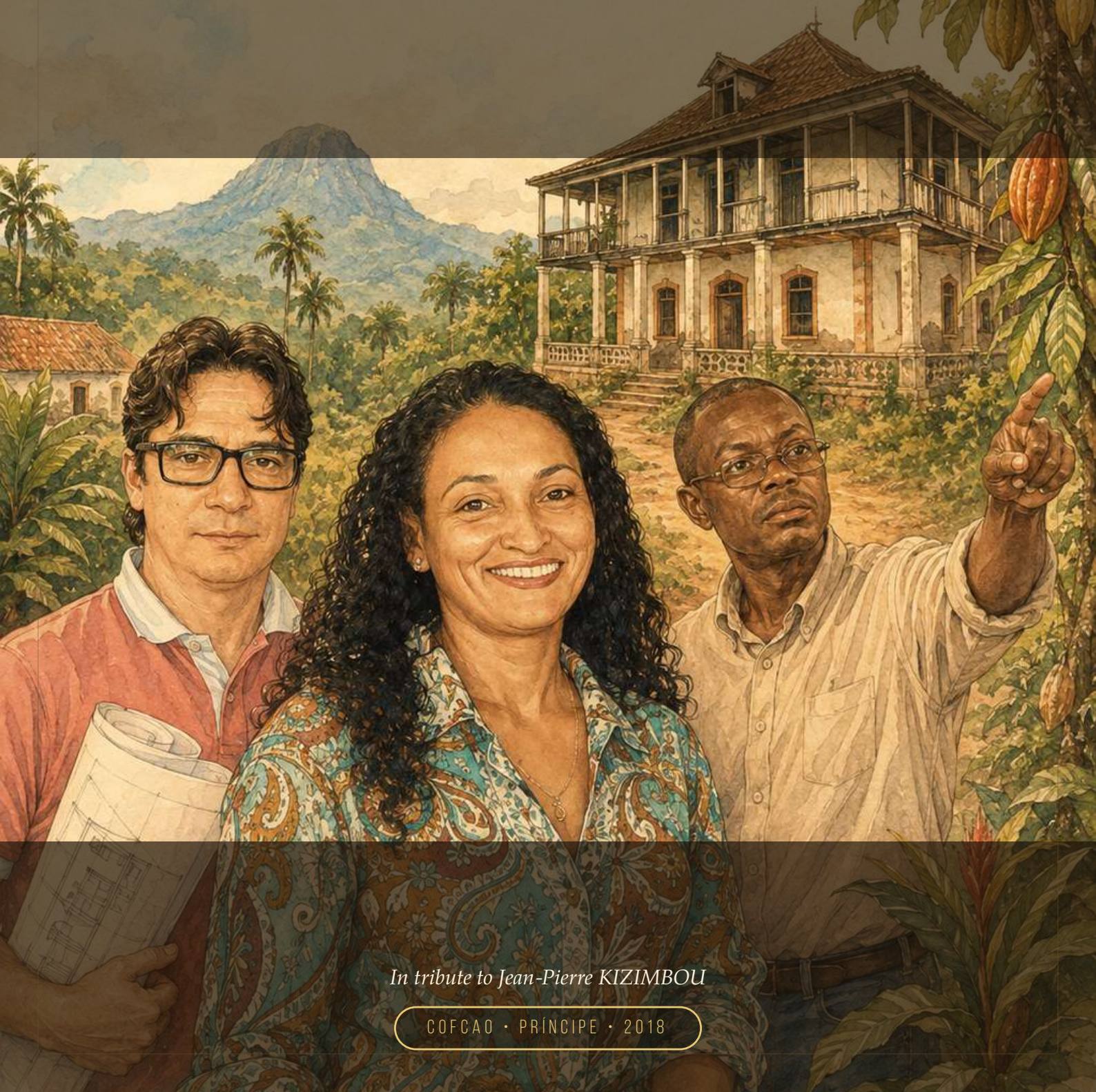


COFCAO LDA — PRÍNCIPE



ROÇA PORTO REAL

*The land, the memory
and the legacy*



In tribute to Jean-Pierre KIZIMBOU

COFCAO • PRÍNCIPE • 2018

NARRATOR

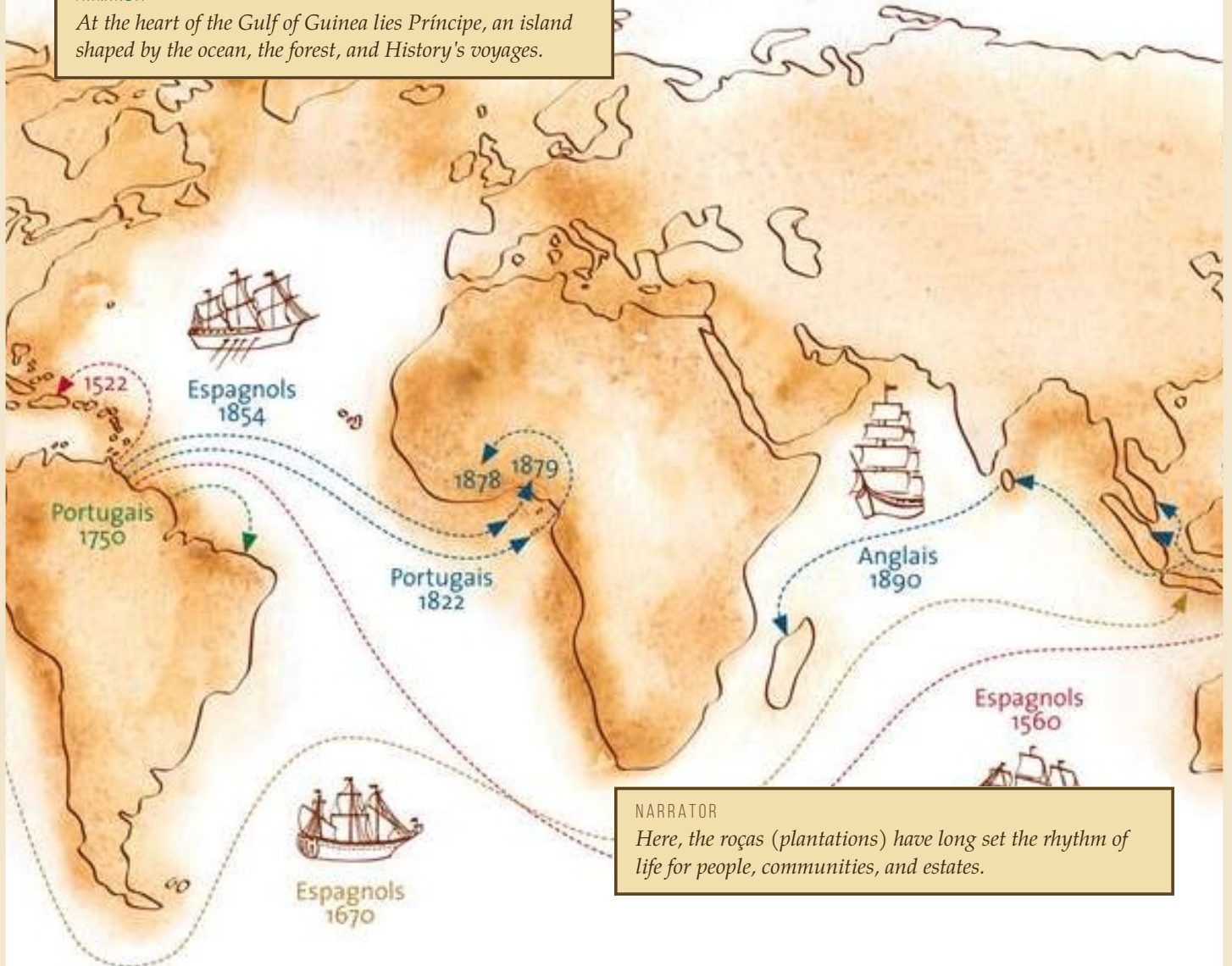
From the veranda, the eye settles on Santo António's main square: benches, gardens, and flags stirring in the tropical air, facing the island's mountains.



"Here begins the story of Porto Real."

ARMINDA

At the heart of the Gulf of Guinea lies Príncipe, an island shaped by the ocean, the forest, and History's voyages.



NARRATOR

Here, the roças (plantations) have long set the rhythm of life for people, communities, and estates.

"An island shaped by the ocean, the forest, and History's voyages."

ARMINDA

Roça Porto Real dates back to 1889. It was once one of the most important estates on Príncipe.



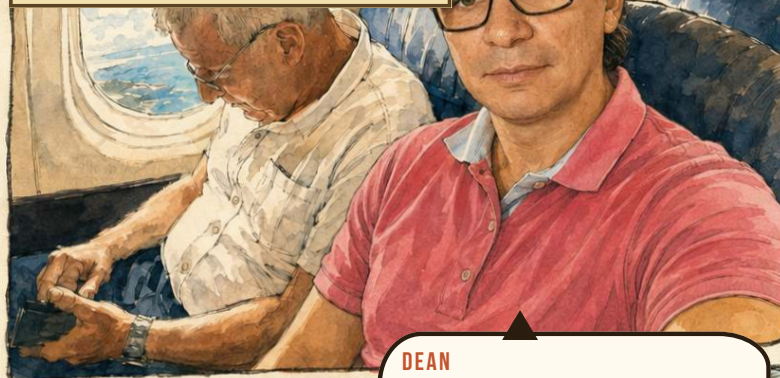
DEAN

It even had a hospital — the second largest on the island in the 1960s — as well as an old railway network linking its outbuildings.

“Time, neglect, and the vegetation slowly overtook the buildings.”

ARMINDA

In 2018, COFCAO LDA arrived on Príncipe with a conviction: this land could reclaim an agricultural and human purpose.



DEAN

We weren't just stepping onto an estate. We were stepping into a story that had to be understood and respected.



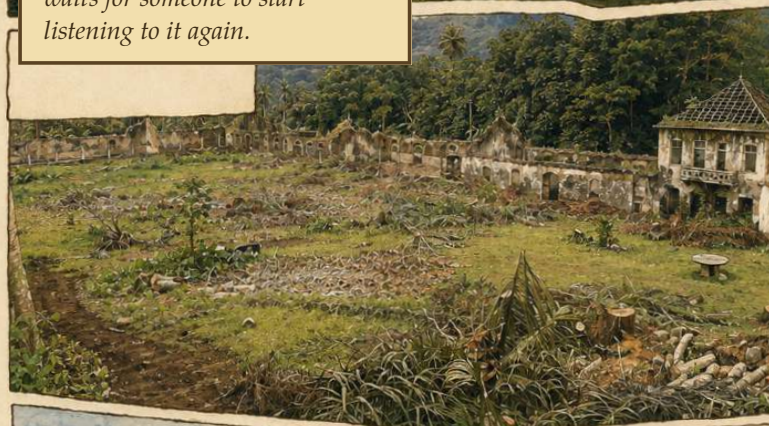
ARMINDA

*When we first entered
Porto Real, nature had
almost entirely
reclaimed the place.*



JEAN-PIERRE

*A land never dies. It simply
waits for someone to start
listening to it again.*



NARRATOR

Arminda PEIXOTO MENDES has carried Porto Real from day one, moving between the paperwork of Luxembourg and the dust of the building sites of Príncipe.



ARMINDA

Every staircase we climb again here tells a story. Our role is to listen to it before we rewrite it.

NARRATOR

On every mission, Dean walked the plots, notebook in hand, to measure what numbers alone never say.



DEAN

You only understand soil by walking it. Everything else is just theory.

NARRATOR

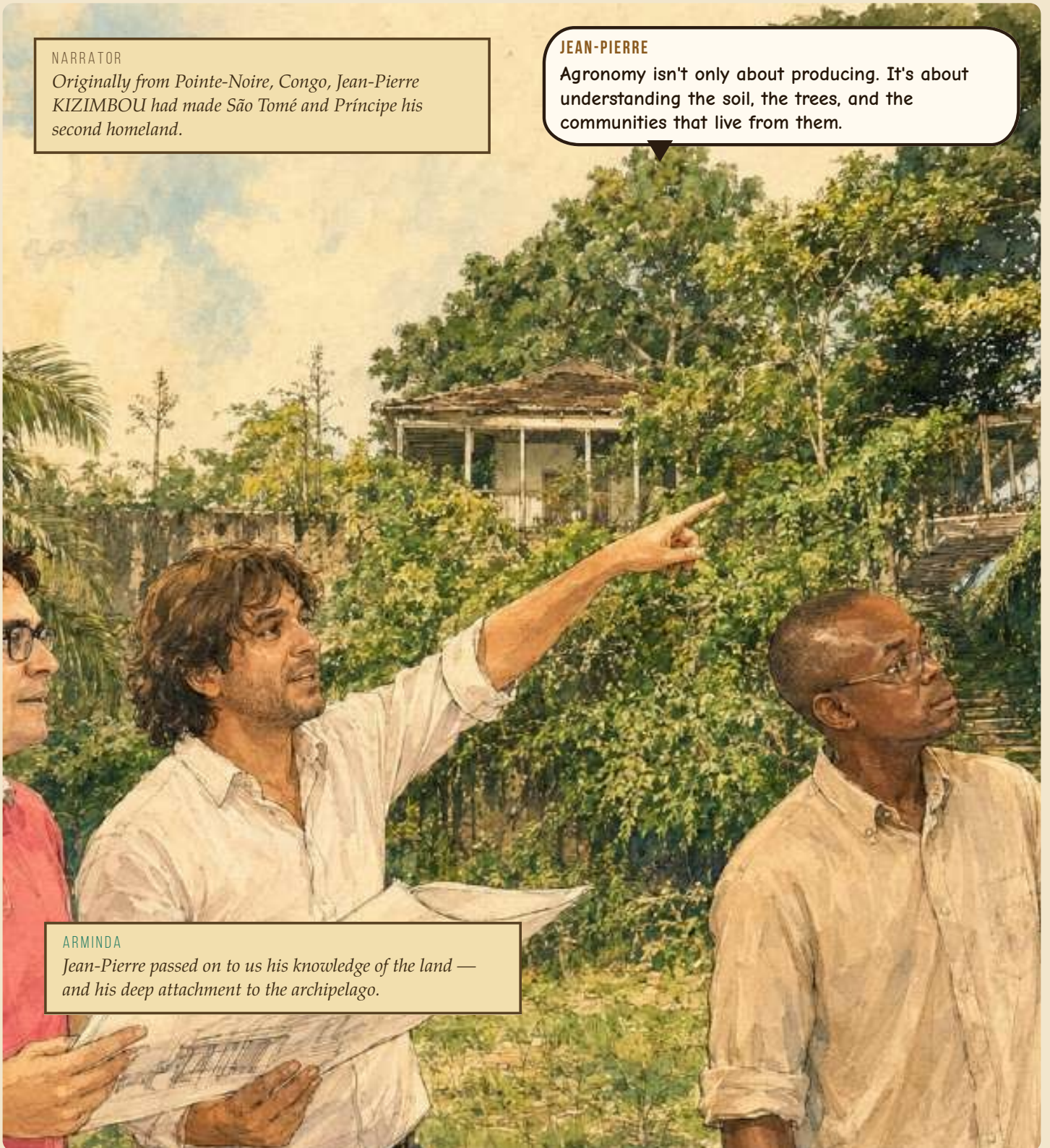
Originally from Pointe-Noire, Congo, Jean-Pierre KIZIMBOU had made São Tomé and Príncipe his second homeland.

JEAN-PIERRE

Agronomy isn't only about producing. It's about understanding the soil, the trees, and the communities that live from them.

ARMINDA

Jean-Pierre passed on to us his knowledge of the land — and his deep attachment to the archipelago.



JEAN-PIERRE

Look at the plant cover. Cacao needs to grow in the shade, within a balanced ecosystem.

DEAN

Every path, every tree, every building had to be studied before starting any work.

**ARMINDA**

Our project had to protect the memory of Porto Real while preparing its future.



SPEAKER

We need to organize the nurseries, restore the plots, and schedule the interventions.

ARMINDA

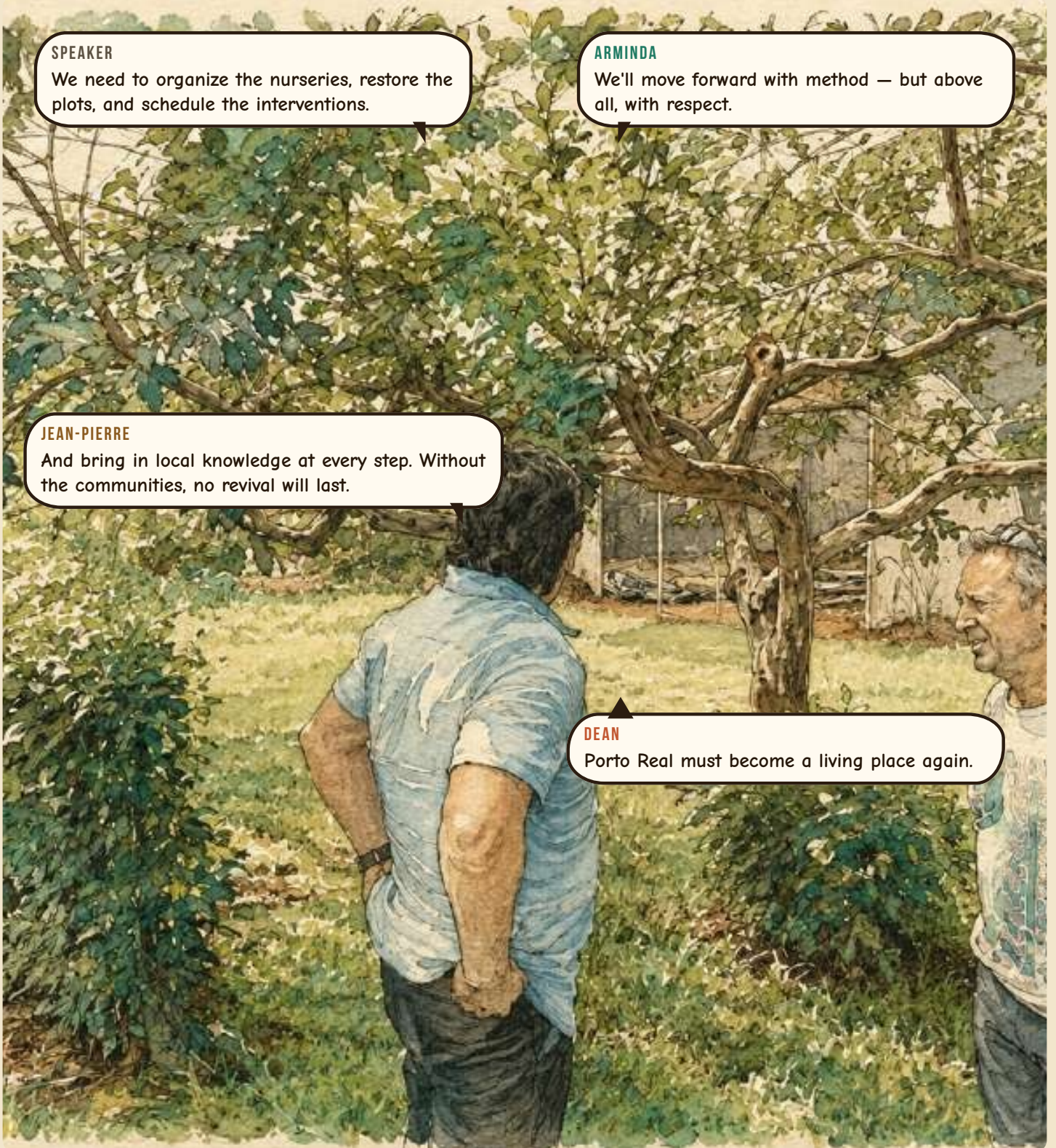
We'll move forward with method — but above all, with respect.

JEAN-PIERRE

And bring in local knowledge at every step. Without the communities, no revival will last.

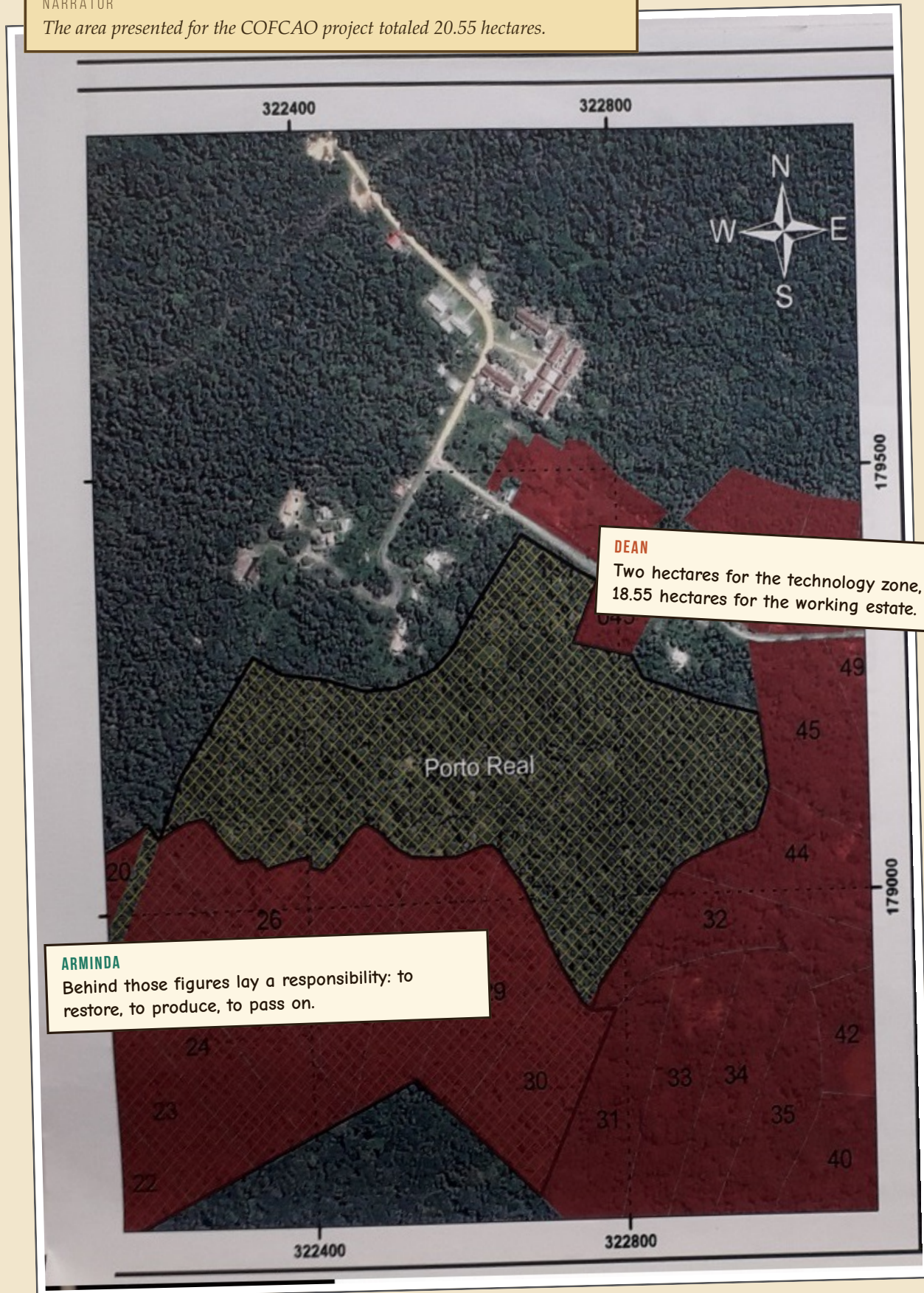
DEAN

Porto Real must become a living place again.



NARRATOR

The area presented for the COFCAO project totaled 20.55 hectares.



DEAN

Two hectares for the technology zone, and 18.55 hectares for the working estate.

ARMINDA

Behind those figures lay a responsibility: to restore, to produce, to pass on.

NARRATOR

Beyond the map, official recognition was needed: the land title issued by the Regional Directorate of Agriculture, Livestock and Fisheries of the Autonomous Region of Príncipe.

República Democrática de São Tomé e Príncipe
Região Autónoma do Príncipe
Secretaria Regional da Economia
Direção Regional de Agricultura, Pecuária e Pescas
(União- Disciplina- Trabalho)

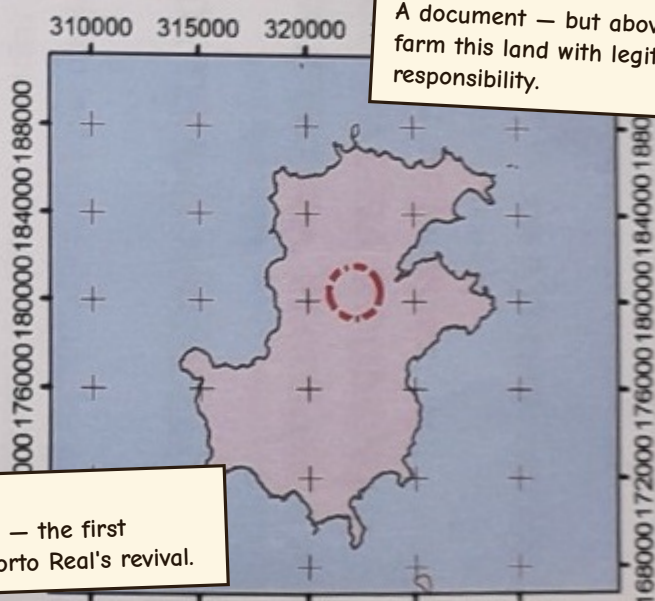
LOCAL: Porto Real_Sede
ÁREA: 20,55 (inclui: 2,00 ha Zona Tecnológica + 18,55 ha á de exploração
Beneficiário: COFCAO
Nº de Parcela: Média Empresa + Área Tecnológica
Confrontação: Norte com área de EXpansão Comunitária
Sul com parcelas de pequenos agricultores
Este com parcelas de pequenos agricultores
Oeste com caminho de ferro de ligação

ARMINDA

A document — but above all, a promise: to farm this land with legitimacy and responsibility.

DEAN

COFCAO, recognized beneficiary — the first administrative cornerstone of Porto Real's revival.



INFORMAÇÕES CARTOGRÁFICAS
Sistema de Projecção UTM
Datum WGS84
Zona 32 N
Escala: 1:7.000

0 70 140 280 420 560 Meters

Imagem de fundo: Imagem Satélite Google Earth 2015.

ARMINDA

The first work began with clearing the access roads and the central courtyard.

DEAN

We had to make the site safe without erasing the traces of its history.

JEAN-PIERRE

Restoring a roça isn't about rebuilding against nature. It's about finding balance with it.



NARRATOR

Little by little, the façades, staircases, and old outbuildings reappeared.

ARMINDA

For the first time, we could truly measure the scale of the heritage before us.

DEAN

Every space we cleared brought us closer to Porto Real's revival.

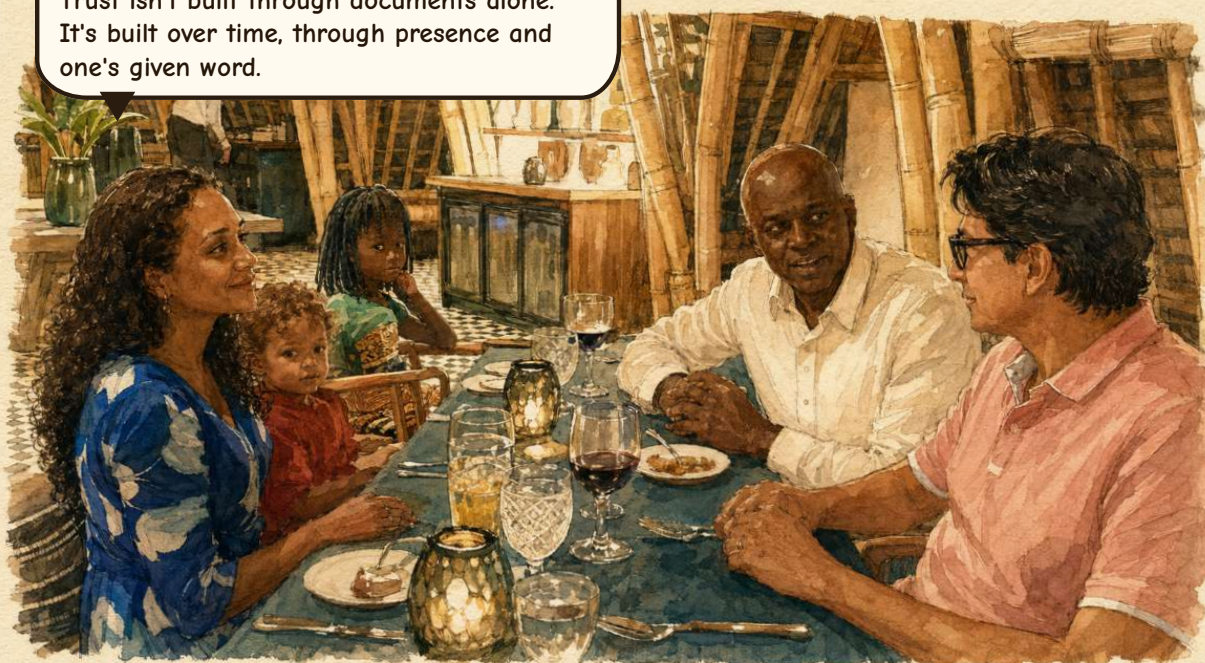
NARRATOR

On Príncipe, Arminda and Dean share a meal with H.E. Cassandra, President of Príncipe: a moment of listening, trust, and dialogue.



ARMINDA

Trust isn't built through documents alone. It's built over time, through presence and one's given word.



NARRATOR

Later, around another table, the whole team gathers — partners, technicians, and friends from the very beginning.



NARRATOR

Laughter, memories from the building sites, and plans for the future: Porto Real is also told through evenings like this one.

ARMINDA

Jean-Pierre is gone, but his gaze remains in every tree and every path of Porto Real.

DEAN

We will carry forward what he helped set in motion.

NARRATOR

His name will remain tied to the land of Príncipe, which became his second homeland.

ARMINDA

Farel, your father's story doesn't end here.

DEAN

His knowledge, his values, and his commitment now belong to the new generation.

FAREL

I will carry this story forward with respect and pride.

"Porto Real is not just a place to be restored. It is a memory to preserve, a land to cultivate, and a legacy to pass on."

IN MEMORY OF JEAN-PIERRE KIZIMBOU