Opportunity to lease blocks of farmland within a socially responsible food production and processing hub in Northern Ghana
The Babator Irrigated Farming Hub ("BIFH") is a 10,369 ha site with over 5,000 ha of net irrigable land in Northern Ghana. The vision is to develop Ghana’s largest food production and processing hub incl. 3,500 ha of commercial farms and 1,500 ha of irrigated ingrower schemes.

With over six years of on-the-ground project development experience, we have completed all technical and feasibility studies, developed a good relationship with the community, obtained a 50-year land lease, developed the first commercial farm at BIFH on 356 ha and started partnerships with fruit, grain and seed companies.

**WHAT WE ARE LOOKING FOR**

- We are now seeking partners to:
  - start trials on the existing farm
  - invest alongside AgDevCo to develop commercial farms on the area of >3,000 ha of net irrigable land that remains to be developed

- Partners should have world-class experience in commercial agriculture, ideally with presence in Africa

- AgDevCo and identified partners will develop commercial farming companies that can operate along the entire agricultural value chain from primary production to processing, marketing and distribution

- AgDevCo typically co-invests (debt and/or equity) and retains a minority equity stake; AgDevCo also considers structuring deals as joint ventures

- The site can accommodate multiple commercial farms in blocks of varying sizes

**BACKGROUND**

- The Babator Irrigated Farming Hub ("BIFH") is a 10,369 ha site with over 5,000 ha of net irrigable land in Northern Ghana

- The vision is to develop Ghana’s largest food production and processing hub incl. 3,500 ha of commercial farms and 1,500 ha of irrigated ingrower schemes

- With over six years of on-the-ground project development experience, we have completed all technical and feasibility studies, developed a good relationship with the community, obtained a 50-year land lease, developed the first commercial farm at BIFH on 356 ha and started partnerships with fruit, grain and seed companies

**3,500 ha**

commercial farms (of which 356 ha is under development)

**1,500 ha**

irrigated ingrower schemes
## AN ATTRACTIVE PROJECT
### AT AN ADVANCED STAGE OF DEVELOPMENT

### WHAT WE OFFER

<table>
<thead>
<tr>
<th><strong>Attractive site</strong></th>
<th>10,369 ha site with 5,000+ ha of net irrigable land, surrounded by a large perennial river on three sides</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Secured land title</strong></td>
<td>Executed 50-year lease with an option for 25-year renewal, fully registered with the government’s Lands Commission</td>
</tr>
<tr>
<td><strong>Completed technical and feasibility studies</strong></td>
<td>Six years of project development complete in partnership with best-in-class advisors, including soil studies, topography, hydrology, irrigation design and environmental and social impact assessment</td>
</tr>
<tr>
<td><strong>Fertile soils</strong></td>
<td>Mix of fertile upland and lowland soil types suitable for a large variety of crops including grains (e.g. maize, sorghum, rice), legumes (soya, groundnuts), vegetables (e.g. onions), and fruits (e.g. pineapple, citrus, mango, passion fruit)</td>
</tr>
<tr>
<td><strong>Favourable Climate</strong></td>
<td>Guinea savannah climate with 1,000+ mm rainfall per year. Dry season: November to March. Rainy season: April to October with a short break in rains in August</td>
</tr>
<tr>
<td><strong>1st pilot farm and platform for trials under irrigation</strong></td>
<td>The Babator Farming Company (“BFC”), a 356 ha irrigated farm, was developed in 2016 as a commercial proof-of-concept. BFC is a platform to start irrigated crop trials with a view to expand into commercial operations</td>
</tr>
<tr>
<td><strong>Power supply and processing potential</strong></td>
<td>The Millennium Challenge Corporation (“MCC”) is sponsoring a project to install a 4MW connection to the national power grid, incl. 33kVa power lines that will enable on-site processing activities</td>
</tr>
<tr>
<td><strong>Adherence to benchmark ethical and ESG principles</strong></td>
<td>As a social impact investor with funding from the UK Department for International Development (DFID), AgDevCo aims to follow benchmark principles including IFC Performance Standards</td>
</tr>
<tr>
<td><strong>Low disturbance of current land users</strong></td>
<td>95% of the gross area is unutilised virgin land, and 5% is used for small-scale subsistence farming. Full land-use survey conducted in Nov’14 and updated in Feb’18</td>
</tr>
<tr>
<td><strong>Leverage of patient capital</strong></td>
<td>Significant development impact will enable a substantial portion of costs to be financed with grant funding/patient capital</td>
</tr>
</tbody>
</table>
BFC was financed and developed by AgDevCo to prove the concept of the BIFH project at a commercial scale. BFC was created as a company limited by shares and developed 356 ha of irrigated land in 2016. Through BFC, AgDevCo has gathered comprehensive experience in establishing an irrigated project in Ghana. Construction and operating costs have been confirmed. Processes for managing and staffing the project, securing permits, and engaging with local stakeholders were established. This experience will help drive forward the next phases of the BIFH project. Six seasons have been completed with a cropping mix including maize, sorghum, onions and other arable crops. All infrastructure and equipment in place with potential to lease. Experienced management team in place. BFC has land directly available for crop trials under irrigation.
SOILS

> A detailed soil study and land suitability assessment has been conducted by The Soil Research Institute (SRI) of Ghana under the guidance of Dr. Alois Hungwe of Soils Inc., Zimbabwe

> 96% of soils (types Lima, Volta, Siare, Kunkwa, Dagare, Lapliki and Sirru) are suitable for mechanised arable crops including rice, maize, soya, sorghum and groundnuts

> 4% of soils (types Nterso and Zaw) are not suitable for mechanised cultivation

CROP SUITABILITY

> Grains (maize, sorghum, seed maize, seed sorghum, rice)

> Legumes/vegetables (groundnuts, soya, onions, cowpea, beans)

> Fruits (pineapple, mango, passion fruit, citrus, cashews)

CLIMATIC DATA

<table>
<thead>
<tr>
<th></th>
<th>Jan</th>
<th>Feb</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
<th>Sep</th>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRIM Rainfall (mm)</td>
<td>7</td>
<td>17</td>
<td>62</td>
<td>131</td>
<td>124</td>
<td>155</td>
<td>131</td>
<td>120</td>
<td>185</td>
<td>131</td>
<td>24</td>
<td>8</td>
<td>1,096</td>
</tr>
<tr>
<td>Max temp °C</td>
<td>32</td>
<td>34</td>
<td>34</td>
<td>33</td>
<td>32</td>
<td>29</td>
<td>28</td>
<td>27</td>
<td>28</td>
<td>29</td>
<td>31</td>
<td>31</td>
<td>1,810</td>
</tr>
<tr>
<td>MIN temp °C</td>
<td>19</td>
<td>21</td>
<td>22</td>
<td>22</td>
<td>22</td>
<td>21</td>
<td>21</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Babator CGIAR PET/ month (mm)</td>
<td>163</td>
<td>159</td>
<td>184</td>
<td>166</td>
<td>160</td>
<td>135</td>
<td>134</td>
<td>129</td>
<td>137</td>
<td>148</td>
<td>146</td>
<td>149</td>
<td></td>
</tr>
<tr>
<td>Average daily evaporation (mm)</td>
<td>5.3</td>
<td>5.7</td>
<td>5.9</td>
<td>5.5</td>
<td>5.2</td>
<td>4.5</td>
<td>4.3</td>
<td>4.2</td>
<td>4.6</td>
<td>4.8</td>
<td>4.9</td>
<td>4.8</td>
<td></td>
</tr>
</tbody>
</table>
COMMUNITY AND ENVIRONMENT

> AgDevCo has built a strong relationship with the local communities. Investors can build on this social capital
> A Project Communication Committee and Grievance Committee have been set up including representatives from the local communities
> AgDevCo established the Community Development Fund to develop projects that directly benefit the community (funded by 1% of revenue from commercial farming companies)

> In 2018, AgDevCo financed a water treatment system, which will provide access to clean drinking water to over 1,000 community members
> Through the development of commercial farms, local farmers can become ingrowers, outgrowers and have access to local jobs
> The project preserves high-value habitat areas and is helping reduce unauthorised charcoal production
> As part of an agroforestry initiative, 2,500 cashew and mango trees will be planted
WHO WE ARE

AgDevCo is an impact investor and project developer operating exclusively in the agriculture sector in Africa. Our mission is to build successful African agribusiness through long-term investment and support to deliver positive impact at scale.

> We invest in $1-10m debt and equity deals along the agricultural value chain. We also develop bankable greenfield projects ready for investment by commercial companies.

> We currently operate in eight sub-Saharan African countries (Mozambique, Ghana, Sierra Leone, Senegal, Tanzania, Uganda, Rwanda, Malawi and Zambia) and are expanding into francophone West Africa and Kenya.

For more information about the Babator Irrigated Farming Hub watch our video www.youtube.com/watch?v=gX-epFQxyFI

AGDEVCO UK (HQ)
Peer House
8-14 Verulam Street
London WC1X 8LZ
United Kingdom
T  +44 (0) 20 7539 2650
E  isentissi@agdevco.com

AGDEVCO GHANA
235A Soula Loop, Labone
PO Box CT 8889 Cantonments
Accra, Ghana
T  +233 (0) 302 968980

For more information visit www.agdevco.com

Figures used in this document are the latest published figures as at February 2019. Maps used in this document by Google Earth.