JLL Natural Capital January 2024

DOURO VINEYARD

Investment Opportunity





VILA MAIOR Vale da Vilariça – Douro Superior

Key Highlights

Quinta de Vila Maior has an area of 75 hectares, including 30 hectares of quality vineyards, within Vale da Vilariça irrigation perimeter and 26 hectares of irrigated olive grove (6x6) with water from the property dam.

The urban area is comprised by the manor house, the winery (with granite mills), warehouses and other facilities such as the office and laboratory.

30 ha of irrigated vineyard +

26 ha of irrigated olive grove

Vale da Vilariça – Douro Superior

The Property

(main area)

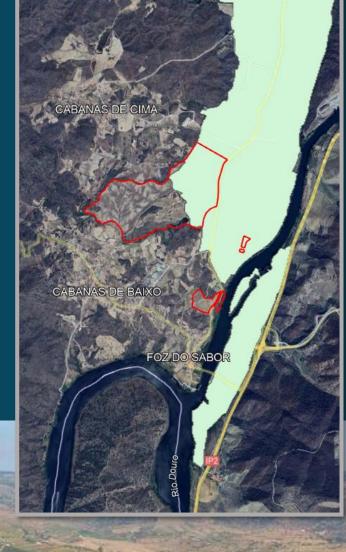




Vale da Vilariça – Douro Superior

The Vilariça Valley Irrigation area

The Vilariça Valley begins at the confluence of the "Sabor River" with the "Douro River". It is an irrigated agricultural area where vineyard cultivation became dominant from the 20th century onwards. However, recently, there has been a renewed focus on horticultural production in the valley, with emphasis on pumpkin, melon, cabbage, beans, tomatoes and strawberries.





Vale da Vilariça – Douro Superior

Vineyard

- Licensed to produce around 100 barrels (750 kg) of Porto wine, sold by € 1,100 to € 1,150 each barrel.
- Partially with drip irrigation and possibility to expand the irrigation to all the area.
- Arround 60,000 wine bottles produced in the property and sold each year. Property brands: «Quinta de Vila Maior»; «Casa da Palmeira» e «Barqueiro»

Olive Grove

 25.67 ha all with drip irrigation (water from property dam), with "Cobrançosa" and "Verdeal" varieties for olive oil production. Planted in 2003. Historical production of 6,500 to 6,900 kg / ha.

Variety	Area (ha)	Age	Av. Kg/ha	Irrig.
Tinta Roriz	2.89	30	4 000	Yes
Touriga Franca	1.45	30	4 000	Yes
Touriga Nacional	1.88	30	4 000	Yes
Touriga Nacional	0.97	20	5 000	Yes
Touriga Franca	2.09	20	5 000	No
Tinta Barroca	0.63	25	4 500	No
Tinta Roriz	1.80	28	4 000	No
Touriga Nacional	0.92	25	4 000	Yes
Tinta Roriz	0.63	25	4 500	Yes
Tinta Roriz	0.65	26	4 000	No
Touriga Nacional / Franca	1.05	6	8 500	No
Touriga Nacional / Franca	0.99	6	10 000	No
Touriga Nacional	1.18	15	7 000	Yes
Touriga Franca	0.52	25	4 000	No
Tinta Roriz	1.12	28	4 500	No
Tinta Roriz	0.67	23	3 500	Yes
Touriga Franca	2.99	23	4 000	Yes
Tinta Roriz	1.05	23	4 000	Yes
Touriga Nacional	2.62	15	6 500	No
Touriga Nacional	3.75	15	6 500	No
TOTAL	29.85			

Vale da Vilariça – Douro Superior

Urban areas

Urban Area	Area (sqm)
Machinery Warehouse	223
Office, Kitchen and Dining Room	319
Porches	376
Workers' House	112
Final Product Warehouse	258
Wine House	397
Manor House	200
Kennel, Chicken coops, Dovecotes	82
Ruins	255
Total	2 222





MORE INFORMATION

Gonçalo Ponces

HEAD OF DEVELOPMENT & NATURAL CAPITAL

Helder Louro

NATURAL CAPITAL, MANAGER

João Silveira e Castro

DEVELOPMENT & NATURAL CAPITAL, SENIOR CONSULTANT

goncalo.ponces@jll.com

helder.louro@jll.com

joao.silveiraecastro@jll.com

DISCLAIMER: Jones Lang LaSalle, for themselves and for the vendors in this proposed transaction, whose agents they are, give notice that (i) all information in this report is provided as a general outline only for the guidance of intending purchasers and constitutes neither the whole nor any part of an offer or contract; (ii) all descriptions, dimensions, references to condition, financial information and necessary permissions for use and occupation and other details may be summary and may have been provided by third parties but are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of Jones Lang LaSalle has authority to make or give any representation or warranty whatever in relation to this property and the vendors and Jones Lang LaSalle accept no responsibility or liability for the accuracy or completeness of any information in this report; (iv) no part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

+351213583222

jll.pt

