

Amazonia Trees Carbon Credit Investment Briefing & Property Lease Agreement

For International Investors and Corporate Partners

Document Date: April 8, 2026

Table of Contents

- [1. Executive Summary](#)
- [2. Investment Opportunity Overview](#)
- [3. Client Information Form](#)
- [4. Property Lease Agreement](#)
- [5. Terms and Conditions](#)

1. Executive Summary

Amazon Trees is a pioneering Brazilian company specializing in carbon credit development through sustainable reforestation projects. We offer international investors and corporations the opportunity to participate in Brazil's emerging regulated carbon market while generating substantial environmental and financial returns.

Our business model focuses on acquiring degraded pasturelands and forest areas for REDD+ (Reducing Emissions from Deforestation and forest Degradation) projects, developing these properties into certified carbon credit generators, and providing long-term lease agreements to international partners seeking to offset their carbon footprint while achieving ESG (Environmental, Social, and Governance) objectives.

Key Investment Highlights

- **Market Opportunity:** Global carbon credit market projected to reach \$19.9 trillion by 2035 (37.68% CAGR)
- **Regulatory Advantage:** Early compliance with Brazil's SBCE system (Lei 15.042/2024)
- **Target ROI:** 400% return on investment over 5-year period
- **Environmental Impact:** 8,000 hectares of forest conservation generating 2.4M tCO₂e over 20 years
- **Strategic Location:** Amazon and Cerrado biomes with high biodiversity value

2. Investment Opportunity Overview

Business Model

Amazon Trees operates through a comprehensive four-pillar approach designed to maximize both environmental impact and financial returns:

1. **Land Acquisition:** Strategic acquisition of degraded pasturelands and forest areas suitable for REDD+ reforestation projects across Brazil's key biomes.
2. **REDD+ Development:** Implementation of reforestation projects with continuous monitoring, biodiversity enhancement, and community engagement following international REDD+ standards.
3. **Certification:** Compliance with VCS/Gold Standard certifications and Brazilian SBCE system ensuring verified carbon credit quality and market acceptance.
4. **Revenue Generation:** Multiple revenue streams including carbon credit sales (R\$ 45-350/tCO₂e), land appreciation, and ecosystem services monetization.

Investment Structure

We offer flexible investment and lease structures tailored to meet diverse international client needs:

- **Direct Investment:** Equity participation in Amazon Trees with shared ownership of carbon credit revenues
- **Property Lease:** Long-term lease agreements (5-25 years) for dedicated forest areas with guaranteed carbon credit allocation
- **Carbon Credit Purchase:** Forward contracts for future carbon credit delivery at predetermined prices
- **ESG Partnership:** Comprehensive sustainability programs including community development and biodiversity conservation

3. Client Information Form

Please complete the following information to help us tailor the optimal investment structure for your organization. All information provided will be treated with strict confidentiality.

Company Information

Company Name:	_____
Country of Incorporation:	_____

Amazon Trees - Carbon Credit Investment Briefing

Industry Sector:	_____
Annual Revenue (USD):	_____
Contact Person:	_____
Email Address:	_____
Phone Number:	_____

Investment Details

Investment Amount (USD):	_____
Preferred Investment Type:	<input type="checkbox"/> Direct Equity <input type="checkbox"/> Property Lease <input type="checkbox"/> Carbon Credits <input type="checkbox"/> ESG Partnership
Desired Property Size (hectares):	_____
Lease Duration (years):	<input type="checkbox"/> 5-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 16-20 years <input type="checkbox"/> 21-25 years
Expected Carbon Credits (tCO2e/year):	_____
Preferred Biome:	<input type="checkbox"/> Amazon Rainforest <input type="checkbox"/> Cerrado Savanna <input type="checkbox"/> Atlantic Forest <input type="checkbox"/> No Preference
Payment Structure Preference:	<input type="checkbox"/> Annual <input type="checkbox"/> Semi-annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly

ESG and Sustainability Goals

Amazon Trees - Carbon Credit Investment Briefing

Please describe your organization's specific ESG objectives and how this investment aligns with your sustainability strategy:

Additional requirements or special considerations:

4. Property Lease Agreement for Carbon Credit Development

CONTRATO DE ARRENDAMENTO DE PROPRIEDADE PARA DESENVOLVIMENTO DE CRÉDITOS DE CARBONO

This Property Lease Agreement ("Agreement") is entered into on _____, 2026, between Amazon Trees Ltda., a Brazilian limited liability company ("Lessor"), and _____ ("Lessee"), a company incorporated under the laws of _____.

RECITALS

WHEREAS, Lessor owns and operates forest properties in Brazil suitable for REDD+ carbon credit development;

WHEREAS, Lessee desires to lease forest property for the purpose of carbon credit generation and environmental sustainability initiatives;

WHEREAS, both parties wish to contribute to global climate change mitigation while achieving sustainable financial returns;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

5. Terms and Conditions

1. PROPERTY DESCRIPTION AND LOCATION

The leased property consists of _____ hectares of forest land located in the state of _____, Brazil, specifically described as: [Legal description to be inserted]. The property is suitable for REDD+ project development and carbon credit generation under Brazilian environmental regulations.

2. LEASE TERM AND DURATION

The lease term shall commence on _____, 2026, and continue for a period of _____ (____) years, unless terminated earlier in accordance with the provisions herein. The lease may be renewed for additional periods upon mutual written agreement of the parties.

3. RENTAL PAYMENTS AND FINANCIAL TERMS

3.1 Base Rent: Lessee shall pay an annual base rent of USD \$_____ per hectare, payable in _____ installments.

3.2 Carbon Credit Revenue Sharing: Lessee shall receive ____% of all carbon credits generated from the leased property. Lessor retains ____% as property management fee.

3.3 Payment Methods: Payments may be made via: (a) International wire transfer to designated Brazilian bank account; (b) USD-denominated account in Brazil; (c) Other mutually agreed payment methods compliant with Brazilian foreign exchange regulations.

4. **PERMITTED USES AND RESTRICTIONS**

4.1 Permitted Uses: The property may be used exclusively for: (a) Forest conservation and reforestation activities; (b) REDD+ project development; (c) Carbon credit generation and certification; (d) Biodiversity conservation programs; (e) Sustainable eco-tourism activities with prior written consent.

4.2 Prohibited Activities: Lessee shall not: (a) Engage in deforestation or logging activities; (b) Use the property for mining, agriculture, or industrial purposes; (c) Introduce invasive species; (d) Conduct activities harmful to biodiversity; (e) Violate any Brazilian environmental laws or regulations.

5. **ENVIRONMENTAL COMPLIANCE AND CERTIFICATIONS**

Both parties shall ensure compliance with all applicable Brazilian environmental laws, REDD+ standards, VCS (Verified Carbon Standard), Gold Standard, and any other relevant international certification requirements. Lessor shall provide necessary documentation for carbon credit certification processes.

6. **MAINTENANCE AND MANAGEMENT RESPONSIBILITIES**

6.1 Lessor Responsibilities: (a) Maintain legal title and clear ownership of the property; (b) Provide access roads and basic infrastructure; (c) Ensure compliance with local environmental regulations; (d) Coordinate with local communities and indigenous groups as required.

6.2 Lessee Responsibilities: (a) Fund reforestation and conservation activities; (b) Obtain necessary environmental permits and certifications; (c) Conduct regular monitoring and reporting; (d) Maintain insurance coverage for project activities.

7. **INSURANCE AND LIABILITY**

Lessee shall maintain comprehensive general liability insurance with minimum coverage of USD \$_____ and environmental liability insurance covering potential damages to the property. Both parties shall indemnify each other against claims arising from their respective negligent acts or omissions.

8. **TERMINATION AND DEFAULT**

8.1 Events of Default: This Agreement may be terminated by either party upon: (a) Material breach of contract terms not cured within 60 days of written notice; (b) Bankruptcy or insolvency of either party; (c) Violation of environmental laws or regulations; (d) Failure to make required payments for more than 90 days.

8.2 Termination Procedures: Upon termination, Lessee shall: (a) Remove all personal property from the premises; (b) Transfer any pending carbon credit certifications to Lessor; (c) Provide final monitoring and compliance reports; (d) Restore the property to its original condition if required.

9. **FORCE MAJEURE**

Neither party shall be liable for delays or failures in performance resulting from acts beyond their reasonable control, including but not limited to natural disasters, government actions, wars, pandemics, or changes in environmental regulations. The

affected party must provide prompt written notice and use reasonable efforts to mitigate the impact.

10. DISPUTE RESOLUTION AND GOVERNING LAW

10.1 Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the Federative Republic of Brazil.

10.2 Jurisdiction: Any disputes arising under this Agreement shall be subject to the exclusive jurisdiction of the courts of São Paulo, Brazil. Both parties hereby consent to the jurisdiction of such courts and waive any objection to venue.

10.3 Alternative Dispute Resolution: Prior to initiating court proceedings, the parties agree to attempt resolution through mediation administered by the São Paulo Chamber of Commerce. If mediation fails, disputes may be resolved through binding arbitration under Brazilian arbitration law.

11. ASSIGNMENT AND TRANSFER

This Agreement may not be assigned or transferred by either party without the prior written consent of the other party, except that Lessee may assign its rights to an affiliate or subsidiary with prior notice to Lessor. Any attempted assignment without consent shall be void.

12. AMENDMENTS AND MODIFICATIONS

This Agreement may only be amended or modified by written instrument signed by both parties. No oral modifications shall be binding. Any amendments must comply with applicable Brazilian laws and regulations.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements relating to the subject matter herein. This Agreement shall be binding upon the parties and their respective successors and assigns.

SIGNATURE SECTION

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

<p>LESSOR: Amazon Trees Ltda.</p> <p>_____</p> <p>Name: [Name]</p>	<p>LESSEE: [Company Name]</p> <p>_____</p> <p>Name: [Name]</p>
---	---

Amazon Trees - Carbon Credit Investment Briefing

Title: Chief Executive Officer Date: _____	Title: [Title] Date: _____
---	-------------------------------

Contact Information

Amazon3s Ltda. Brazilian Carbon Credit Development Company Website: www.amz3s.com Email: invest@amz3s.com Phone: +55 (11) [Phone Number] Address: [Brazilian Address]

For questions regarding this briefing or to schedule a consultation, please contact our international investment team. We look forward to partnering with you in creating sustainable environmental and financial value.