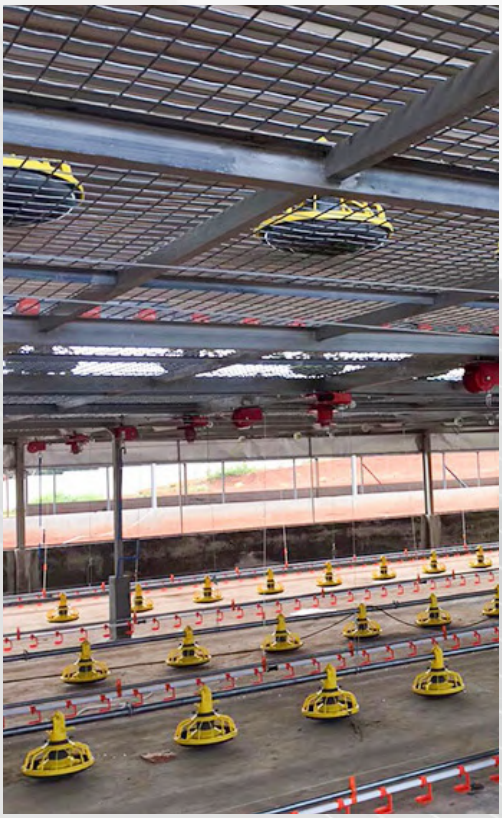
AGROLİDYA

Integrated Poultry Production Platform

210-Unit Contracted Poultry Production Complex







Supported by **Long-Term Integrator Agreements** and **Rooftop Solar Energy Infrastructure**

www.investagrolidya.com



Integrated Poultry Production Platform

The Agrolidya Integrated Production Platform is an industrial-scale contracted poultry production complex designed as a long-term agricultural infrastructure

Investors acquire legal ownership of individual production units while operations are centrally managed by Agrolidya under long-term integrator agreements.

The production structure is designed to begin generating income from the first operational year, with quarterly revenue distributions based on production cycles, offering investors consistent and predictable cash flow.

750,000 m² Integrated Agricultural Platform

210 Production Units

16% Target Net Yield



Vision, Platform & Operational Model







The **Agrolidya Integrated Production Platform** is an industrial-scale contracted poultry production complex consisting of **210 modern production units**.

This project is:

- Not a small-scale farm
- Not an individual agricultural initiative
- A centrally managed, institutional-grade agricultural production platform

Investors acquire **legal ownership of individual production units**, while the entire operation—including production management, integrator coordination, and operational processes—is **fully managed by Agrolidya.**

The platform operates under a **24/7 monitoring system**, including:

- Continuous camera surveillance
- Centralized control infrastructure
- Digitally tracked operational processes

This structure ensures **transparency, operational security, and professional management.**


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Scale & Land Structure
750,000 m² Integrated Area

Total Land Area
750.000 m²

Total Covered Production Area
262.500 m²

Investor Units
130 units × 1.250 m²
= 162.500 m² covered production area

Each unit includes
- 1.250 m² enclosed production facility
- Capacity for **25,000 broiler chickens**

Units Retained by Agrolidya

80 units × 1.250 m²
= 100.000 m² covered production area

Agrolidya remains the largest producer within the platform, ensuring long-term operational alignment with investors.

Remaining Land Areas

Areas outside the production facilities include:

- Staff housing
- Feed silos
- Storage and logistics areas
- Technical infrastructure facilities
- Internal roads and service areas
- Olive groves

All remaining suitable land outside the poultry facilities will be developed as olive orchards, transforming the project into a multi-layer agricultural land investment combining poultry production and perennial agriculture.

Contracted Production Model

The production model operates under **long-term integrator agreements.** This structure provides a stable operational framework for poultry production and supports consistent production cycles.







Operational structure:

- Chicks are supplied by the integrator
- Feed is supplied by the integrator
- Veterinary supervision is provided by the integrator
- Product sales and market distribution are handled by the integrator

Agrolidya is responsible for:

- Managing the grow-out process
- Operating the facilities
- Organizing personnel
- Monitoring production performance

As a result, investors are not exposed to:

- Poultry price volatility
- Feed cost fluctuations
- Sales and marketing risks



Scale Advantage

The **210-unit production** scale provides a significant advantage for integrators.

Instead of collecting production from numerous small farms across different locations, integrators benefit from:

- **High-volume supply from a single location**
- Standardized production quality
- Improved logistical efficiency

This scale strengthens the **long-term sustainability of integrator agreements**. Integrated scale enhances operational efficiency, supply reliability, and long-term partnership stability for investors and industry partners.

Strategic Food Production
Essential Protein Source







Chicken meat is globally recognized as:

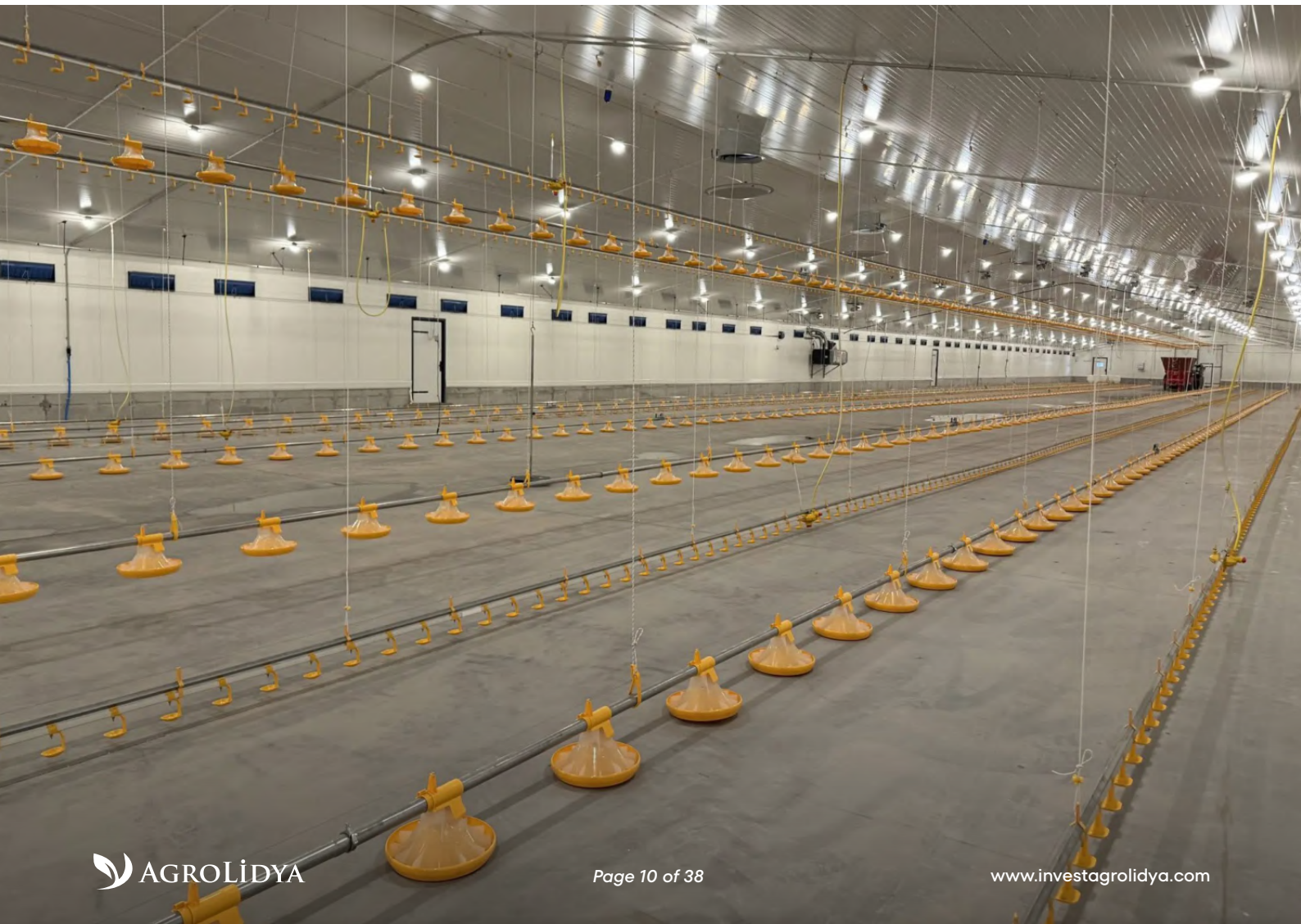
- One of the **most accessible animal protein sources**
- One of the **fastest-produced meat products**
- A product with **continuously growing global demand**

During economic downturns and crisis periods:

- Luxury consumption tends to decline
- **Demand for essential food products remains stable**

Even during the **COVID-19 pandemic**, food production continued worldwide and food prices increased in many markets. As a result, poultry production represents **a sector with structural demand stability**, driven by fundamental human consumption needs.


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Regional Advantage & Biosecurity



The project is located in a region selected specifically for biosecurity and production sustainability advantages.

The area features:

- Low population density
- Distance from large industrial poultry clusters
- Favorable conditions for minimizing disease risks

This location contributes to:

- Reduced operational risk
- Higher production continuity
- Increased attractiveness for integrator partnerships



Rooftop Solar Energy & Energy Infrastructure



The platform incorporates a diversified energy infrastructure including:

- Geothermal heating systems
- Rooftop solar power generation (PV)
- Centralized water supply
- Rainwater recycling systems

The rooftop solar system is not presented as an additional investor revenue stream.

Instead, it plays a strategic role by:

- Stabilizing operational energy costs
- Protecting margins against energy price volatility
- Ensuring operational continuity during potential energy crises

This structure strengthens the financial resilience of the platform.



Investment Structure & Cash Flow

Guaranteed offtake. Production is contracted with leading integrators:
Keskinoğlu · Gedik Piliç · Lezita (Abalioğlu)

	6th Production Cycle Conservative Scenario	7th Production Cycle Optimized Scenario
Unit Sale Price (Phase 2 – Current)	550,000 USD	550,000 USD
Gross Annual Production Income	103,200 USD	**120,400 USD**
Agrolidya Operational Fee (20%)	20,640 USD	**24,080 USD**
Annual Management Fee	9,000 USD	9,000 USD
Net Annual Income to Investor	73,560 USD	**87,320 USD**
Net Quarterly Payout	18,390 USD	**21,830 USD**
Estimated Payback Period	**7.5 Years**	**6.3 Years**
Estimated Net ROI	**13.4%**	**15.9%**

6th Production Cycle



Benchmark figures are indicative market averages and shown for comparison only.

Note: Each production cycle runs approximately 45 days, allowing 6 to 7 cycles annually. The table above illustrates projected annual income and ROI under both the conservative 6-cycle and optimized 7-cycle scenarios.



Management Structure

Annual Centralized Operations Fee: **9,000 USD per unit**

This fee covers:

- Personnel management
- Integrator coordination
- 24/7 monitoring systems
- Technical oversight
- Reporting and performance monitoring
- Site management

Exit & Buy-Back Mechanism

- Investors hold full legal title to their production units
- Operational management remains centralized under Agrolidya
- In case of sale intention, Agrolidya holds the first right of refusal
- Repurchase can be executed at prevailing market value

Agrolidya continues production with **80 units retained within the platform.**

Phase-Based Price Return Ladder — Early Investors Win

A unit produces the same quarterly payout regardless of the phase in which it is purchased. Early-phase investors buy that same payout at a lower entry price and therefore earn a higher net rate of return. All payout and ROI figures below are shown net to the investor — after the 20% Agrolidya fee and the annual management fee.

Phase	Units	Price (USD)	Gross Annual [1]	Net Annual to Investor [2]	Net ROI	Net Quarterly	Est. Payback
Phase 1	20	469,000	103,200	73,560	15.7%	18,390	6.4 yrs
Phase 2 (Current)	40	550,000	103,200	73,560	13.4%	18,390	7.5 yrs
Phase 3	35	600,000	103,200	73,560	12.3%	18,390	8.2 yrs
Phase 4	35	min. 650,000*	103,200	73,560	11.3%	18,390	8.8 yrs

[1] **Gross Annual** is the projected gross unit income based on 6 production cycles per year. A 7th cycle, when achieved, increases returns further.

[2] **Net Annual to Investor** is calculated after deducting the 20% Agrolidya operational and performance fee and the fixed annual management fee of 9,000 USD per unit — no hidden costs. Net ROI = Net Annual ÷ Price. Figures are projections only and do not constitute a guarantee of return.

***Phase 4** pricing is updated by independent valuation. Prices rise as the project proves itself; even in the most conservative scenario every phase targets double-digit USD returns. Phase transitions occur when the quota fills or the relevant construction stage completes, whichever comes first. No discounts are applied to list prices, and prices are never reduced retroactively. Of 210 total units, only 130 are offered for sale.

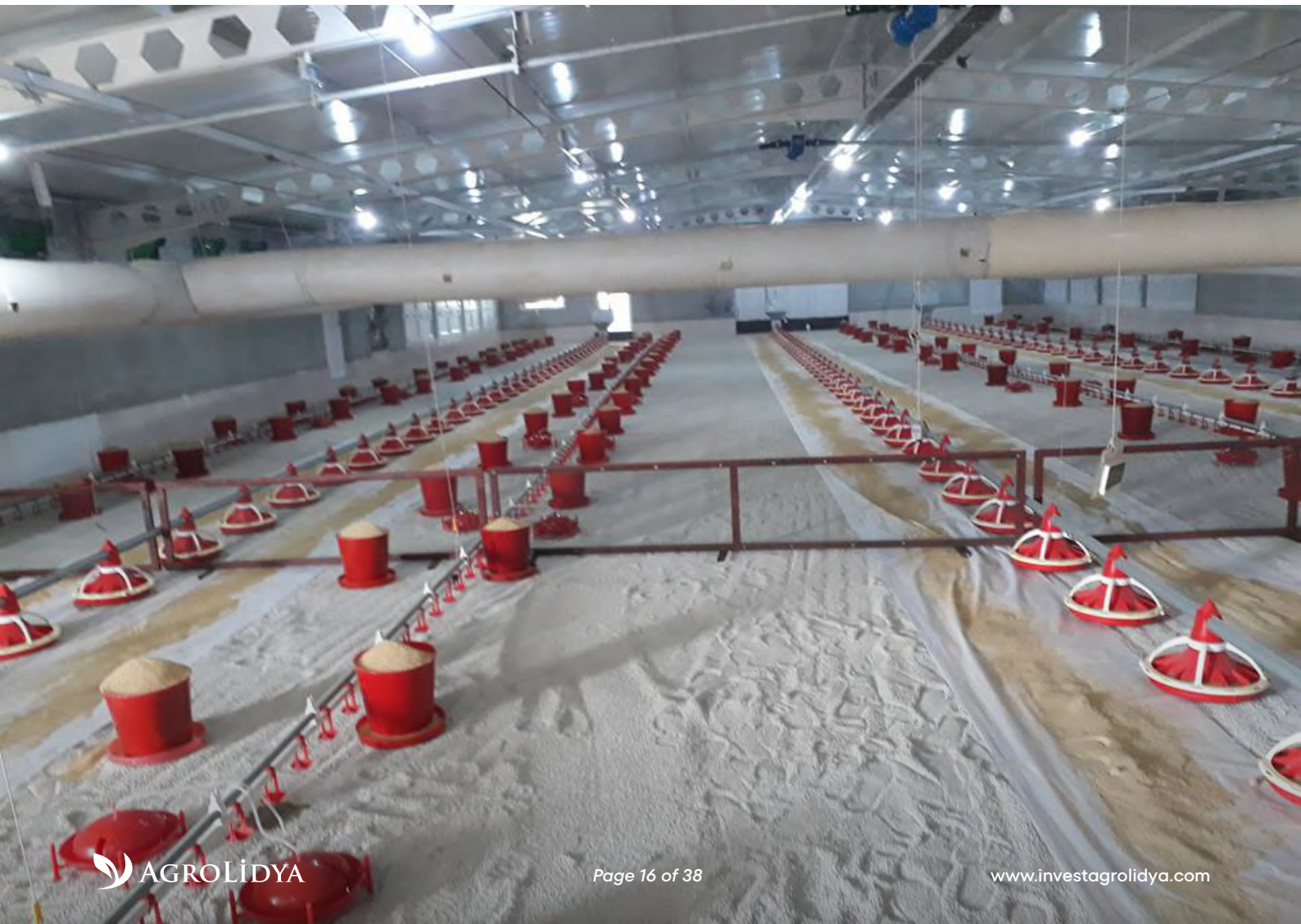
Beyond the table — two upsides not included above

Projected capital appreciation. The figures above reflect income only. The unit itself is also expected to appreciate: the phase ladder shows this directly — a unit priced at 469,000 in Phase 1 is offered at 650,000 by Phase 4. As later phases open and the project matures, earlier-phase assets are expected to gain value, and any resale gain would be additional to the returns shown. (Projection; resale value is not fixed or guaranteed.)

Constant-income assumption — deliberately conservative. Every figure assumes income stays flat for the entire period. In reality, poultry and processing prices tend to rise with inflation each year, so actual cash flow is expected to grow over time. We have intentionally excluded these increases: the table is a conservative floor, not a best case.

The logic: the income stream is constant; the entry price is not. Every phase that sells out re-prices the remaining units upward-the earliest capital takes the least-proven risk and is rewarded with the highest net yield.





Founder Alignment

Out of the total 210 units:

- **130 units** are offered to investors
- **80 units** remain under Agrolidya management

Agrolidya does **not exit the platform** and remains the **largest operator on site**. This structure ensures **strong alignment of interests between management and investors**.





Economic Data
on the Sector





Broiler Investment Overview

PROJECT LOCATION

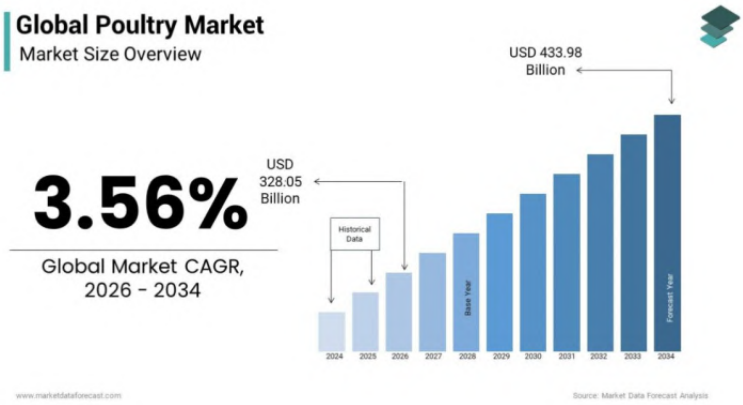
Located in Manisa, one of Turkiye's key poultry production regions. The project sits near major logistics routes with close access to İzmir, Denizli, Balıkesir, and Istanbul, supporting efficient regional distribution.

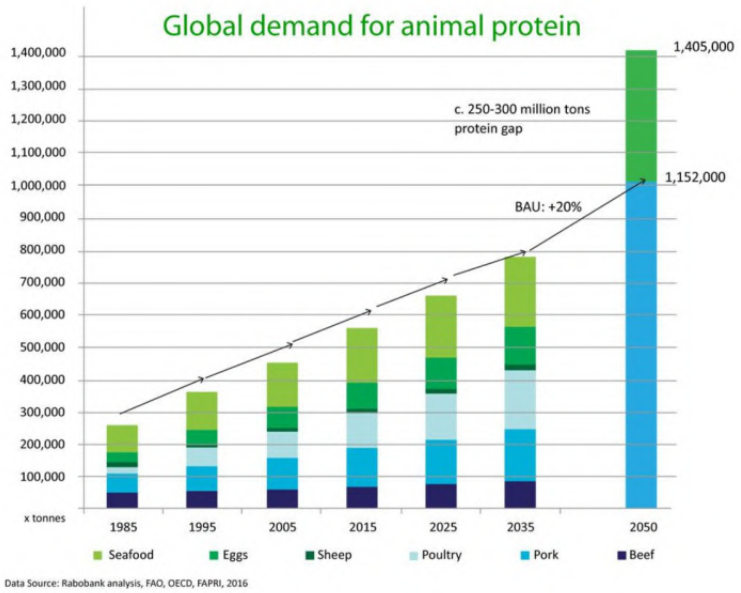
LARGE-SCALE PRODUCTION PLATFORM

Developed across 750,000 m², the platform will include 210 modern broiler production units, creating a centralized and high-capacity poultry production hub.

INVESTMENT RETURN

- **First-Year Income:** Revenue begins in the first operational year.
- **4–5 Year Payback:** Typical investment recovery within 4–5 years.
- **Multiple Cycles:** 6 cycles per year, potential for 7 cycles.





Rising Global Demand for Animal Protein

🌎 **Population Growth**
The global population is expected to approach 10 billion by 2050, significantly increasing demand for animal protein.

📈 **Supply Gap Opportunity**
Industry projections indicate a potential 250–300 million ton protein supply gap, creating opportunities for efficient food production systems.

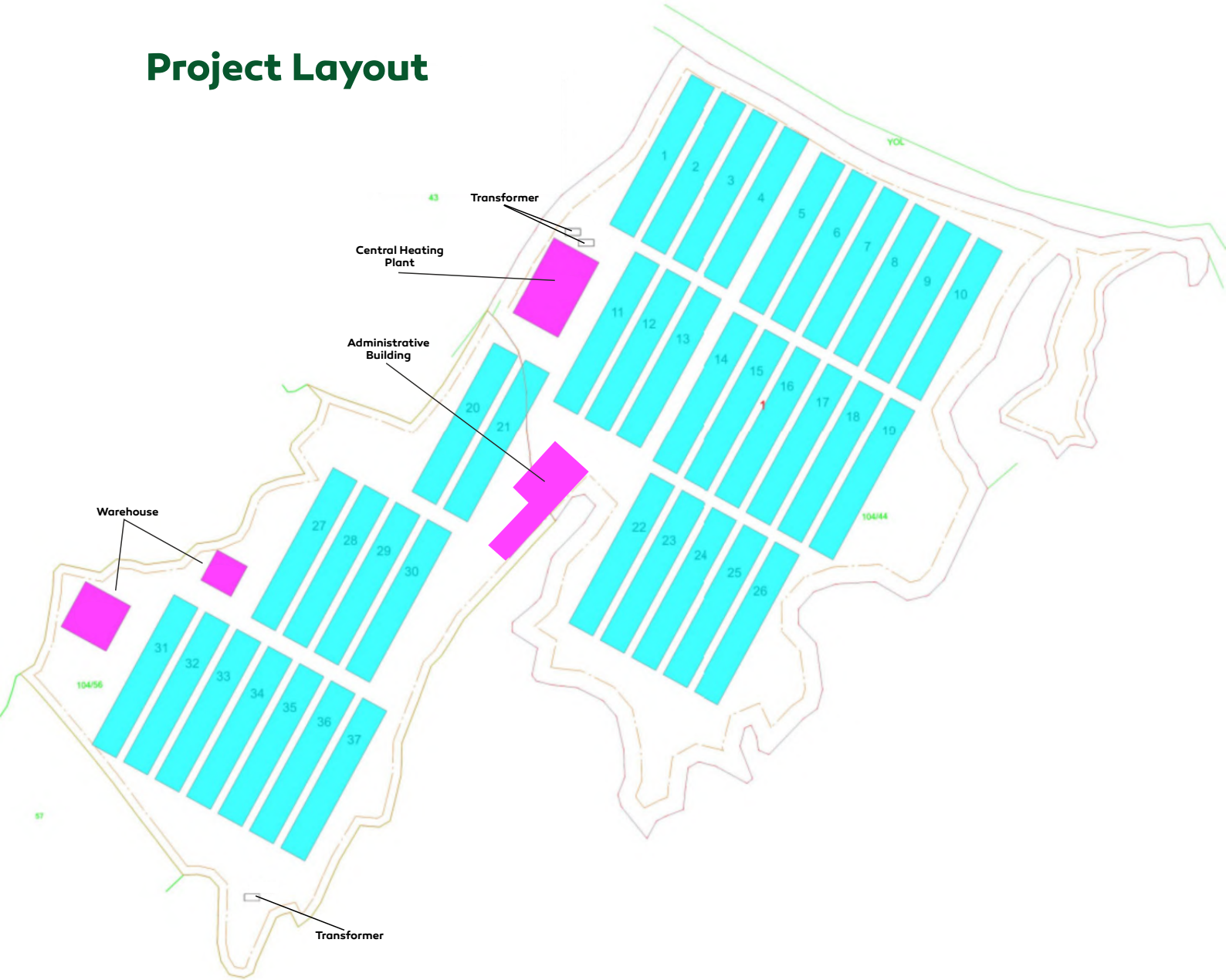
🐔 **Poultry Advantage**
Among all protein sources, poultry is the most efficient and fastest-growing sector, requiring less feed and enabling scalable production.

💼 **Strategic Investment Sector**
As global protein demand rises, broiler production is becoming a key food infrastructure investment supporting long-term growth in the global protein market.

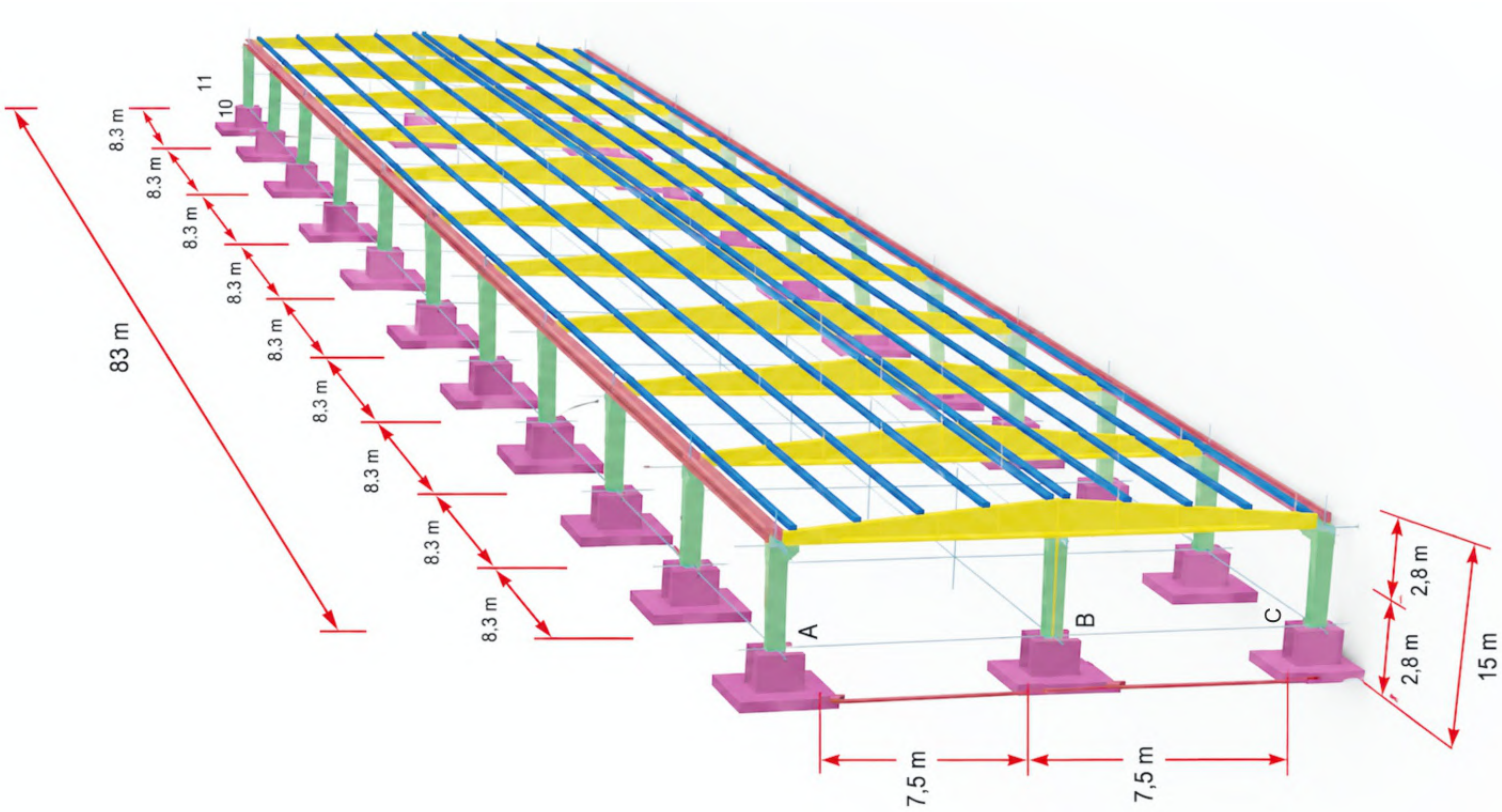


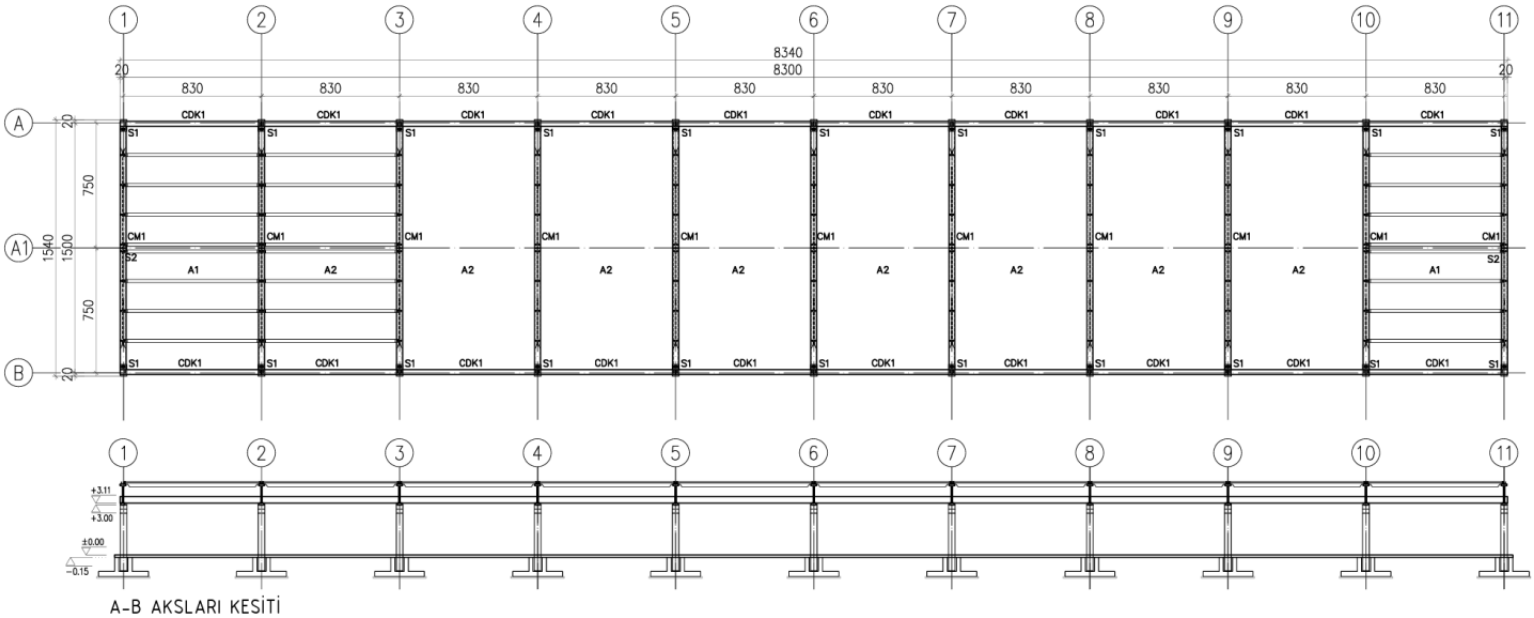
Broiler Production Project Visuals

Project Layout

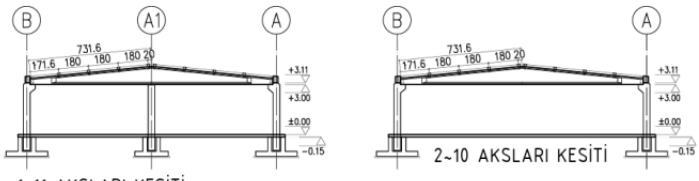


Project Drawings and Technical Plans





A-B AKSLARI KESİTİ



1-11 AKSLARI KESİTİ

2-10 AKSLARI KESİTİ

Project Modeling





Project Modeling





Current Views from the Kula Construction Site

Below are recent site photographs of the broiler production units under construction in Kula, Manisa. The facility is being built in accordance with the technical specifications set out in the agreement.















Income Assurance Mechanism

How Principal and Returns Are Secured in Contract Broiler Farming



Agrolidya's contract broiler farming model is built around tangible asset ownership, professionally managed production and long-term integrator partnerships. Rather than relying on speculative market movements, investor returns are generated through real agricultural production supported by established commercial contracts.

Investor capital is secured by state-registered ownership, while production operations are carried out under a fully managed structure. Combined with multi-integrator agreements, transparent reporting and physical asset ownership, the model is designed to provide a resilient framework for long-term agricultural investment.

Ownership Structure:
A Title-Deed Real Asset

An Agrolidya investment is not a fund unit or a digital certificate. The investor receives a title deed registered in their own name with the Turkish Land Registry (Tapu ve Kadastro). Two ownership models are offered:

Model A — Standalone Land



A dedicated plot of land is purchased for the investor. A poultry house is built on the portion permitted for construction, and an olive grove is established on the remaining land. The investor receives the title deed to the entire property, including the poultry house and the olive grove.

Model B — In-Project Poultry House



The investor purchases a poultry house within an Agrolidya project and has its independent title deed registered in their own name. **Principal security:** in both models, the investor's principal is tied to a physical asset recorded in the state registry and verifiable at any time.

Income Source

Contract Farming with the Region's Leading Integrators

Agrolidya operates under contract-farming agreements with the leading poultry integrators purchasing from the Kula region, including **Keskinoğlu, Gedik Piliç and Lezita (Abalıoğlu)**.

The integrator mix may vary from cycle to cycle, and this multi-buyer flexibility is itself a structural strength. Income never depends on a single buyer, much like a diversified portfolio of corporate tenants. Returns are not speculative; they are grounded in an established contract-farming framework.





Pricing & Cost Structure

Per-Kilogram Payments Indexed to Inflation and Market Conditions

Payment is made **per kilogram of delivered live weight**. Prices are not fixed; they are updated each cycle in line with inflation and market conditions. This is the agricultural equivalent of an inflation-indexed commercial lease: income is structurally protected against currency depreciation.



Input Risk Is Not Borne by the Investor

All production inputs — chicks, feed, medication and veterinary services — are fully covered by the integrator. Agrolidya's role is housing and grow-out operations. Whatever feed prices do on global commodity markets, that risk sits on the integrator's balance sheet, not the investor's.




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Production Cycle and Cash Flow

Each production cycle runs 45 days; 6–7 cycles are completed per year.

The integrator's payment is collected within 3 weeks of delivery.

The USD value of the collected amount is locked at the exchange rate on collection day.

Investor distributions are made in USD, quarterly (4 payments per year); a production report is issued at the close of every cycle.

Investor advantage: because the USD amount is fixed on collection day, any currency depreciation between collection and the quarterly distribution is borne by Agrolidya — not the investor.





Track Record: Audited 2025 Production Results

The figures below are not projections; they are 2025 actuals drawn from the integrators' official production records:

Facility	Integrator	Capacity	Cycles	Delivered (kg)	Avg. FCR	Net Income (USD)
Baskanlar Farm Soma	Banvit	77,112	6	1,159,340	1.660	**396,750**
Nezaket Baydemir Farm Gördes	Keskinoğlu	37,600	6	564,837	1.577	**187,250**
2025 TOTAL		**114,712**	**12**	**1,724,177**	**1.62 avg**	**584,000**

In total, **12 production cycles were completed in full, 1,724,177 kg** of live weight was delivered, and **USD 584,000 in net production income** was generated. All integrator payments were collected on time.

Realized Performance per Investor Unit(25,000 Capacity, USD 550,000 — Current Price)

→ Realized gross production income per unit (2025 actuals): 114,000 – 121,620 USD
→ Net to investor after Agrolidya 20% fee and management fee: 82,200 – 88,296 USD
→ Realized net ROI: 14.9% – 16.1%
→ Average FCR: 1.577 – 1.660, with performance premiums and low-mortality bonuses earned

Even after all fees, our farms delivered 82,200 – 88,296 USD per unit in 2025 — a 14.9% – 16.1% net return, above the 13.4% projected for current investors. The projection is deliberately conservative; the real, audited results came in higher.

Note: the figures above are realized results from the founder's currently operating farms. Net production income is driven by output and is independent of the unit price. Unit prices increase in later phases and are never reduced retroactively. Verification: detailed annual production reports per facility and per cycle (audit logs, FCR records, payment statements) are shared with investors during due diligence.

Insurance & Epidemic Protocol

→ Production is insured under TARSİM, Türkiye's state-backed agricultural insurance scheme.

→ The live flock is the integrator's asset; biological risk sits primarily with the integrator, not the investor.

→ Any epidemic scenario is managed under a state protocol: inspection by the Ministry of Agriculture and Forestry → cleaning and disinfection → official controls and clearance → placement of a new flock.



Realistic worst case: a delay in the affected cycle — not a loss of the asset. The investor's titled property (land/poultry house) remains physically in place under every scenario.

Full Transparency: The Online Investor Portal

Investors monitor their investment live, 24/7 through Agrolidya's web-based portal:

→ Investment amount, all payments received, annual return rate and per-cycle ROI.

→ Each cycle's activity report, plus daily management and maintenance work carried out at the poultry houses.

→ Production data from the integrator — mortality rate, feed consumption, performance metrics — is fed directly into the portal.

→ Live poultry-house monitoring provides real-time visibility of production.



The comparison: while a traditional real-estate or fund investor settles for quarterly reports, an Agrolidya investor can audit their asset every day with live data. Measured performance — not claimed performance.





Payment Plan & Process Security

The investment amount is not paid in one lump sum; it is paid in stages tied to tangible construction progress:

USD 10,000	USD 10,000 reservation fee — locks your unit and the current phase price for 30 days; deducted from the contract price.
40%	40% — at signing of the sales contract.
30%	30% — at completion of the structural shell, notified with a photo/video report.
20%	20% — at equipment installation and unit delivery, documented with a handover protocol.
Final 10%	Final 10% — paid simultaneously with the title deed transfer.

Ownership is secured through state title registration, and the deed is transferred free of mortgages and encumbrances. All payments are made through banking channels and are recorded in the banking system.

Because the payment schedule follows construction progress, the investor's money converts into visible, verifiable progress at every stage. Contact us for lump-sum payment terms.

A Structure Aligned with Islamic Finance Principles

→ Returns derive from real production, not from interest — income earned through livestock grow-out services.

→ The investment is backed by a titled physical asset; it contains no debt or interest-bearing instruments.

→ The structure aligns with the core principles of Islamic finance — real assets, income from production, and the absence of riba. (Formal Shariah certification may be pursued separately.)

Independent Verifiability

→ Title deeds can be independently verified at any time with the Turkish Land Registry (Tapu ve Kadastro).

→ Integrator contracts and production records are open for review during due diligence for serious investors.

→ Our approach is not “trust us” — it is “come and verify for yourself.”

Exit & Liquidity

→ The asset is the investor's property; Agrolidya is the operator.

→ When the investor decides to sell, they notify Agrolidya; Agrolidya either brokers the sale at current market value or purchases the asset itself.

→ Buy-back option: available on request from year 3, at current market value.

→ The investor may also sell independently before year 3; operating rights remain with Agrolidya and the new owner continues under the same contract terms. This protects project integrity and every investor's income stream

Return Expectations & Risk Disclosure

The founder's own operating farms realized strong returns in 2025 (before investor-side fees); the targeted net return to investors is 13–16% (USD, current phase). Past performance is not a guarantee of future returns. Production performance, integrator price updates, epidemic-related cycle delays and FX conversion timing may affect returns.

Agrolidya shares with every investor, before they invest, a detailed investment file (PDF) containing best-case and worst-case scenario analyses. All production, payment and performance data is presented with full transparency — live on the investor portal and in the documents provided to each investor.

Investors make their decision on realized data, not estimates. Risks are managed through the multi-integrator contract structure, 5-year contract terms, TARSİM insurance and titled ownership.

This document has been prepared using realized data drawn from the integrators' official production records.



Contact Us
for More Information

For further details about the Agrolidya Integrated Poultry Production Platform or to explore available investment units, our team is ready to assist you. We are committed to answering your questions and providing guidance tailored to your investment objectives.

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