

Deploying Capital into Asset-Backed Operations & High-Yield Infrastructure

A disciplined framework combining technical engineering, automated processing mechanics, and cross-border trade governance.

Operating Hub: Colombo, Sri Lanka **Regional Branches:** Australia **Direct Inquiries:** info@chalasa.com **Digital Portal:** chalasa.com

EXECUTIVE SUMMARY

Chalasa is a private investment office and venture builder deploying strategic capital into asset-backed operations and high-yield infrastructure across **industrial technology, infrastructure & real estate, marine biopolymers, and premium agribusiness & FMCG**.

We focus on real-economy assets where engineering, automated processing mechanics, and cross-border trade governance can unlock step-change improvements in throughput, reliability, and yield. Our mandate is to originate, structure, and operate institutional-grade opportunities that are typically inaccessible to passive capital.

Our edge lies in combining technical engineering expertise with on-the-ground operating partners and disciplined legal structuring. We underwrite not only the asset and its cashflows, but also the full value chain: from raw material sourcing and mechanized processing to export logistics and contracted offtake. Capital is deployed into a concentrated portfolio of high-conviction assets, each governed by strict compliance, multi-jurisdiction entity routing, and binding B2B agreements.

MACRO TAILWINDS & MARKET DRIVERS

01 / Industrial Tech & Automation

Global supply chains face rising pressure for throughput and precision. Manufacturing, port logistics, and processing assets depend on predictive maintenance, real-time telemetry, and automated control systems. Industrial AI and sensor networks convert static facilities into high-efficiency operations.

02 / Infrastructure Gaps & Real Assets

High-growth regions face chronic gaps in logistics, storage, and industrial infrastructure. Institutional capital seeks real asset yields resistant to inflation. Mechanized construction, smart building materials, and integrated logistics hubs convert gaps into stable contracted cashflows.

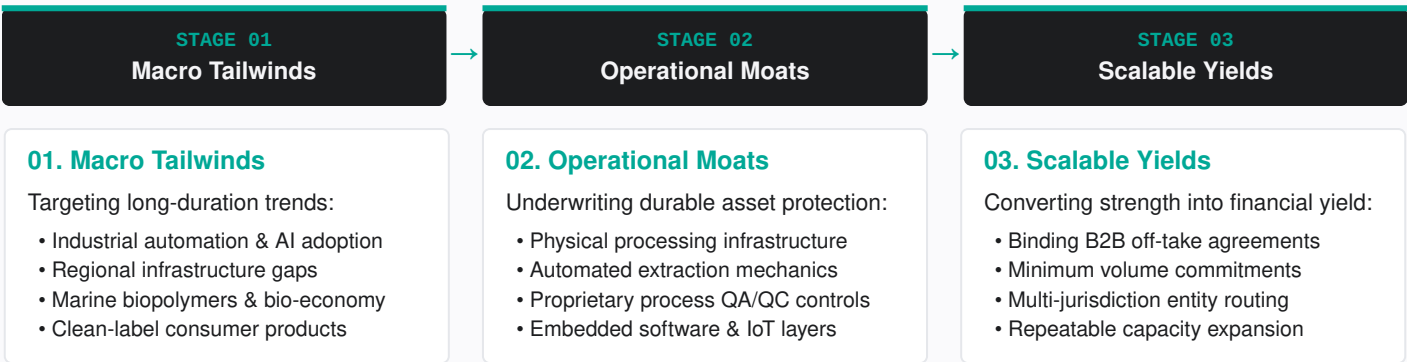
03 / Blue Economy & Marine Biopolymers

Global industrial demand is accelerating toward sustainable alternatives to petrochemical inputs. Macro-algae (*Kappaphycus alvarezii*) yields high-value derivatives including refined agar-agar and carrageenan for pharma, food, and bio-luxury sectors. High-throughput extraction plants capture value near cultivation corridors.

04 / Premium Agribusiness & FMCG

Consumer demand and regulatory standards converge on clean-label, organic, and functional formulations. Value creation centers on mechanized extraction, formulation, and brand-led distribution. Backing processing facilities and botanical extraction lines captures higher-margin value chain segments.

CAPITAL STRATEGY FRAMEWORK



THE FOUR INVESTMENT PILLARS

PILLAR 01 FRONTIER TECH & INDUSTRIAL AI

FOCUS AREAS

- Predictive logistics & supply chain orchestration platforms
- Factory automation software & industrial control systems
- Smart sensor networks & industrial IoT for ports & plants

TYPICAL ASSET / DEAL TYPES

- Equity stakes in operating platforms with industrial clients
- CapEx allocations for facility automation upgrades
- Joint ventures for AI-enabled logistics & processing hubs

VALUE CREATION LEVERS

- Increased throughput & reduced downtime via predictive maintenance
- Lower error rates & operational waste, boosting working capital
- Algorithmic optimization of routing, inventory & capacity

RISK MITIGATION

- Partnering with experienced operators & proven tech vendors
- Phased capital deployment tied to operational milestones
- Multi-year service contracts & diversified client bases

PILLAR 02 THE BLUE ECONOMY & MARINE BIOPOLYMERS

FOCUS AREAS

- Automated extraction plants for *Kappaphycus alvarezii*
- Production of refined agar-agar crystals (High-gel strength)
- Customized kappa-carrageenan & marine biopolymer fractions

TYPICAL ASSET / DEAL TYPES

- Greenfield/brownfield extraction plants near marine hubs
- Expansion capital for capacity & product line extension
- Offtake-backed structured trade financing facilities

VALUE CREATION LEVERS

- Upgrading raw macro-algae biomass into export-grade derivatives
- Securing long-term supply agreements with farmer networks
- Capturing premium pricing via custom biopolymer specifications

RISK MITIGATION

- Contracted binding off-take with international buyers
- Diversified end-use markets (pharma, food, cosmetics)
- Strict ISO/HACCP & phytosanitary compliance frameworks

PILLAR 03 MODERN INFRASTRUCTURE & REAL ESTATE

FOCUS AREAS

- Mechanized construction & advanced structural engineering
- Smart building materials & energy-efficient structures
- Logistics, industrial & commercial assets with anchor tenants

TYPICAL ASSET / DEAL TYPES

- Development of logistics hubs, industrial parks & facilities
- Value-add upgrades to existing commercial real assets
- Structured holding vehicles for income-generating property

VALUE CREATION LEVERS

- Enhancing asset performance via active tech & structural design
- Optimizing occupancy, lease duration & tenant credit quality
- Unlocking embedded land value through repositioning

RISK MITIGATION

- Conservative leverage & disciplined capital structuring
- Long-term leases anchored by creditworthy counterparties
- Rigorous technical, legal & environmental due diligence

PILLAR 04 PREMIUM AGRIBUSINESS & FUNCTIONAL FMCG

FOCUS AREAS

- Organic agricultural processing & value-added derivatives
- Botanical cosmetic extractions & functional ingredients
- Direct-to-market functional beverage & FMCG product lines

TYPICAL ASSET / DEAL TYPES

- Extraction plants linked to disciplined farm sourcing networks
- Equity in clean-label consumer brands with scalable distribution
- Integrated platforms controlling sourcing, processing & sales

VALUE CREATION LEVERS

- Moving up the value chain from raw crops to branded goods
- Capturing premium margins via organic certification
- Building recurring revenues through high-repeat categories

RISK MITIGATION

- Diversified agricultural sourcing & strict batch QA control
- Full regulatory compliance in target export markets
- Multi-channel distribution approach across regional markets

RISK MANAGEMENT & GOVERNANCE ARCHITECTURE

01. Contracted Offtake & Counterparties

Revenues are anchored by contracted off-take agreements. Counterparties are thoroughly vetted for creditworthiness, operational history, and strategic fit. Minimum volume commitments and floor-price protections are embedded where applicable.

02. Legal & Regulatory Compliance

Every deployment is structured alongside specialist legal counsel across operating jurisdictions. We enforce strict adherence to local and international environmental, trade, and labor standards as a fundamental value driver.

03. Multi-Jurisdiction Entity Routing

Capital deployment structures are engineered to balance operational control, tax efficiency, and downside protection. Entity selection supports institutional co-investment, cross-border trade, and long-term scalability.

04. Institutional Oversight & Reporting

Investment committees maintain active oversight over capital allocation and major operational milestones. Operators adhere to standardized KPI reporting, providing partners with transparent financial and physical metrics.

INVESTOR ALIGNMENT & ACTIONABLE NEXT STEPS

TARGET PARTNER PROFILE

Chalasa is built for partners who seek real-economy exposure at the intersection of engineering, operations, and cross-border trade:

- **Family Offices:** Seeking differentiated, asset-backed yields.
- **HNWIs & Angel Partners:** Long-term partnership mindset.
- **Institutions & Syndicates:** Curated, high-conviction deals.

CAPITAL DEPLOYMENT MANDATE

Target check sizes and deal structures are tailored by sector track and investment vehicle:

- **Ticket Size Range:** \$250K growth allocations to \$5M+ facilities.
- **Structures:** Co-investment, JV equity, and structured trade.
- **Geographies:** Sri Lanka, regional APAC, and export corridors.

ENGAGEMENT CHANNELS & NEXT STEPS

Prospective institutional partners, co-investors, and deal sponsors are invited to connect with Chalasa Private Investment Office:

01 / Submit Opportunities & Deck:

Visit our Inbound Deal Flow Intake Portal to submit venture proposals.

[chalasa.com / deal-flow](https://chalasa.com/deal-flow)

02 / Strategic Conversation:

Schedule an introductory dialogue focused on mandate alignment or co-investment.

info@chalasa.com

Chalasa Private Investment Office exists to deploy strategic capital into critical sectors where disciplined engineering, automated processing, and robust governance transform assets into enduring, scalable yields.