

STEP-BY-STEP INSTRUCTIONS "HOW TO BECOME AN INVESTOR OF AGRIQA GROUP"

INTENTION – analysis of the issuer's information and reservation of AGRIQA bonds

- Get advice from your financial advisor on personal investment management
- Fill out an application for an investor on t.me/AgriqaBot indicating your email and the number of bonds planned for purchase
- Choose a broker from regular KASE members <https://kase.kz/ru/membership/#brokers>

ACTION - choosing a broker, opening an account and purchasing corporate bonds

- Conclude an agreement with the selected broker and open an account for securities and money accounting in the brokerage company
- Give an order to the broker to purchase bonds of AGRIQA LLP indicating the quantity and amount after registration and inclusion of the issuer's private memorandum in the listing on KASE

RESULTS – regular checking of coupon and premium accrual in your personal account

- Monitoring of AGRIQA reports and announcements in the Financial reporting depository <https://dfo.kz/> and on the official website of the issuer <https://agriqa.asia/>
- Receipt of coupon remuneration according to the terms of the AGRIQA bond issue
- Sale of bonds in the period of 14-36 months from the date of issue



AGRIQA

Өрлеудің негізі Бірлестік / United for Prosperity / Процветание в Единстве

INVESTMENT GUIDE

"SHARDARA" EXPORT AGRO-INDUSTRIAL CLUSTER



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NOMINAL PRICE, TERMS AND CONDITIONS OF A PRIVATE BOND ISSUE ON KASE

Main release parameters	Description of the placement
Date of planned release	KADSE register December 10-20, 2023; placement February 5, 2024
Placement type (release program)	Closed private placement
Issue amount	\$ 1 200 000 USD (One million two hundred thousand USD)
Term of placement	3 years
Document upon placement	Private memorandum
Regulator / Stock Exchange	Agency for Regulation and Development of Financial Market of the Republic of Kazakhstan / KASE
Coupon rate (%)	8%, frequency of coupon payment – 2 times a year
Repayment by the issuer of MD + coupon interest (%) from cash	Payment of the first 2 coupons for the period of construction of the greenhouse complex from Eximar Foresight turnover (https://eximar.org/) Further payment of MD + coupon remuneration from the Issuer's working capital (funds from operating activities)
Special purpose	Working design of the cluster, state expertise of the DED, the beginning of construction
Special conditions	The moratorium on the sale by the bondholder / repurchase by the issuer of securities is 14 months from the date of placement of the bonds. Exclusive: A fixed coupon for 3 years of 60% of the nominal value, in addition, when bonds are repurchased by the issuer, according to actual operating results, a premium is accrued equal to the number of bonds from the Issuer's net profit.
Providing coverage (liens)	Unsecured Issue
Financial Advisor / Underwriter	Sky Bridge Invest https://sbinvest.kz/ License to operate in the securities market No. 4.2.192/113 dated July 20, 2016
Investor Advisory Partner	LIGHTHOUSE GROUP Independent Financial Advisors
Number of bonds (pieces), nominal value, minimum and maximum allowable purchase for 1 individual or legal entity	1200 pieces Nominal price 1000 USD for 1 bond minimum – 2 bonds in amount of 2000 US dollars maximum – 500 bonds in amount of 500 000 US dollars
Investor's income on 1 bond for 3 years	24 dollars (for 1 bond or 24%) + award for 3 years

OWNER OF THE ISSUING COMPANY AND KEY PROJECT TEAM



Serzhan Stybayev
Kazakhstan

Owner of the company
General Director
35 years of experience as a top manager and investor in industrial groups and holdings
<https://agriqa.asia/>



Aiman Tursynkan
Kazakhstan

Investment Director
Project Developer
25 years in business development
35 agro-industrial complex projects with investments of 500 million USD
<https://eximar.org/>



Yevgenyi Kochnev
Kazakhstan

Technical Director
25 years project management of the international industrial construction, incl. 11 years in USA
<https://tilke.de/>
<https://dreso.com>

IMPLEMENTED LARGE AGRO-INDUSTRIAL PROJECTS IN KAZAKHSTAN

Investments	Name	Project description
30 million USD	Green land Alatau http://www.gla.kz/	Industrial glass greenhouse in 2 stages of 5 hectares, Arna Industrial Zone, Ili district, Almaty region
40 million USD	Kazmyaso LLP https://www.etkz.kz/	Meat cluster with a feed base of 20,000 hectares, a reproducer for 3,000 heads of black Aberdeen-Angus breeding stock, a feedlot for 6,000 cattle, a meat processing plant with GFRS certification, Kegen and Enbekshi-Kazakh districts, Almaty region
136 million USD	FRUITART https://fruitart.kz/	A fruit and vegetable cluster with a blueberry plantation of 70 hectares, an industrial greenhouse for growing strawberries of 6 hectares, a fruit storage with a regulated gas environment of 15,000 tons, one of the 3 largest sublimation plants in Eurasia in Ili district, Almaty region

AGRIQA ASIA – is a domestic company building the first integrated agro-industrial zone in Kazakhstan and Central Asia with a unique ecosystem of soil improvement, moisture conservation, CO2 neutrality, waste-free production and clean energy.
 Business mentoring - former top management of the global player AGRANA Group (Austria).
 Investment partners of the project - Baiterek Ventures Management, Samruk-Kazyna Invest.

SCHEDULE OF COMMISSIONING OF FACILITIES

KEY MILESTONES OF THE PROJECT

Water pipeline e/energy gas October 2024	Greenhouse 21 hectares December 2024	Agrodivision 2024-2026
Feed plant April 2025	Fruit Plant June 2025	Tomato Plant April 2026

- 2023**
- Feasibility study development, land management
 - Opening of project financing
 - Private bond issue on KASE
 - Working project, eco project, expertise
- 2024-2026**
- Construction and supply of infrastructure
 - Installation of technological equipment
 - Recruitment and training of personnel, certification
 - Commissioning tests, commissioning certificates
 - Attracting strategic partners from industry and market leaders with capital investment through listing or direct share buyback
- 2027**
- Access to commodity exchange futures
 - International listing in Hong Kong
 - Integration into international supplies
 - The position of a multinational company

INVESTMENT INDICATORS AT THE RATE OF 8%

IRR Internal rate of return	15,4% 2027	26,3% 2029	30,5% 2031	32,6% 2033
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STATE SUPPORT OF THE INVESTMENT PROJECT

- Strategic Investment Agreement 25 years
- Customs preferences for import/export
- Tax regime of an industrial zone
- Reimbursement of capital costs 25%
- Preferential financing in tenge

GLOBAL IMPORTS OF TARGET COMMODITY MARKETS

- Fruit purees and juice concentrates \$19 billion
- Frozen vegetables, fruits, berries \$10 billion
- Dried berries, fruits, vegetables \$12.42 billion
- Tomato paste, sauces and ketchups \$5 billion
- Fresh greenhouse tomatoes \$10.2 billion



INVESTMENT PARAMETERS

- Investments \$190 million until 2027
- Annual turnover \$253 million, 60% EBIDTA
- NPV \$612 million, NV \$1000 million, IRR 46.5%
- Payback 4 years, return on capital 6.3

ANNUAL GROSS PRODUCTION PLAN

- Growing own raw materials 340,000 tons
- Offtake purchase from farmers 60,000 tons
- Food products 100,650 tons
- Non-food products 100,000 tons

THE RANGE OF FINISHED PRODUCTS – EXCHANGE AND INNOVATIVE PRODUCTS

REAL ENTERPRISE ASSETS – LAND, BUILDINGS, INFRASTRUCTURE



FRESH TOMATOES
Kumato, Black Prince
 14 500 tons per year
 Global GAP Certificate
 Markets: UAE, Kazakhstan
 EXW export prices: \$1.65 - \$3.2 per kg without VAT



FRUIT PUREE
BRIX 28°, aseptic 200 L
 10 000 tons per year
 HACCP, GFRS Certificate
 Markets: EU, Korea, Japan
 EXW export prices: \$1.65 - \$2.1 per kg excluding VAT



TOMATO PASTE
BRIX 38°, aseptic 200 L
 45 000 tons per year
 Global GAP Certificate
 Markets: UAE, Kazakhstan
 EXW export prices: \$1.15 - \$2.6 per kg without VAT



FOOD ADDITIVES FOR MUESLI, YOGURT, SNACKS, SWEETS
 3 500 tons per year
 HACCP, GMP Certificate
 Markets: EU, Korea, Japan
 EXW export prices: \$16 - \$35 per kg without VAT



DRIED ONIONS, VEGETABLES, SPICES
 12 000 tons per year
 HACCP, GMP Certificate
 Markets: EU, Korea, Japan
 EXW Export prices: \$1,65 - \$3,2 per kg without VAT



FOOD POWDERS LYCOPINE, FRUTFLO
 2 650 tons per year
 HACCP, GMP Certificate
 Markets: EU, Korea, Japan
 EXW export prices: \$25 - \$50 per kg without VAT



ALLFALFA FEED PELLETS
 80 000 tons per year
 Global GAP Certificate
 Markets: China, Qatar
 EXW Export prices: \$304 per kg without VAT



FROZEN VEGETABLES AND FRUITS
 10 000 tons per year
 HACCP, GFRS Certificate
 Markets: UAE, China, EU
 EXW export prices: \$1,3 - \$3,5 per kg without VAT

AGRIQA Agro-Industrial Zone

The total area 12,193 hectares
 6000 farmers and industrial cluster of anchor investor AGRIQA Asia LLP

4192 hectares contract farming - vegetables, melons, fruits

Own raw material base of 8000 hectares on drip irrigation of 4-year crop rotation of tomatoes, onions and alfalfa



Industrial zone of 200 hectares with electricity, gas, water supply infrastructure

Closed irrigation system for drip irrigation with a capacity of 155 million cubic meters per year. Source - Shardara reservoir 5.4 billion cubic meters of water

MASTER PLAN OF THE INDUSTRIAL ZONE

- Glass industrial greenhouse 21 ha
- Fruit processing plant 200 tons/day
- Vegetable storage capacity 20,000 tons
- Tomato plant 3360 tons/day
- Feed mill 200 tons/day
- Farmer Training Center

