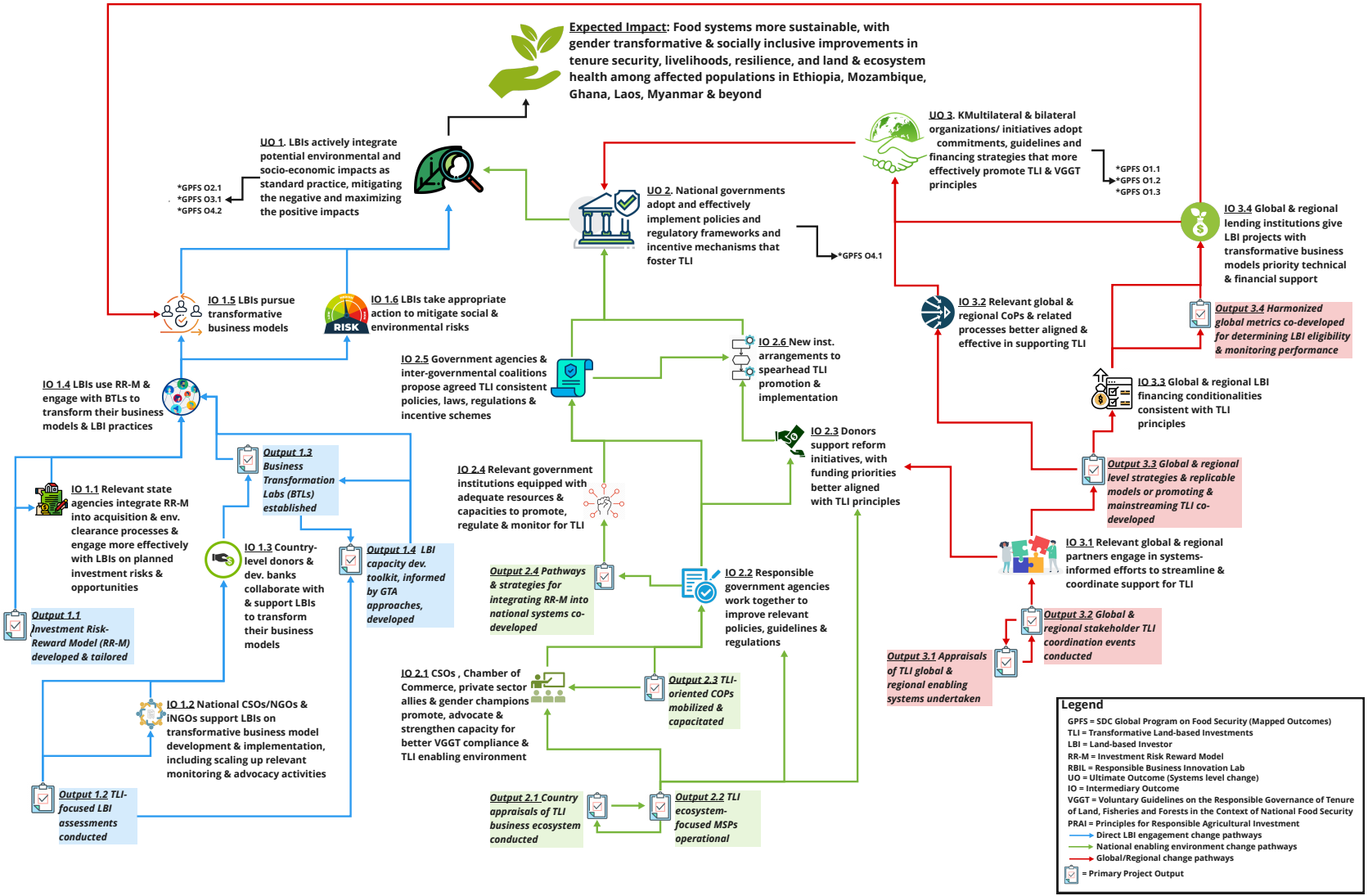Figure 2: Transformative Land-based Investments (TLI): Theory of Change