



HACIENDA DOS AMIGOS

HACIENDA DOS AMIGOS COFFEE RANCH
Sierra Nevada of Santa Marta mountain range, Colombia

GENERAL INFORMATION AND LOCATION

Hacienda Dos Amigos is a professionally run coffee ranch approved by FEDECAFE (The Coffee Federation of Colombia).

The ranch, through the owning company has its own Export license and INVIMA registration issued by Colombia's food and drug regulatory agency to sell our roasted Hacienda Dos Amigos coffee in Colombia.

The past 5 years we have been producing a steady average of 20 tons of CPS (dried parchment coffee) equaling 17,000 of EXCELSO export ready green coffee beans per year. From January 2026 we are expecting to increase our yearly average production with 30 to 50% due to new coffee lots entering into full production cycles.

The ranch size is 47 hectares and located in the Sierra Nevada of Santa Marta mountain range one hour north of Minca, a small ecological town 30 minutes outside Santa Marta, Colombia, at 1,300 meters above sea level with a full view of the Caribbean sea.

Sierra Nevada of Santa Marta is the world's highest coastal mountain range and renowned for its specialty coffees. Coffee from this region is the most valued, in use per Lb, in Colombia.

Hacienda Dos Amigos anual coffee production- and export capacity

1. Sales capacity of EXCELSO coffee:

February 2026 – February 2027, average: **25 tons** (30 tons of CPS) = **1.5 containers 20"**

Or sales capacity of ROASTED WHOLE coffee beans, bags à 340 grams:

February 2026 - February 2038, average: **50,000 bags**

2. We control the coffee process up to the moment it is sold.

We wash process the coffee beans, let it ferment for 36-48 hours, shadow dry the parchment coffee and ultimately dry it in our own coffee drier, store the CPS in our own storage rooms in specialty coffee bags to assure prolonged high quality.



HACIENDA DOS AMIGOS

HACIENDA DOS AMIGOS COFFEE RANCH
Sierra Nevada of Santa Marta mountain range, Colombia

COFFEE PRODUCTION AT OUR RANCH:

Our coffee plants thrive at 1,200-1,300 meters above sea level. Of the existing 30 hectares in production 80% is of the Castillo variety, 15% of Cenicafe 1 and the remaining 5% of various such as Tipica, Caturra and Catimor. In 2025 we are adding 2 hectares of the arabica variety of CATUAI.

Our EXCELSO coffee has a bean screen size between 15 to 17 and an average factor of 86 - 88.

Our coffee cup is smooth with a pleasant aroma and a balanced flavor with notes of Chocolate & Almonds.

The ranch is divided into 12 coffee lots, each lot consisting of 2 to 4 hectares.

Each hectare contains 4,500 to 5,500 coffee plants, planted in the shadow of guamo- and fruit trees.

Hacienda Dos Amigos is subject to technification (periodic soil studies, application of fertilizers with optimal mix of nutrients and a high level of maintenance) by FEDECAFE approved agronomists.

The ranch is in the process of renewing its coffee plants, cutting down old plants and sowing new lots, we expanded to 30 Ha of cultivated coffee in 2024 assuring an average annual production of approx. 30 tons of CPS quality coffee per year from February 2026.



Ranch area, 01 January 2025:


AREA, TYPE	HECTARES
Build áreas; working-, processing and living	0.2
Virgin forests	12.0
Open areas/ fields (Potreros)	1.8
Fields apt for coffee cultivation	3.0
<i>Of which cultivation planned for 2025 & 2026</i>	3.0
Cultivated coffee	30.0
TOTAL AREA	47.0

Production and yield

January 2026 – January 2028*:

Year	Hectares, producing	Yield, (kilos x Ha.)	Coffee volume, kilos
TOTAL Jan 2026	25	1,200	30,000
TOTAL Jan 2027	26	1,300	34,000
TOTAL Jan 28 (-38)	26	1,400	36,000

* Production and yield could change depending on how severe the climate changes.





HACIENDA DOS AMIGOS

HACIENDA DOS AMIGOS COFFEE RANCH

Sierra Nevada of Santa Marta mountain range, Colombia

Ownership structure:

The owning company CARAT PROPERTIES SAS has full ownership of HACIENDA DOS AMIGOS including coffee production, it is a legally constituted Simplified Stock Corporation and registered at the Chamber of Commerce in Santa Marta, Colombia. Per 31 December 2024 taxes including VAT, property tax and corporate tax are up to date.

Office and Administration:

The company's office is located downtown Santa Marta diagonally from the new Theatre one block from the 5th avenue, Santa Marta's main shopping street. The legal representative is based here, in addition to function as a administrative entity the office also function as a coffee showroom.

The Team:

The coffee ranch foreman and the ranch cook live and work at our coffee ranch.

The farm depends on seasonal contracts to operate the farm and hires locals for regular tasks as yearly maintenance and coffee picking. In peak harvest season (December) we have on a daily average 30-40 seasonal workers staying at the ranch.

About Santa Marta

- Population of 500,000 and the state capital of Magdalena.
- First existing South American city to celebrate a 500-year anniversary; 29th of July 2025
- Known for its sites of cultural and historical interest; the Lost city & Sierra Nevada Natural Park.
- International Port and Airport connecting the city with the rest of the country and the world.
- Santa Marta is currently depending on tourism and agricultural production; in particular banana, palm oil, yuca, corn and **coffee**.



HACIENDA DOS AMIGOS

HACIENDA DOS AMIGOS COFFEE RANCH
Sierra Nevada of Santa Marta mountain range, Colombia

VERSIÓN ESPAÑOL



HACIENDA DOS AMIGOS

HACIENDA DOS AMIGOS COFFEE RANCH **Sierra Nevada of Santa Marta mountain range, Colombia**

Información general y ubicación

Hacienda Dos Amigos es una hacienda cafetalera administrada profesionalmente aprobada por FEDECAFE (Federación Nacional de Cafeteros de Colombia).

Nuestra finca cafetera cuenta con su propia licencia de Exportación y registro INVIMA emitido por la agencia reguladora de medicamentos y alimentos de Colombia para vender nuestro café tostado bajo el nombre de Hacienda Dos Amigos en Colombia.

Los últimos 5 años la finca ha estado produciendo un promedio constante de 20 toneladas de CPS (café pergamino seco) que equivalen a 17,000 de café EXCELSO (granos de café verde listos para la exportación) por año.

El tamaño del rancho es de 47 hectáreas y está ubicado en la Sierra Nevada de Santa Marta 1 hora al norte de Minca, un pequeño pueblo ecológico a 30 minutos de Santa Marta, Colombia, a 1,300 metros sobre el nivel del mar con una vista completa del Caribe.

La Sierra Nevada de Santa Marta es la cadena montañosa costera más alta del mundo y es reconocida por sus cafés especiales. El café de esta región es el más cotizado, en USD por kilo, en Colombia.

Capacidad de producción y exportación de café Hacienda Dos Amigos, anual:

1. Capacidad máxima de venta de **café EXCELSO**, café verde listo para tostar:

Febrero 2026 –febrero 2027, promedio: 25 toneladas (30 toneladas de CPS) = 1,5 contenedores 20”

2. O capacidad máxima de venta de **café en grano TOSTADO ENTERO**, bolsas de 340 gramos:

Febrero 2026 - febrero 2027, promedio: 50.000 sacos

Controlamos el proceso de nuestro café; de semilla a tostado:

Lavamos y procesamos los granos de café, fermentación de ciclos de 36 a 48 horas, secamos el café pergamino en nuestra propia secadora de café y almacenamos el CPS en nuestros propios cuartos de almacenamiento en bolsas de café especiales para asegurar una alta calidad prolongada.



HACIENDA DOS AMIGOS

HACIENDA DOS AMIGOS COFFEE RANCH
Sierra Nevada of Santa Marta mountain range, Colombia

El cultivo de café en Hacienda Dos Amigos

Nuestras plantas de café prosperan a 1.200-1.300 metros sobre el nivel del mar. De las 30 hectáreas existentes 80% son de la variedad Castillo, el 15% de Cenicafé 1 y el 5% restante de Tipica, Caturra y Catimor. En 2025 agregamos 2 hectareas de la variedad CATUAL a nuestros cafetales.

Nuestro café EXCELSO tiene un tamaño de malla de grano entre 15 a 17 y un factor promedio de 86-88.

Nuestra taza de café es suave con un aroma agradable y un sabor balanceado con notas de Chocolate y Almendras.

La finca está dividida en 12 lotes de café, cada lote consta de 2 a 4 hectáreas.

Cada hectárea contiene de 4,500 a 5.500 cafetos, plantados a la sombra del guamo y árboles frutales.

Hacienda Dos Amigos está sujeta a tecnificación (estudios periódicos de suelo, aplicación de fertilizantes con mezcla óptima de nutrientes y un alto nivel de mantenimiento) por parte de ingenieros agrónomos aprobados por FEDECAFE.

Nuestra finca está en proceso de renovar sus plantas de café, cortando plantas viejas y sembrando nuevos lotes, ampliando a 30 Ha de café cultivado en 2024 asegurando una producción anual promedio de aprox. 30 toneladas de café calidad CPS (25,000 kilos de Café excelso/café verde) por año a partir de febrero de 2026.