# 5,000-Acre Premium Eucalyptus Agro-Industrial Plantation Business



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# 5,000-Acre Premium Eucalyptus Agro-Industrial Plantation Business

TARGET PRICE
$84,500,000

GROSS REVENUE
$20,000,000

EBITDA
$15,000,000

BUSINESS TYPE
Agricultural Enterprises

COUNTRY
Malaysia

BUSINESS ID
L#20261098

This investment opportunity features a premier, large-scale **5,000-acre agricultural plantation** strategically located in Malaysia. Combining high-yield industrial forestry with premium, export-grade fruit cultivation, the asset is independently valued at **RM 397 million (~USD 84.5 million)** as of May 2024. Benefiting from a secure, long-term leasehold tenure with over 90 years remaining, the plantation is fully owned by the target company, completely independent of government forestry concessions, and positioned for imminent commercial monetization.

## Asset at a Glance

| Asset Component | Details & Specifications | Commercial Timeline |
|---|---|---|
| **Total Land Area** | 5,000 acres (Direct land title ownership) | >90 years leasehold remaining |
| **Eucalyptus** (4,000 acres) | ~2.7 million Eucalyptus urophylla trees | Expected harvest from **FY2028F** |
| **Durian** (1,000 acres) | ~11,000 premium Musang King & Black Thorn trees | First harvest expected **FY2025F** |
| **Valuation** | **RM 397 Million (~USD 84.5 Million)** | Independent third-party assessed |

## Core Investment Highlights

### Strategic and Secure Land Profile

- **Prime Location:** Situated within one hour of a major Malaysian capital city, featuring an undulating topography highly suited for agriculture.
- **Ready Infrastructure:** Equipped with established internal road networks and highly reliable water access.
- **Operational Autonomy:** Direct title ownership with a >90-year lease eliminates dependency on erratic government concessions, ensuring stable, multi-decade operations.

### High-Value, Dual-Crop Synergy

- **Eucalyptus Urophylla:** A fast-growing, low-maintenance industrial timber species experiencing robust global demand across pulpwood, wood chips, veneer, and biomass supply chains.



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- **Premium Durian:** Focused entirely on elite Musang King and Black Thorn varieties. Both crops have traversed their 5-to-6-year gestation phase, with the durian orchard entering its immediate revenue-generating yield phase.

### Unprecedented China Export Upside

- **Durian Surge:** Durian remains China's top fruit import by value. Following the landmark Q3 2024 approval for fresh Malaysian durian exports to China, this asset is primed to capture massive export premiums. Currently, 90% of Malaysian durian is consumed domestically, leaving an immense, untapped international runway.

- **Timber Deficit:** China's domestic cultivation constraints continue to drive a heavy reliance on high-quality imported eucalyptus timber.

### Robust Fiscal Incentives & Elite Management

- **Tax Exemptions:** Granted **Pioneer Status** for the durian plantation, yielding a **100% tax exemption** on statutory income for 5 years, alongside lucrative agricultural allowances for capital expenditure deductions.

- **Expert Execution:** Managed by an executive team boasting over 70 years of combined experience in timber and plantation operations, backed by elite agronomy advisors and deep contractor networks.

## Market Dynamics & Growth Catalysts

### Market Outlook

- **Timber Sector:** Malaysian timber exports are projected to scale from RM 25.2 billion (2022) to **RM 28.0 billion by 2028F**, propelled by rising global construction and shifting geopolitical supply chains.

- **Durian Sector:** The global durian market is exploding at a **7.2% CAGR**, forecast to reach **RM 193.6 billion by 2030F** (up from RM 118.9 billion in 2023), fueled almost entirely by Chinese consumer demand for luxury agricultural produce.

### Future Expansion Vectors

- **Yield Optimization:** Immediate opportunity to scale durian density from the current ~12 trees/acre to the industry standard of ~40 trees/acre.

- **Acreage Expansion:** Availability of adjacent land parcels for strategic acquisition and scaling.

- **Value-Add Diversification:** High potential to integrate agro-tourism concepts, including eco-resort chalets and luxury villas, leveraging the plantation's scenic topography and proximity to the



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capital city.

## Financial Forecast

## Financial Forecast & Valuation Table (5,000-Acre Plantation)

Below is the structured financial table displaying the listed figures along with estimated operating forecasts once harvest revenues begin.

| Financial Parameter | Public Listed Data | Estimated Annual Forecast (Post-Monetization) | Basis & Assumptions |
|---|---|---|---|
| **Asking / Target Price** | **$84,500,000** | **$84,500,000** | Based on independent appraisal (RM 397M). |
| **Gross Revenue** | | **$18.0M – $24.0M / year** | Combined yields from Durian and Eucalyptus harvests. |
| **EBITDA** | | **$12.5M – $17.5M / year** | **65% – 73% EBITDA Margin** (typical for low-OPEX timber & export fruit). |
| **Durian Revenue (1,000 Acres)** | | **$12.0M – $15.0M / year** | ~11,000 trees yielding export-grade fruit to China (FY2025F+). |
| **Eucalyptus Revenue (4,000 Acres)** | | **$6.0M – $9.0M / year** | ~2.7M trees harvested on rotating cycles for timber/pulp (FY2028F+). |
| **Operating Costs (OPEX)** | | **$5.5M – $6.5M / year** | Plantation management, fertilizer, harvesting labor, and logistics. |



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