

THE WODONGA PARK PROJECT

Our Mission

- Grow nutritious chemical-free food
- Regenerate and nourish the soil for future generations
 - Provide sustainably generated profits to investors
- Develop and expand community education in biodynamic AgriCulture and growing methods

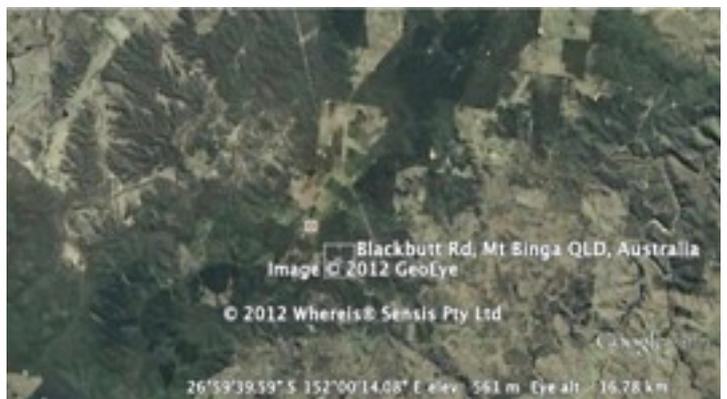
Our Vision

- A world where sustainable ecological AgriCulture, based on Biodynamics, is the norm.
- A world in which healthy food production and viable profits readily co-exist.
- To implement farming practices that leave the world a better place for future generations.

Investment overview

Location

Wodonga Park is located in the picturesque Blackbutt Ranges, 600 meters above sea level, 2 hours from Brisbane in SE Queensland. *Wodonga Park* is nestled within a small area of rich volcanic soil. The property is surrounded by state forests and national parks which ensures a clean environment. It is well situated to benefit from the local tourist route known for excellent food and wine.



Property

The orchard of 7,000 mature macadamia, 1,500 mature avocado and 600 young lemon trees stand on 52 hectares of free draining red volcanic soil with an average rainfall of 900mm over the past 7 years. This is supplemented with a good water supply through bores. *Wodonga Park* is managed with biodynamic methods that have been used continuously over 20 years.

What is Biodynamics?

Biodynamics is a new way of thinking – an ethical ecological approach to sustainable agriculture, food production and nutrition.

It was developed in the 1920's by Rudolf Steiner in response to questions by farmers already concerned with reversing the noticeable degeneration in plant and animal fertility and health.

Today, biodynamics encompasses a multitude of successful farms, vineyards and market gardens of all shapes and sizes on all continents. Biodynamics is well known to enhance the nutrition and quality of the food being produced.



Structure

Land ownership – Indigo Unit Trust

The Indigo Unit Trust will own the land and building infrastructure with 8 x \$250,000 units. The land and infrastructure will be rented to Wodonga Park Farms Pty Ltd. Capital growth of land and buildings will also accrue to the investors.

Project management – Wodonga Park Farms Pty Ltd

Wodonga Park Farms Pty Ltd will rent the property from the Indigo Unit Trust and manage production, sales and product development.

Operating surpluses from this activity, after paying the rent and expenses, will be used to promote the adoption of biodynamics and cultural activities that align with biodynamic objectives.

All produce is certified organic / biodynamic

Investment

Indigo Unit Trust unit holders are investing in an ethical and environmentally regenerative horticultural project producing world-class biodynamic macadamias and avocados. The lemon trees are young with potential for good yields and boutique markets.

A viable enterprise

Wodonga Park has generated an operating surplus over the past 7 years. The current owner wishes to retire and see the biodynamic principles he has implemented continue.

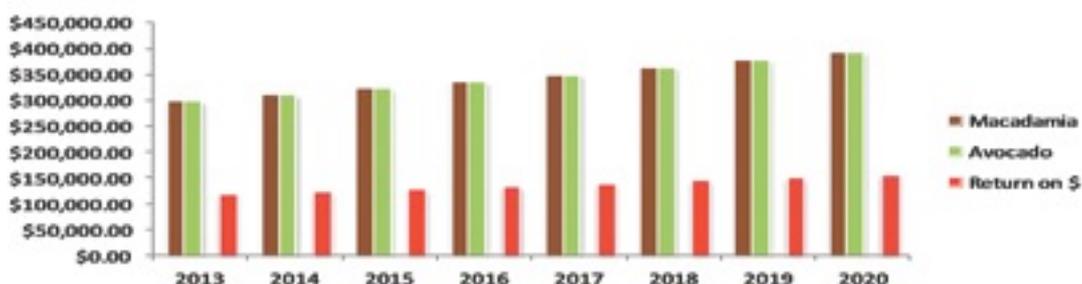
Market growth

The market growth for biodynamic macadamia and avocados and lemons is expected to go with the trend growth in demand of 15% for organic and biodynamic produce.

Return on Investment

A minimum of 5% return on unit investment, growing to 15% of annual gross raw fruit and nut sales.

Gross sales for the past 7 years have averaged \$660,000 and the projection is to exceed a 5% return to investors by 2016 plus capital gains. Australia is coming out of the La Nina weather cycle and a return to more favourable climate conditions for fruit and nuts with expected increases in production.



Project Director

Hamish Mackay brings 40 years of biodynamic experience and know how to this project.

In the 1970's he was a key player in implementing major improvements to the Australian wool and wheat industries by transitioning wool to sale by sample and description. Hamish also pioneered the commercial use of controlled atmosphere grain storage for pest management, making it possible to export biodynamic and organic grain. His work at the Demeter Bakery in Sydney in the 1980's helped create greater community awareness of the role food and nutrition play in ongoing human health and well-being.

Since 1976 Hamish has been active in development work in biodynamic associations throughout Australia and the UK. He is an adept educator in biodynamics and well known for his ability to build skill and capacity in the workshops he facilitates across Australia.



Generational equity

At a time when our environment is seriously challenged on many fronts, Biodynamic agriculture is known worldwide for its sound ecological approach.

We aim to leave a better world for future generations.

Summary

This is a sound, sustainable and ethical investment with the potential for improved yields through our plans to diversify into biodynamic free-range eggs and organic vegetables. The current owner has created a well laid out orchard and established valuable international markets for the macadamias.

Wodonga Park is close to Brisbane and is an excellent location from which to provide education to schools on sustainable agriculture as well as continue the workshops and research currently offered by Biodynamics2024.

The unit holder will:

- hold title to the land and benefit from capital gains
- benefit from increases in fruit and nut yield and price
- receive consistent returns that are not related to rising asset prices
- be contributing to biodynamic education and research

Be part of this exciting ethical investment in the future of Australian agriculture. This is your rare opportunity to invest in Australian biodynamic ecoproduction; vital if we are to enhance our well-being and reduce chronic ill-health in the community.

Hamish Mackay

02 6657 5270 hamishmackay@biodynamics2024.com.au

