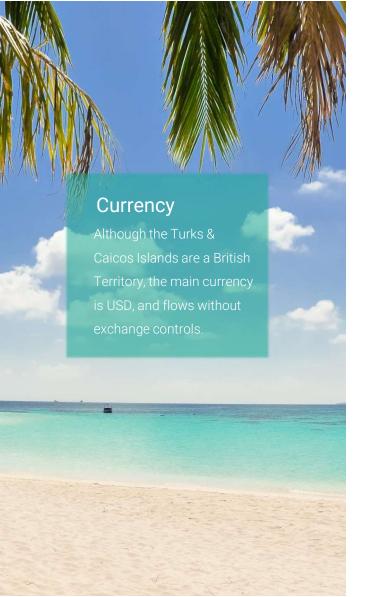


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WHY TCI?

- Turks & Caicos Islands are a British Overseas Territory
- Legislation is based in British Law, and fully compliant with latest global standards
- The Islands are currently primed for major investment opportunities as the economy begins to rebound from the COVID-19 pandemic
- The TCI government is currently exploring additional incentives for foreign investment, such as investment in economic funds



Taxation

TCI has no corporate or personal income taxation



Opportunity

Foreign investors are welcomed, and incentivized



Location

TCI is well placed as a center for investments across the Caribbean



VENTURE FLOW



Incorporation of Venture

Each division of the fund will be incorporated as a separate entity, wholly owned by the fund.



Recruitment of Entity Leadership

Once entities are established,
leadership will have the opportunity to
begin acquiring shares of the
incorporated entity.



Disposition

Once acquiring party has taken control of the entity (at least 51%), disposition has begun.

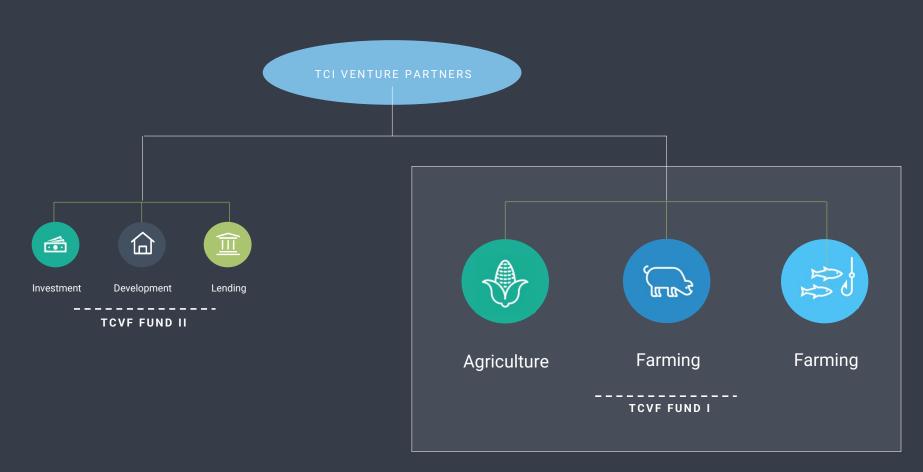


Resolution

If acquiring party can not complete acquisition, Fund (or associated Fund) will provide interest-bearing financing options to complete acquisition.



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FUND OVERVIEW

15

Maximum # of Investors*

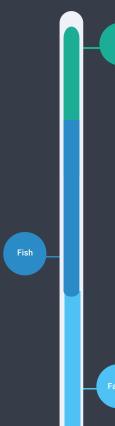
\$500k Minimum Check Size

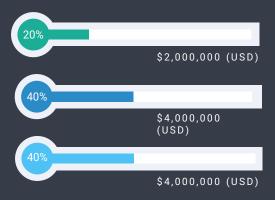
Years

Minimum Investment Duration

2%

Fund Management Fee





PORTFOLIO DISTRIBUTION

- Target Fund Size = \$10,000,000
- 40% Fishing
- 40% Farming
- 20% Agriculture



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FUND PRINCIPAL

HON. JOHN A. PHILLIPS

Hailing from, Aberdeen, Scotland, John Phillips has been heavily involved in the founding and development of numerous enterprises and ventures within the Turks & Caicos Islands.

30+ Years

Co-Founder of The Claymore Group

12+ Years

Marine Logistics & Materials Manager

8+ Years

Member of Parliament (TCI)



In 2011, John was appointed to Parliament, to serve as the Governor's politically impartial advisor, representing the business and expat communities in the venture of modernizing TCI legislation for economic growth.



CHIEF OF INVESTOR RELATIONS

ARTHUR MADJARIAN

Arthur is an enterprising executive leader with over 20 years of experience encompassing strategic business advisory, M&A, investment alternatives, and enablement of client success. With over 10 years of experience in M&A and succession planning, Arthur has facilitated over 75 transactions across multiple industries and initiatives.

12 Years

Chairman of Madjarian + Associates

12 Years

President of Madjarian Holdings Inc.

8 Years

Managing Partner of DSMA Canada



AGRICULTURE DIVISION

ASSUMPTIONS & UNDERSTANDINGS

	<u>Pineapples</u>	<u>Bananas</u>	<u>Corn</u>	<u>Avocados</u>	<u>Mangos</u>
PRICE (\$)/LB:	\$2.75	\$1.50	\$3.26	\$2.32	\$1.32
1 ST HARVEST:	Y2	Y1	Y1	Y5	Y5
LBS/ACRE/YEAR:	20,000 lbs	30,000 lbs	9,500 lbs	1,000 lbs	1,000 lbs
% YIELD:	65%	75%	55%	50%	80%
ALLOTED ACRES:	3.5 - 4.0 acres	3.0 - 3.5 acres	3.0 - 3.5 acres	1.0 - 1.5 acres	1.0 - 1.5 acres



AGRICULTURE DIVISION

FINANCIAL MODEL

Harvested Area

- 12.5 acres of land
- 20-year lease
- 1st year free
- \$1/acre per month on-ward

Start-Up Costs

- Buildings & Structures
- = \$1,500,000
- Machinery & Equipment
- = \$375,000

								FY0		FY1	FY2	FY3	FY4	FY5	FY6	FY7
<u>Crop</u>	1	arget Harvest	% Harves	ted <u>Total</u>		Reta	l (\$)/lb									
Pineapple		20,000	65.0%		13,000	\$	2.75	\$ -	\$	- \$	201,094 \$	268,125 \$	402,188 \$	603,281 \$	938,438 \$	1,407,656
Banana		30,000	75.0%		22,500	\$	1.50	-		105,469	158,203	210,938	316,406	474,609	738,281	1,107,422
Corn		9,500	55.0%		5,225	\$	3.26	-		53,230	79,845	106,459	159,689	239,534	372,608	558,912
Avocados		1,000	50.0%		500	\$	2.23	-		-	-	-	-	6,272	9,756	14,634
Mangos		1,000	80.0%		800	\$	1.32	-		-	-	-	-	5,940	9,240	13,860
REVENUES								\$ -	\$	158,698 \$	439,141 \$	585,522 \$	878,283 \$	1,329,636 \$	2,068,323 \$	3,102,484
		Cost/Acre	Cost/II	<u>)</u>												
Planting Costs	ç	1,050.00						\$ -	\$	(26,250) \$	(26,250) \$	(26,250) \$	(26,250) \$	(26,250) \$	(26,250) \$	(26,250
Growing Costs	ç	1,300.00						-		(32,500)	(32,500)	(32,500)	(32,500)	(32,500)	(32,500)	(32,500
Harvesting Costs			\$	2.13				-		(89,513)	(134,270)	(179,027)	(268,540)	(402,810)	(626,593)	(939,889
Processing Costs			\$	0.16				-		(6,514)	(9,771)	(13,028)	(19,542)	(29,312)	(45,597)	(68,396
GROSS MARGIN								\$ -	\$	3,921 \$	236,351 \$	334,718 \$	531,451 \$	838,764 \$	1,337,383 \$	2,035,449
	GM%							0	%	2%	54%	57%	61%	63%	65%	66%
General & Administra	ative							\$ -	\$	(49,558) \$	(76,048) \$	(90,503) \$	(118,165) \$	(159,598) \$	(227,163) \$	(321,236
Depreciation & Amor	tization							-		(221,250)	(226,500)	(231,750)	(237,000)	(242,250)	(247,500)	(252,750
Repairs & Maintenan	ce							-		(2,380)	(6,587)	(8,783)	(13,174)	(19,855)	(30,886)	(46,329
Rent								-		-	(150)	(150)	(150)	(150)	(150)	(150
OPERATING PROFIT								\$ -	\$	(269,267) \$	(72,934) \$	3,532 \$	162,962 \$	416,910 \$	831,684 \$	1,414,984
1	Margin %							0:	%	-170%	-17%	1%	19%	31%	40%	46%
EBITDA								\$ -	\$	(48,017) \$	153,566 \$	235,282 \$	399,962 \$	659,160 \$	1,079,184 \$	1,667,734
-	Margin %							0:	%	-30%	35%	40%	46%	50%	52%	54%
Less: Fixed Fund Adm	nin Charge	:						\$ (45,000	0) \$	(45,000) \$	(45,000) \$		(45,000) \$	(45,000) \$	(44,999) \$	(44,998
Less: Minimum W/C								-		(91,063)	(103,045)	(110,345)	(122,780)	(140,568)	(168,516)	(206,772
CUMULATIVE CASH FLO	OW AVAIL	ABLE TO FUND)					\$ (45,000	0) \$	(229,080) \$	(223,559) \$	(143,622) \$	88,560 \$	562,152 \$	1,427,821 \$	2,843,786



FARMING DIVISION

ASSUMPTIONS & UNDERSTANDINGS

	<u>Heritage Pigs</u>	<u>Poultry</u>	<u>Eggs</u>
PRICE (\$)/LB:	\$4.50	\$1.00	
PRICE (\$)/DZ:			\$3.26
QTY/ACRE:	25	150	
EGGS/CHICKEN: Per month			12
FEED LBS/UNIT: Per day	8 lbs	.25 lbs	-
BASELINE QTY:	300 - 350	1500 - 2000	1,600 dozens
TURNOVER: annually	4.5x - 5.0x	14x - 15x	



FARMING DIVISION

FINANCIAL MODEL

Farming Area

- 12.5 acres of land
- 20-year lease
- 1st year free
- \$1k/acre per month on-ward

Full-Time Staff

- Ex1
- Ex2
- Ex3

Start-Up Costs

- Buildings & Structures = \$1,500,000
- Machinery & Equipment = \$375,00

		FY0	FY1	FY2	FY3	FY4	FY5
Heritage Pigs		\$ _	\$ 785,962	\$ 793,822	\$ 801,681	\$ 809,541	\$ 817,400
Poultry		-	86,231	87,094	87,956	88,818	89,681
Eggs		-	5,281	5,334	5,387	5,440	5,492
REVENUES		\$ -	\$ 877,474	\$ 886,249	\$ 895,024	\$ 903,799	\$ 912,573
Direct Labor (Pigs)		\$	\$ (56,250)	\$ (56,813)	\$ (57,375)	\$ (57,938)	\$ (58,500)
Direct Labor (Chickens)		-	(33,750)	(34,088)	(34,425)	(34,763)	(35,100)
Feed Costs (Pigs)		-	(319,375)	(322,569)	(325,763)	(328,956)	(332,150)
Feed Costs (Chickens)		-	(59,883)	(60,482)	(61,080)	(61,679)	(62,278)
Other Variable Costs (Pigs)		-	(32,969)	(33,298)	(33,628)	(33,958)	(34,288)
Other Variable Costs (Chickens)		-	(7,500)	(7,575)	(7,650)	(7,725)	(7,800)
Processing Costs		-	(40,438)	(40,842)	(41,247)	(41,651)	(42,055)
GROSS MARGIN		\$ -	\$ 327,310	\$ 330,583	\$ 333,856	\$ 337,129	\$ 340,402
	GM%	0%	37%	37%	37%	37%	37%
General & Administrative		\$ -	\$ (92,135)	\$ (93,056)	\$ (93,978)	\$ (94,899)	\$ (95,820)
Depreciation & Amortization		-	(131,250)	(116,813)	(104,541)	(94,110)	(85,243)
Insurance		-	(13,162)	(13,294)	(13,425)	(13,557)	(13,689)
OPERATING PROFIT		\$ -	\$ 90,763	\$ 107,421	\$ 121,913	\$ 134,564	\$ 145,650
M	Margin %	0%	10%	12%	14%	15%	16%
EBITDA		\$ -	\$ 222,013	\$ 224,233	\$ 226,453	\$ 228,673	\$ 230,894
	Margin %	0%	25%	25%	25%	25%	25%
Less: Fixed Fund Admin Charge:		\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)
Less: Minimum W/C		-	(78,849)	(74,387)	(70,648)	(67,522)	(64,917)
CUMULATIVE CASH FLOW AVAILABLE TO FU	ND	\$ (45,000)	\$ 53,164	\$ 158,010	\$ 268,815	\$ 384,967	\$ 505,943



FISHERIES DIVISION

ASSUMPTIONS & UNDERSTANDINGS

	<u>Tuna</u>	<u>Red Snapper</u>	<u>Swordfish</u>
PRICE (\$)/LB: exported	\$24.00	\$10.00	\$18.00
PRICE (\$)/LB: wholesale	\$8.00	\$5.00	\$6.00
ISLAND QUOTA:	3,300,000 lbs	5,000,000 lbs	1,500,000 lbs
% CATCHABLE: annually	50%	50%	50%
MAX QTY/BOAT: est. annually	165,000 lbs	250,000 lbs	75,000 lbs
% EXPORTED: est. annually	10%-15%	25%-35%	20%-25%



FISHERIES DIVISION

FINANCIAL MODEL

Farming Area

- 12.5 acres of land
- 20-year lease
- 1st year free
- \$1k/acre per month on-ward

Start-Up Costs

- Dock & Other Equipment = \$25,000
- Boats = \$1,500,000 (x2)
- Switch Rigs = \$300,000

		FY0	FY1	FY2	FY3	FY4	FY5
Catch							
Tuna			330,000	495,000	660,000	825,000	990,000
Red Snapper			500,000	750,000	1,000,000	1,250,000	1,500,000
Sword			150,000	225,000	300,000	375,000	450,000
QUANTITY FISHED		-	980,000	1,470,000	1,960,000	2,450,000	2,940,000
# Of Boats in Use		0	2	3	4	5	6
DIVISION PROJECTIONS							
Total Revenues Generated	\$	1-0	\$ 7,678,000	\$ 11,517,000	\$ 15,356,000	\$ 19,195,000	\$ 23,034,000
Fishing & Crew Costs		1-1	(3,839,000)	(5,758,500)	(7,678,000)	(9,597,500)	(11,517,000)
GROSS MARGIN	\$	-	\$ 3,839,000	\$ 5,758,500	\$ 7,678,000	\$ 9,597,500	\$ 11,517,000
	GM%	0%	50%	50%	50%	50%	50%
General & Administrative	\$	(26,000)	\$ (1,775,538)	\$ (2,663,306)	\$ (3,551,075)	\$ (4,438,844)	\$ (5,326,613)
Depreciation & Amortization		-	(368,000)	(371,000)	(374,000)	(377,000)	(380,000)
Insurance		(2,500)	(3,125)	(3,125)	(3,125)	(3,125)	(3,125)
Dock Fees		-	(76,780)	(115,170)	(153,560)	(191,950)	(230,340)
OPERATING PROFIT	\$	(28,500)	\$ 1,615,558	\$ 2,605,899	\$ 3,596,240	\$ 4,586,581	\$ 5,576,923
Mo	argin %	0%	21%	23%	23%	24%	24%
EBITDA	\$	(28,500)	\$ 1,983,558	\$ 2,976,899	\$ 3,970,240	\$ 4,963,581	\$ 5,956,923
Mo	argin %	0%	26%	26%	26%	26%	26%
Less: Fixed Fund Admin Charge:	\$	(45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)	\$ (45,000)
Less: Minimum W/C			(741,148)	(1,050,867)	(1,360,587)	(1,670,306)	(1,980,026)
CUMULATIVE CASH FLOW AVAILABLE TO FUN	D \$	(73,500)	\$ 1,123,910	\$ 3,004,942	\$ 5,569,595	\$ 8,817,870	\$ 12,749,767

FUND ADMINISTRATION

ISLAND TRUST LTD.





Charles J. Saleh, CPA, ABV, CFF, CEIV Chief of Administration

Charles Saleh is a CPA, with over 13 years of experience in accounting and corporate finance, with expertise in compliance, transactions, and returns analysis.

PARTNERS IN ADMINISTRATION

Running a successful private capital fund comes with challenges both operational and administrative. In order to ensure our investors, retain the utmost confidence in TCVF, we have engaged Island Trust Ltd. to provide comprehensive reporting and administrative management services.



CONTACT:

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