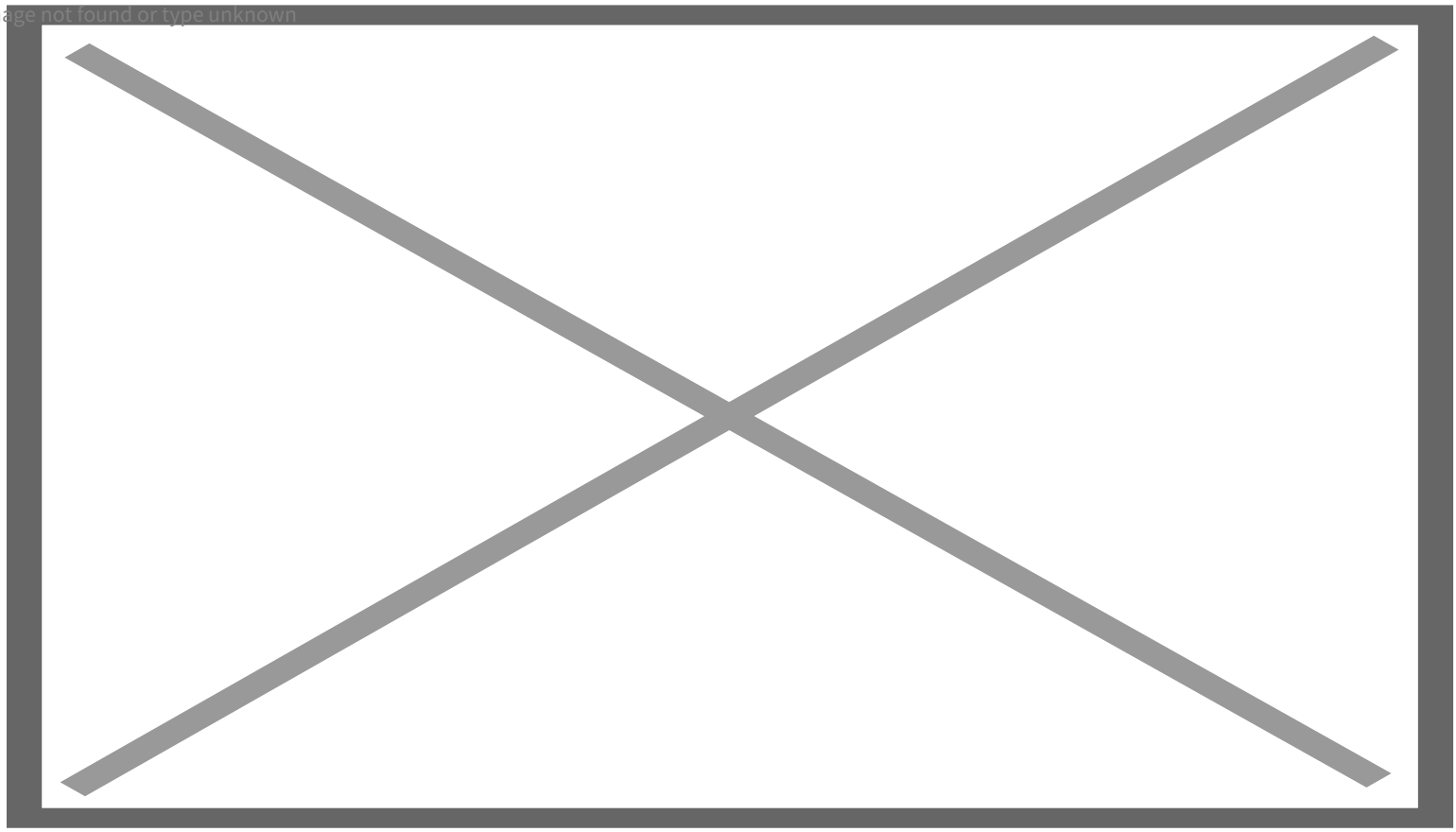
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# 5,000英亩优质桉树农工综

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**5,000**

这一投资机会涉及一座位于马来西亚战略要地的顶级大型 **5,000**
该资产将高产工业林业与优质出口级水果种植相结合，截至2024年5月，其独立估值为
**3.97** 。**8,450**
该种植园享有安全、长期的租赁权，剩余租期超过90年，由目标公司全资拥有，完全独立于政府林业特许经营权，且已具备即将实现商业变现的条件。

| 资产组件 | 详细信息与规格 |
| --- | --- |
| | 5,000英亩（直接土地所有权） |
| （4,000英亩） | 约270万棵宽叶桉（Eucalyptus urophylla） |
| （1,000英亩） | 约11,000棵优质“猫山王”和“黑刺”榴莲树 |
| | **3.97** **8450** |

TARGET PRICE
$ 84,500,000

GROSS REVENUE
$ 20,000,000

EBITDA
$ 15,000,000

BUSINESS TYPE
农业企业

COUNTRY
马来西亚

BUSINESS ID
L#20261098

商业时间线
- 剩余租期90年
- **2028**预计产量
- 预计**2025**
将迎来首次收成
- 经独立第三方评估

- 距离马来西亚某主要首都仅一小时车程，地势起伏，非常适合农业发展。
- 拥有成熟的内部道路网络和高度可靠的水源供应。
- 通过>的90年直接产权租赁，摆脱了对政府不稳定特许权的依赖，确保数十年的稳定运营。

- **Eucalyptus Urophylla**
一种生长迅速、养护要求低的工业用材树种，在纸浆木、木片、单板和生物质供应链中均面临强劲的全球需求。

- 完全专注于顶级“猫山王”和“黑刺”品种。
这两种作物都已度过了5至6年的生长期，其中榴莲园已进入可立即产生收益的产



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果期。

- 榴莲仍是中国按进口额计算的第一大水果。
  继2024年第三季度马来西亚新鲜榴莲对华出口获得具有里程碑意义的批准后，该资产已做好充分准备，将从中获取巨额出口溢价。
  目前，马来西亚90%的榴莲都在国内消费，这意味着国际市场还存在巨大的未开发潜力。

- 中国国内种植方面的限制，导致该国继续高度依赖进口的高品质桉木。

- 该榴莲种植园被授予“ ，可在5年内享受法定收入**100%**
  ，同时还可享受丰厚的农业补贴，用于抵扣资本支出。

- 由一支在木材和种植园运营领域拥有合计70余年经验的高管团队负责管理，并得到顶尖农艺顾问和庞大的承包商网络的支持。

- 受全球建筑业增长和地缘政治供应链调整的推动，马来西亚木材出口额预计将从252亿林吉特（2022年）增 **2028** **280**

- 全球榴莲市场正以**7.2%** 迅猛**增长**，预计 **2030**将达到**1936**
  （较2023年的1189亿林吉特有所增长），这一增长几乎完全得益于中国消费者对奢侈农产品需求的推动。

    - 目前有机会立即将榴莲种植密度从当前的约12棵/英亩提升至行业标准的约40棵/英亩。

    - 可进行战略性收购和规模扩大的毗邻地块资源。

    - 凭借种植园优美的地形景观及毗邻首都的地理优势，极具潜力将农业旅游理念融入其中，包括建设生态度假木屋和豪华别墅。



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**5,000**

下文是结构化的财务表，其中列出了相关数据以及收获收入开始后的预计运营预测。

| 财务参数 | 公开列表数据 | 预计年度预测（货币化后） | 依据与假设 |
|---|---|---|---|
| / | 84,500,000 | 84,500,000 | 根据独立评估（3.97亿林吉特）。 |
| | | 1,800 – 2,400 / | 榴莲和桉树采收的总产量。 |
| EBITDA | | 1,250 – 1,750 / | **65%–73%**（这在运营支出较低的木材及出口水果行业中较为常见）。 |
| 1,000 | | 1,200 – 1,500 / | 约11,000棵果树，所产水果可出口至中国（2025财年及以后）。 |
| 4,000 | | 600 – 900 / | ~270万棵树木将按照轮伐周期采伐，用于生产木材和纸浆（2028财年及以后）。 |
| OPEX | | 550 650 / | 种植园管理、肥料、采收劳动力及物流。 |



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