



## co-ownership of a sustainable country estate in Surinam?

### Executive Summary

Within *The Papatya Model* our focus in Surinam will be on:

1. Hospitality & Care: Eco-tourism, real estate (hotel, residential), wellness,
2. Animal Husbandry: cows, horses, capybaras, caimans, chickens, ducks,
3. Forestry: endemic and exotic tree & bamboo species.

Landgoed Groot Mariënbosch (LGM) is nowadays -in close coop-oration with InCar Group- seeking for institutional investors to increase in the next coming stage the total share holder's equity up to € 10.000.000 to finance step-by-step the future activities within the Seven Years Plan 2008-2015. A selling price of € 5.000.000 for all our existing properties is mentioned in the mutual presentations of InCar Group and LGM.

'*Founding eagle*' Cor Denneman Heilscher (CDH) is eager -with a little help of his friends and/or Consuls of Forest Returns -to find other serious and solid informal investors to become co-owner of this beautiful country estate in the very promising Caribbean & South American country Surinam. CDH is willing to sell a substantial part of his shares, based upon an attractive price-level: 100 % of the shares = € 4.000.000.

### Description Existing Country Estate LGM

CDH bought through his country estate company Forest Returns three adjacent areas from three different families in 2008. Our present 823 hectares (= 2.034 acres) country estate in Surinam, situated between the Commewijne River, rich in dolphins and fish, and the by many see turtles populated Atlantic Ocean, can be reached from the capital (Paramaribo) by water taxi within 22 minutes. The former planter's buildings, since 1774, are patrimonial parts of the country estate. Because of the rich flora and fauna a part of our areas will be protected as nature reserve. All real assets of the former plantations '*Mariënbosch & Guadeloupe*' are property of the Surinam based NV with CDH as Chief Executive Officer. At present 11 share holders are involved; 3 in Surinam (including the former owners, the Surinam families Abdoelrahman & Persad) and 8 in the Netherlands. Including all assets LGM was recently valued: € 5.200.000. CDH owns: 44 % of the LGM-shares through Core Developments Holding.

### Activities within revised Seven Year Master-plan

1. obtaining -through agents- adjacent assets + domain land through lease
2. launching NV Water Taxi Suriname (WATASU) including hybrid boats
3. constructing T-shaped pier at Commewijne River (west bank)
4. improvement of infra structure at the east bank of sluice stream
5. building ensemble of boat house/reception area/restaurant on the pier
6. restoration of the former planter's house (1774) > hotel accommodation
7. building care takers' village in old 18th century Dutch plantation style
8. building river lodges in old 18th century Dutch plantation style
9. building collective hospitality area (swimming pool, tennis courts etc.)
10. building river villas at neighbouring plantation '*Goede Vriendschap*'
11. building individual jetties & swimming pools for individual river villas
12. construction of sidewalks, tracks for bikes, horses and electric cars
13. creating natural looking lakes, suitable for future '*laguna lodges*'
14. landscaping respecting the former and existing geophysics

