumed flat, no inflation uplift.

Net ROI by phase

Same payout, different entry price



Private Projects: Delivered, In Progress, Available

All projects in Manisa, Türkiye



PRIVATE PROJECT · KULA
Alagro
14 units production houses · 186,000 m² land, title deed
7,200 trees olive grove · 1 caretaker's house
UNDER CONSTRUCTION — Title transferred



PRIVATE PROJECT · KULA
Bey 1
2 units production houses · 18,500 m² land, title deed
1,000 trees olive grove · 1 caretaker's house
UNDER CONSTRUCTION — USD 1,164,000 + VAT



PRIVATE PROJECT · KULA
Bey 2
2 units production houses · 18,500 m² land, title deed
1,000 trees olive grove · 1 caretaker's house
UNDER CONSTRUCTION — Title transferred



PRIVATE PROJECT · GÖRDES
Yeşilyurt
6 units production houses · 66,000 m² land, title deed
2,750 trees olive grove · 1 caretaker's house
PERMIT STAGE — USD 3,534,000 + VAT



PRIVATE PROJECT · GÖRDES
Deliler
4 units production houses · 52,000 m² land, title deed
2,000 trees olive grove · 1 caretaker's house
PERMIT STAGE — USD 2,388,000 + VAT



PRIVATE PROJECT · GÖRDES
Bayat
6 units production houses · 60,000 m² land, title deed
2,500 trees olive grove · 1 caretaker's house
PERMIT STAGE — USD 3,510,000 + VAT

Price = units × USD 550,000 plus remaining land with olive grove at USD 4 per m², excluding VAT. Renders are illustrative.

Ownership, Payments and Protection

AGROLİDYA

You Own It. We Protect It.
Come and Verify.

MODEL A
Standalone land
A dedicated plot with its own production house. Title to the entire plot, land and building together.

MODEL B
In project unit
A unit within an Agrolidya complex, with an independent title deed in the owner's name.

Your payments follow physical progress

TITLE TRANSFERS ON THE FINAL PAYMENT

RESERVATION
USD 10,000
30 days, deducted

40%	30%	20%	10%
At contract signing	At structural completion	At equipment and handover	At title transfer

Each payment is released against a dated photo and video report of completed work, through banking channels.

RISK PROTECTION

State backed insurance
TARSİM cover, premium included in the management fee.

Multi integrator
No dependence on a single buyer.

The flock is the integrator's
Biological risk on the birds sits mainly with the integrator.

Operator continuity
If Agrolidya stops, production continues directly with the integrator.



SALIHLI COMPLEX · 210 UNITS ON ONE SITE

PRE-RESERVATIONS OPEN

Own One Unit. Benefit From 210.

YOUR UNIT
- Titled 1,250 m² production house in your name
- Minimum USD 73,560 net a year, paid quarterly
- USD 87,320 a year with a 7th cycle
- Every cycle reported in your Owner Portal

WHAT 210 UNITS DO FOR YOUR UNIT
- Stronger integrator terms for your unit
- Backup power, water and security, around the clock
- Your house run daily by an on site team
- Agrolidya owns 80 units next to yours, same results

PRE-RESERVE AT **USD 550,000** + VAT

Phase 2 price, 40 units · Phase 1 sold out

SITE VISIT AND VERIFICATION

Schedule a Site Visit.

See live production houses, match the title deed to the parcel on the ground, and review integrator contracts and production records.

Request the full Investment Guide and your private investment presentation.

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