

GreenNest Ranche LtD
Financial Plan (in USD dollar)

- 1. Investment Plan & Loan**
- 2. Turnover & Costs**
- 3. Summary Profit & Loss account**
- 4. Liquidity Planning**

1. Investment & Loan

* All financial amounts are in USD

Description	% / no	2024	2025	2026	2027	2028
Real Estate / Existing Building		\$575.000				
Registration in %	1%	\$5.750				
Tax Stamp in %	1%	\$5.750				
Lawyers in %	1,5%	\$8.625				
Other Investment costs / Due Dilligence		\$5.000				
Infrastructure (road / walkways / lighting)		\$15.000				
Architects / Plan		\$15.000				
Restaurant / Kitchen		\$50.000				
Swimming Pool			\$25.000			
Building Lodges 35 m2 - price	\$10.000					
Number Lodges	5	\$50.000				
Building Lodges 80 m2 - price	\$25.000					
Number Residential Lodges	3	\$75.000				
Number Residential Lodges	3		\$75.000			
Number Residential Lodges	4			\$100.000		
Upgrade Workshop		\$2.500				
Investment in Animals / Farm						
- Cows / 3.000.000 TZS	5	\$6.100				
- Chicken / 15.000 TZS	100	\$800				
Solar Panels incl. batteries		\$10.000				
2 Cars 4 WD		\$35.000				
Unforeseen		\$25.000				
Total Investment		\$884.525	\$100.000	\$100.000	\$0	\$0

Depreciation Table		2nd HY 2024	2025	2026	2027	2028
Property		\$807.625	\$907.625	\$1,007.625	\$1,007.625	\$1,007.625
Depreciation Property per year	2,0%	\$8.076	\$18.153	\$20.153	\$20.153	\$20.153
Animals		\$6.900	\$0	\$0	\$0	\$0
Depreciation Animals per year	20%	\$690	\$1,380	\$1,380	\$1,380	\$1,380
Solar Panels incl. batteries		\$10.000	\$0	\$0	\$0	\$0
Depreciation Solar / batteries per year	10%	\$500	\$1,000	\$1,000	\$1,000	\$1,000
2 Cars 4 WD		\$35.000	\$0	\$0	\$0	\$0
Depreciation 4 WD per year	10%	\$1,750	\$3,500	\$3,500	\$3,500	\$3,500
Summary						
Depreciation Property per year		\$8.076	\$18.153	\$20.153	\$20.153	\$20.153
Depreciation Animals per year		\$690	\$1,380	\$1,380	\$1,380	\$1,380
Depreciation Solar / batteries per year		\$500	\$1,000	\$1,000	\$1,000	\$1,000
Depreciation 4 WD per year		\$1,750	\$3,500	\$3,500	\$3,500	\$3,500
Total Depreciation		\$11.016	\$24.033	\$26.033	\$26.033	\$26.033

Loan		2nd HY 2024	2025	2026	2027	2028
Amount		\$1,000,000				
Conditions						
* Payback period		20 years				
* Payback amount		\$50,000				
* Additional Payback amount		Free, no penalty				
* Interest		5%				
* First and second year		No payback of the interest and the loan				
Balance Begin Loan		\$0	\$1,025,000	\$1,076,250	\$1,053,813	\$950,000
Loan		\$1,000,000				
Interest	5%	\$25,000	\$51,250	\$53,813	\$52,691	\$47,500
Payment Interest				-\$76,250	-\$106,503	-\$47,500
Payback Loan					-\$50,000	-\$50,000
Additional Payback loan						-\$100,000
Balance End Loan		\$1,025,000	\$1,076,250	\$1,053,813	\$950,000	\$800,000

2. Turnover & Costs

* All financial amounts are in USD

Turnover & Direct costs Farm		2e HY 2024	2025	2026	2027	2028
Number of Chicken		100	100	100	100	100
Egg price in TZS		TZS 300	TZS 300	TZS 300	TZS 300	TZS 300
Number of days eggs	250	12.500	25.000	25.000	25.000	25.000
Turnover Eggs		TZS 3.750.000	TZS 7.500.000	TZS 7.500.000	TZS 7.500.000	TZS 7.500.000
Turnover Eggs in USD		\$1.500	\$3.000	\$3.000	\$3.000	\$3.000
Direct Costs (Food, medicine, etc)	30%	-\$450	-\$900	-\$900	-\$900	-\$900
Contribution Eggs		\$1.050	\$2.100	\$2.100	\$2.100	\$2.100
Number of Cows		5	5	5	5	5
Litre milk per day per cow		15	15	15	15	15
Total litre per year	300	11.250	22.500	22.500	22.500	22.500
Milk price per litre		TZS 1.000	TZS 1.000	TZS 1.000	TZS 1.000	TZS 1.000
Turnover Milk		TZS 11.250.000	TZS 22.500.000	TZS 22.500.000	TZS 22.500.000	TZS 22.500.000
Turnover Milk in USD		\$4.500	\$9.000	\$9.000	\$9.000	\$9.000
Direct Costs (Food, medicine, etc)	40%	-\$1.800	-\$3.600	-\$3.600	-\$3.600	-\$3.600
Contribution Cows		\$2.700	\$5.400	\$5.400	\$5.400	\$5.400

Accomodation plus restaurant		2e HY 2024	2025	2026	2027	2028
Lodges / 35 m2 / Short stay / 1 or 2 nights - number		0	5	5	5	5
Number bookings		0	300	450	600	600
Average nights per guest		0,00	1,50	1,50	1,50	1,50
Number of nights		0	450	675	900	900
Roomprice excl. VAT		\$106	\$106	\$106	\$106	\$106
Commissions	12%	-\$13	-\$13	-\$13	-\$13	-\$13
Margin in Sales per night		\$93	\$93	\$93	\$93	\$93
Turnover per year		\$0	\$41.949	\$62.924	\$83.898	\$83.898

Accomodation plus restaurant	2e HY 2024	2025	2026	2027	2028
Residential Lodges / 80 m2 / Long Stay - number	0	3	6	10	10
Number bookings	0	50	125	200	200
Average nights per guest	0	14	14	14	14
Number of nights	0	700	1750	2800	2800
Roomprice excl. VAT	\$93	\$93	\$93	\$93	\$93
Turnover per year	\$0	\$65.254	\$163.136	\$261.017	\$261.017
Total Occupation					
Number of Lodges	0	8	11	15	15
Occupation - Short Stay	0	300	450	600	600
Occupation - Long Stay	0	700	1750	2800	2800
Total occupation	0	1000	2200	3400	3400
In %	0%	34%	55%	62%	62%
Restaurant					
Number of Meals short stay	0	300	450	600	600
Contribution	\$8,47	\$8,47	\$8,47	\$8,47	\$8,47
Total Margin	\$0	\$2.542	\$3.814	\$5.085	\$5.085
Number of Meals - long stay	0	700	1.750	2.800	2.800
Contribution	\$4,24	\$4,24	\$4,24	\$4,24	\$4,24
Total Margin	\$0	\$2.966	\$7.415	\$11.864	\$11.864
Contribution per meal - No Lodge Guests	0	250	500	500	500
Contribution	\$8,47	\$8,47	\$8,47	\$8,47	\$8,47
Total Margin	\$0	\$2.119	\$4.237	\$4.237	\$4.237
Total Revenu					
Short stay / 1 or 2 nights	\$0	\$41.949	\$62.924	\$83.898	\$83.898
Long stay - off 1 week	\$0	\$65.254	\$163.136	\$261.017	\$261.017
Restaurant	\$0	\$7.627	\$15.466	\$21.186	\$21.186
Total	\$0	\$114.831	\$241.525	\$366.102	\$366.102

Revenu Summary		2e HY 2024	2025	2026	2027	2028
Farm - Eggs		\$1.050	\$2.100	\$2.100	\$2.100	\$2.100
Farm - Milk		\$2.700	\$5.400	\$5.400	\$5.400	\$5.400
Accommodation - short stay		\$0	\$41.949	\$62.924	\$83.898	\$83.898
Accommodation - long stay		\$0	\$65.254	\$163.136	\$261.017	\$261.017
Restaurant		\$0	\$7.627	\$15.466	\$21.186	\$21.186
Turnover		\$3.750	\$122.331	\$249.025	\$373.602	\$373.602

Costs		2e HY 2024	2025	2026	2027	2028
Salary Farm		\$1.440	\$2.880	\$2.880	\$2.880	\$2.880
Salary Lodge		\$0	\$1.440	\$2.880	\$4.320	\$4.320
Salary Restaurant		\$0	\$2.880	\$4.320	\$5.760	\$5.760
Salary Security		\$1.440	\$2.880	\$2.880	\$2.880	\$2.880
Management		\$6.000	\$12.000	\$12.000	\$12.000	\$12.000
Gross Salary		\$8.880	\$22.080	\$24.960	\$27.840	\$27.840
National Social Security Fund (social fund)	10,0%	\$888	\$2.208	\$2.496	\$2.784	\$2.784
Retirement fund	5,0%	\$444	\$1.104	\$1.248	\$1.392	\$1.392
NHIF Health Insurance per year	3,0%	\$266	\$662	\$749	\$835	\$835
SDL Skill Development Ledge	3,5%	\$311	\$773	\$874	\$974	\$974
Workers Compensation Fund WCF	0,5%	\$44	\$110	\$125	\$139	\$139
Clothes, shoes, etc / ones in the 2 years / Average per year		\$200	\$350	\$450	\$550	\$550
Transport Employee		\$1.440	\$5.040	\$6.480	\$7.920	\$7.920
Transport / Internet management		\$1.680	\$3.360	\$3.360	\$3.360	\$3.360
Motor Verhicle Expenses		\$2.500	\$5.000	\$5.000	\$5.000	\$5.000
Travel Expenses		\$500	\$1.000	\$1.000	\$1.000	\$1.000
Telephone / Internet		\$1.250	\$2.500	\$2.500	\$2.500	\$2.500
Water		\$1.500	\$3.000	\$3.000	\$3.000	\$3.000
Electricity		\$1.500	\$750	\$750	\$750	\$750

Power Generator (no sun)	\$500	\$500	\$500	\$500	\$500
Repairs & maintainance	\$1.250	\$2.500	\$2.500	\$2.500	\$2.500
Licenses & Permit	\$1.500	\$1.500	\$1.500	\$1.500	\$1.500
Land Rent	\$400	\$400	\$400	\$400	\$400
Insurance	\$400	\$400	\$400	\$400	\$400
Sales and Marketing Costs	\$5.000	\$5.000	\$5.000	\$5.000	\$5.000
Audit Fees / Accountant	\$3.000	\$3.000	\$3.000	\$3.000	\$3.000
Other expenses	\$5.000	\$5.000	\$5.000	\$5.000	\$5.000

Total Cost	\$38.454	\$66.238	\$71.291	\$76.345	\$76.345
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Summary

Salary incl. social fund, healty insurance, transport	\$17.154	\$41.688	\$46.741	\$51.795	\$51.795
Water, Electricity, Internet, telephone	\$4.750	\$6.750	\$6.750	\$6.750	\$6.750
Licence, land rent, insurance	\$1.250	\$2.500	\$2.500	\$2.500	\$2.500
Repairs & maintenance	\$2.300	\$2.300	\$2.300	\$2.300	\$2.300
Sales and Marketing Costs	\$5.000	\$5.000	\$5.000	\$5.000	\$5.000
Audit Fee / Accountant	\$3.000	\$3.000	\$3.000	\$3.000	\$3.000
Other expenses	\$5.000	\$5.000	\$5.000	\$5.000	\$5.000

Total Costs	\$38.454	\$66.238	\$71.291	\$76.345	\$76.345
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GreenNest Ranche Ltd
Financial Plan (in USD dollar)

3. Summary Profit & Loss account

Description	2024	2025	2026	2027	2028
Turnover					
Farm - Eggs	\$1.050	\$2.100	\$2.100	\$2.100	\$2.100
Farm - Milk	\$2.700	\$5.400	\$5.400	\$5.400	\$5.400
Accommodation - short stay	\$0	\$41.949	\$62.924	\$83.898	\$83.898
Accommodation - long stay	\$0	\$65.254	\$163.136	\$261.017	\$261.017
Restaurant	\$0	\$7.627	\$15.466	\$21.186	\$21.186
Total Turnover	\$3.750	\$122.331	\$249.025	\$373.602	\$373.602
Total Costs	-\$38.454	-\$66.238	-\$71.291	-\$76.345	-\$76.345
EBITDA*	-\$34.704	\$56.093	\$177.734	\$297.257	\$297.257
Depreciation	-\$11.016	-\$24.033	-\$26.033	-\$26.033	-\$26.033
Interest Loan	-\$25.000	-\$51.250	-\$53.813	-\$52.691	-\$47.500
Profit / Loss	-\$70.720	-\$19.190	\$97.889	\$218.534	\$223.724
Corporate Taks	30%	\$0	\$0	-\$29.367	-\$67.117
Profit / Loss after Taks	-\$70.720	-\$19.190	\$68.522	\$152.974	\$156.607

* EBITDA = Earnings Before Interest Depreciation Amortization

4. Liquidity Planning

Description	2024	2025	2026	2027	2028
Balance begin	\$0	\$80.771	\$36.864	\$8.982	\$84.175
Loan Friesche Holding b.v.	\$1.000.000				
Investment	-\$884.525	-\$100.000	-\$100.000	\$0	\$0
Turnover	\$3.750	\$122.331	\$249.025	\$373.602	\$373.602
Costs	-\$38.454	-\$66.238	-\$71.291	-\$76.345	-\$76.345
Coparate Taks	\$0	\$0	-\$29.367	-\$65.560	-\$67.117
Interest			-\$76.250	-\$106.503	-\$47.500
Payback of the loan				-\$50.000	-\$50.000
Extra Payback of the loan					-\$100.000
Balance End	\$80.771	\$36.864	\$8.982	\$84.175	\$116.815

Loan Friesche Holding b.v.	
In USD	\$1.000.000
In Euro's	€ 920.000