

Five Pillars AI Park

Argentina Edition

Presentation for International Investors & Financing Partners

Beyond Raw Materials: Building Argentina’s Premier Smart Agro-Industrial Ecosystem

National Integrated Network: Santa Fe · Córdoba · Buenos Aires · Chaco · Rosario Corridor
Total Project Value: USD 2 Billion

A USD 2 Billion Vision for Argentina’s Agricultural Future

The Five Pillars AI Park Argentina is a fully integrated Smart Agro-Industrial Ecosystem combining:

Pillar	Scale
Large-Scale Soybean Production — Argentina	130,000 hectares: 65,000 company-owned + 65,000 contract farming with local productores
Large-Scale Corn / Maize Production — Argentina	90,000 hectares: 45,000 company-owned + 45,000 contract farming
Large-Scale Sunflower Production — Argentina	80,000 hectares: 40,000 company-owned + 40,000 contract farming
Value-Added Processing Complex	Crude soybean oil, food-grade corn starch, refined sunflower oil, soybean meal, corn gluten meal, sunflower meal, lecithin, and future derivatives
Renewable Energy Plant	50 MW biogas + solar circular economy facility
AI Data Center & Digital Hub	Five Pillars AgriAI platform, free to all tenants
Park Masterplan	80-hectare integrated industrial campus, primary hub, plus satellite processing nodes

“This is not merely a collection of buildings — it is the nucleus of a fully integrated agribusiness ecosystem connecting Argentine agriculture, advanced processing, renewable energy, artificial intelligence, and global trade.”

THE OPPORTUNITY: WHY ARGENTINA, WHY NOW

Argentina’s Agricultural Transformation Imperative

- Agriculture and agro-industry are central to Argentina’s economy, employment, and export earnings.
- Argentina possesses world-class agricultural land, particularly in the Pampas region.
- Post-harvest losses and value-chain inefficiencies remain significant, especially in drying, storage, logistics, and processing.
- Intra-regional trade remains below potential despite Mercosur frameworks.
- Rural employment and informal labor require formal job creation, skills development, and technology adoption.
- Argentina holds strong competitive advantages in soybean, corn, and sunflower production, yet can capture substantially more value through processing, branding, traceability, and digital integration.

The Trade Integration Catalyst

- Mercosur: Argentina, Brazil, Paraguay, Uruguay — combined market of more than 290 million consumers.
- EU-Mercosur Trade Agreement: Pending ratification — expected to create one of the world’s largest free trade zones.
- Atlantic export corridors: Rosario, Buenos Aires, Bahía Blanca, Quequén.
- Pacific access opportunities: Through Chilean ports and regional logistics integration.
- Trade facilitation reforms: Streamlined customs, electronic documentation, and mutual recognition of phytosanitary standards.

The Five Pillars AI Park Argentina is positioned at the intersection of these historic trends.

INVESTMENT BUDGET: USD 2 BILLION

Expanded Investment Budget

The total project value is set at USD 2 billion to meet institutional investor thresholds and create one of South America's most advanced agro-industrial ecosystems.

Expansion Strategy

Project Component	Investment Focus
Soybean Production & Processing	65,000 hectares company-owned + 65,000 hectares contract farming + soybean crushing, crude soybean oil extraction, storage, refining readiness, lecithin, soybean meal, and future protein/biodiesel facilities
Corn / Maize Production & Processing	45,000 hectares company-owned + 45,000 hectares contract farming + corn wet milling, food-grade corn starch, corn gluten meal, corn oil readiness, modified starch readiness, and ethanol readiness
Sunflower Production & Processing	40,000 hectares company-owned + 40,000 hectares contract farming + sunflower crushing, refining, high-oleic sunflower oil readiness, sunflower meal, and packaging facilities
Renewable Energy — 50 MW	Biogas from agricultural biomass and processing wastewater; solar arrays; surplus electricity to national grids
AI Data Center & Digital Hub	Enterprise AI, cloud computing, cybersecurity, digital infrastructure, traceability, and export compliance
Park Infrastructure	80-hectare primary campus plus satellite nodes, processing zones, R&D, cold chain, logistics, grain storage, and agri-tourism facilities

PILLAR 1: LARGE-SCALE AGRICULTURAL PRODUCTION

Argentina — Soybean Value Chain

- 65,000 hectares company-owned soybean plantations
- 65,000 hectares contract farming with local productores and cooperatives
- Focus on certified sustainable, identity-preserved, and traceable soybean supply
- EUDR-readiness for export markets where applicable
- Production located in the Pampas and surrounding soybean belts
- Output: Crude soybean oil, soybean meal, soybean hulls, lecithin, and future soy protein isolates

Argentina — Corn / Maize Value Chain

- 45,000 hectares company-owned corn plantations
- 45,000 hectares contract farming with local producers
- Focus on food-grade yellow and white corn, non-GMO where required by buyers
- Strong integration with corn wet milling and starch production
- Output: Food-grade corn starch, corn gluten meal, corn oil, modified starch readiness, high-fructose corn syrup readiness, and fuel-grade ethanol readiness

Argentina — Sunflower Value Chain

- 40,000 hectares company-owned sunflower plantations
- 40,000 hectares contract farming with smallholder and medium-scale farming families
- Focus on conventional and high-oleic sunflower varieties
- Strong positioning in Buenos Aires, Chaco, Santa Fe, and surrounding sunflower regions
- Output: Refined sunflower oil, high-oleic refined sunflower oil, sunflower meal, sunflower lecithin, and cosmetic-grade oil derivatives

Impact

- Tens of thousands of direct and indirect jobs across Argentina
- Increased rural household incomes through inclusive contract farming
- Import substitution and export competitiveness in high-value food ingredients
- Food security strengthening across Argentina and Mercosur
- Greater resilience through diversified crop and product streams

PILLAR 2: VALUE-ADDED PROCESSING COMPLEX

From Raw Commodity to Premium Product

Instead of exporting raw materials, the ecosystem enables conversion into higher-value food and industrial ingredients.

Argentina Processing Hub

Crude Soybean Oil

- Estimated production: 150,000 MT/year
- Product: Degummed/crude soybean oil for refining, food manufacturing, oleochemicals, and biodiesel feedstock
- Estimated FOB price: USD 900/MT
- Estimated annual revenue: USD 135 million

Food-Grade Corn Starch

- Estimated production: 100,000 MT/year
- Product: Native food-grade corn starch and modified starch readiness for food, beverage, bakery, dairy, meat processing, and industrial applications
- Estimated FOB price: USD 750/MT
- Estimated annual revenue: USD 75 million

Refined Sunflower Oil

- Estimated production: 60,000 MT/year
- Product: Refined, bleached, and deodorized sunflower oil; high-oleic sunflower oil readiness; bottled and bulk formats
- Estimated FOB price: USD 1,300/MT
- Estimated annual revenue: USD 78 million

Combined Core Processing Revenue

Product	Estimated Annual Revenue
Crude soybean oil	USD 135 million
Food-grade corn starch	USD 75 million
Refined sunflower oil	USD 78 million
Total Core Processing Revenue	USD 288 million

Supporting Infrastructure

- Warehouses with loading docks
- Cold storage for finished products and perishable inputs
- Grain storage silos for soybean, corn, and sunflower
- Export services hub through Rosario, Buenos Aires, Bahía Blanca, and Quequén
- Quality control and certification laboratories
- Standards alignment: SENASA, ANMAT/INAL, ISO, HACCP, FSSC 22000, GlobalG.A.P., organic certifications, and buyer-specific sustainability requirements

PILLAR 3: RENEWABLE ENERGY & CIRCULAR ECONOMY

50 MW Biogas + Solar Powered Energy

- Primary fuel: Biogas from soybean processing residues, corn stover, sunflower husks, processing wastewater, and agricultural biomass
- Converts agro-industrial waste into clean, renewable electricity
- Supplies reliable, low-cost power to all Park industries
- Surplus electricity exported to national grids, creating an additional revenue stream
- Supports Argentina's renewable energy transition and carbon reduction goals under the Paris Agreement

Waste-to-Value Plant

The Park will include a waste-to-value facility producing:

- Bio-fertilizer from soybean residues, corn stover, and sunflower processing waste
- Animal feed from soybean meal residues and corn gluten streams
- Soil nutrients
- Bio-pesticide inputs
- Activated carbon from agricultural residues
- Corn-based PLA filament readiness for 3D printing and advanced materials
- Other value-added circular economy products

Solar Energy

- Solar farm of approximately 1 hectare
- Rooftop solar on all major buildings
- Integration with biogas generation for a resilient renewable microgrid

A true circular economy: agricultural waste feeds energy generation; energy powers processing; processing creates products and new waste streams for further valorization.

PILLAR 4: AI DATA CENTER & DIGITAL INFRASTRUCTURE

Argentina's First AI-Powered Agro-Industrial Ecosystem

The AI Data Center serves as the digital backbone of the Park.

Five Pillars AgriAI Platform

Enterprise-grade AI provided FREE to every tenant via perpetual, royalty-free license granted by Mr. Kosona Chriv, Creator, Owner & IP Holder.

Platform Capabilities

- Lead generation & CRM
- Farm management & contract farming coordination
- Crop production planning for soybean, corn, and sunflower cycles
- Manufacturing and processing operations management
- Inventory management
- Quality assurance and quality control
- Product traceability and supply chain visibility
- Sustainability reporting: carbon footprint, water usage, biodiversity
- Export documentation and international trade compliance
- Customs readiness: AFIP/Aduana, SENASA
- Logistics and shipment management
- Market intelligence and business analytics
- Financial reporting and performance dashboards

Architecture

Hybrid AI combining leading open-source models and premium commercial AI models.

Additional Services

- Affordable AI computing and cloud infrastructure
- High-speed connection to Park AI Data Center: 25 Gb, 50 Gb, 100 Gb
- Standard connection at 10 Gb with double line for failure prevention is free of charge
- AI Factory: model training, production-line AI, defect recognition, soybean grading, corn kernel inspection, sunflower seed quality analysis, warehouse automation, AI security
- Cybersecurity and secure data storage compliant with Argentina Ley 25.326 and related data protection requirements
- Disaster recovery and high-performance computing
- Enterprise AI services to Argentine and international businesses, creating scalable recurring revenue

Every tenant — from SMEs to multinationals — accesses world-class AI from Day 1 at zero licensing cost.

PARK MASTERPLAN: 80-HECTARE INTEGRATED CAMPUS + SATELLITE NODES

Zone Layout — Primary Hub

Zone	Key Features
Industrial & Processing	Soybean crushing and crude oil plant; corn wet milling and food-grade starch plant; sunflower crushing and refining plant; biogas plant; wastewater treatment; waste-to-value facility; warehouses; cold storage; grain silos; export hub
Research & Innovation	R&D Center, 2 hectares; 10 hectares research crop fields for soybean cultivars, corn hybrids, and sunflower genetics; greenhouses for indoor agriculture, microgreens, mushrooms, medicinal plants, and vertical farming
Administrative & Support	Office building, 2 hectares; worker dormitory; manager quarters; guest quarters, 1 hectare; vehicle maintenance, 1 hectare; security and cybersecurity control; firefighter center
Agri-Tourism & Community	Conference hall; exhibition room; training center; sports center with tennis, pool, and fútbol; library; soybean/corn/sunflower field tours; fish ponds
Infrastructure & Sustainability	Biogas plant, 0.5 hectare; solar farm, 1 hectare; wastewater treatment, 0.5 hectare; water reservoir, 0.5 hectare; waste-to-value plant, 2 hectares; green buffer zones

Satellite Processing Nodes

Rosario / Greater Rosario Node

- Soybean crushing
- Crude soybean oil production
- Corn milling coordination
- Export logistics through Rosario port corridor
- Grain storage and blending facilities

Córdoba Node

- Corn wet milling
- Food-grade corn starch production
- Corn gluten meal processing
- Ethanol readiness
- Regional contract farming coordination

Buenos Aires / Quequén / Bahía Blanca Node

- Sunflower crushing and refining
- Refined sunflower oil production
- High-oleic sunflower oil readiness
- Export logistics through Atlantic ports

Chaco / Northern Argentina Node

- Sunflower collection and preprocessing
- Contract farming coordination
- Biomass aggregation for renewable energy

Design Principles

- Solar panels on all building rooftops
- Circular economy integration across all zones
- Native landscaping with green buffers
- Modern, sustainable architecture reflecting Argentine regional identity
- Paved road networks with bike lanes
- Water-efficient infrastructure
- Fire safety and cybersecurity control centers

THE PARK ADVANTAGE: WHY PARTNER WITH US

Not a Generic Industrial Park — A Strategic Alliance

Benefit	Generic Park	Five Pillars AI Park Argentina
Operational Expertise	Standardized factory space	Hands-on agribusiness model from cultivation to processing to export
Regulatory Navigation	Basic zoning permits	Facilitation of complex government authorizations: SENASA, ANMAT/INAL, AFIP/Aduana, INASE, provincial environmental permits
Market Access	General regional presence	Direct export channels into EU, USA, Asia, and Mercosur via Rosario, Buenos Aires, Bahía Blanca, and Quequén
Supply Chain	Basic landlord infrastructure	Existing and planned sourcing networks across 300,000 hectares of company-owned and contract farming
Digital Technology	None or tenant responsibility	Five Pillars AgriAI — free, perpetual, enterprise-grade AI for all tenants
Financial Support	Standard bank loans	Specialized agri-investment funding through IDB, CAF, IFC, Fonplata, and financial partners
Risk Mitigation	Commercial insurance	Established local partner structure reduces political and operational risk
Energy	Grid-dependent, variable reliability	50 MW on-site renewable energy; low-cost, reliable power

We operate across the agricultural value chain — from crop cultivation to export of

processed commodities, including crude soybean oil, food-grade corn starch, and refined sunflower oil.

STRATEGIC LOCATION: WHY ARGENTINA?

Argentina's Competitive Advantages

- Pampas region: among the world's most productive agricultural regions
- Rosario: global soybean and corn export corridor
- Buenos Aires: major industrial, financial, and logistics center
- Bahía Blanca and Quequén: strategic Atlantic export ports
- Strong agricultural research ecosystem: INTA, universities, and private seed companies
- Established oilseed crushing and grain milling industrial base
- Access to Mercosur markets
- EU-Mercosur trade agreement readiness
- Pacific trade access opportunities through Chilean logistics corridors
- Strong potential for certified sustainable soybean, corn, and sunflower production
- Renewable energy potential from biomass, solar, and wind
- Large domestic food manufacturing market
- Skilled agricultural workforce and engineering talent

Regional Hub

Access to more than 450 million consumers across Mercosur and associated Latin American trade corridors.

Alignment with National Priorities

- Skills development
- Rural employment
- Industrialization
- Export diversification
- Technology adoption
- Sustainable agriculture
- Value-added food manufacturing

GLOBAL LESSONS: PROVEN MODELS OF SUCCESS

Feature	Vietnam	Thailand	Ethiopia	Five Pillars AI Park Argentina
Strategy	Foreign capital-led, export-oriented	Sustainable industry + technology	Job creation and youth absorption	Integrated Smart Agro-Industrial Ecosystem focused on soybean, corn, and sunflower
Key Enabler	PPPs and foreign-owned firms	One-stop service centers + digital platforms	Large-scale firm formation	Partnership + Five Pillars AgriAI + Mercosur/EU-Mercosur frameworks
Infrastructure	General industrial and logistics	5G, cold chain, sustainable energy	Basic utilities and factories	50 MW renewable energy + AI Data Center + cold chain + grain storage + port logistics
Regulatory	Decree-based industrial zones	Integrated economic platforms	Park-level legislation	One-stop government authorization support across SENASA, ANMAT/INAL, AFIP/Aduana, and provincial authorities
Export Focus	High export share by foreign affiliates	International standards compliance	Mixed FDI and jobs	EU-Mercosur readiness + GlobalG.A.P. + ISO + HACCP + FSSC 22000 + EUDR readiness

Common Success Threads

- Clear national and regional vision for industrialization
- Stable, predictable regulatory environment
- Strategic infrastructure investment
- Active private sector engagement
- Technology integration and sustainability
- Value addition over raw commodity export
- Strong logistics and port connectivity
- Workforce development and technical training

EMPLOYMENT & SOCIAL IMPACT

Job Creation Engine

- Each hectare of operational processing capacity creates 15–25 direct jobs and 3–5 times indirect employment
- Deliberate focus on youth and women’s economic participation
- Pathway to formalize informal agricultural labor
- TVET center within the Park for skills development: oil refining, starch production, quality control, AI operations, logistics, and food safety
- Contract farming model increases rural household incomes across more than 150,000 contract hectares

Inclusive Growth

- Women’s economic empowerment in quality control, packaging, laboratories, logistics, administration, and agri-tourism
- Smallholder farmer integration through contract farming with Argentine productores and farming families
- Community engagement through training center, library, field days, and agri-tourism
- Resilient, formal-sector jobs for regional economic recovery

- Engagement with rural communities and agricultural cooperatives

FINANCING & PARTNERSHIP OPPORTUNITIES

Invitation to International Financing Partners

IDB, CAF, IFC, Fonplata, FMO, Proparco, KfW, impact investors, export credit agencies, multilateral funds, sovereign wealth funds, infrastructure funds, climate finance organizations, and technology investors.

Tailored Financing Mechanisms

Instrument	Application
Project Finance Facilities	Long-term senior debt for soybean crushing, corn wet milling, sunflower refining, storage, and energy facilities
Innovation Grants & Venture Debt	Catalytic capital for agri-tech startups, food science labs, AI applications, and biotechnology R&D
Infrastructure Co-Investment	Joint financing of cold storage, wastewater treatment, renewable microgrids, digital connectivity, grain silos, and logistics
Risk Mitigation Instruments	Political risk guarantees, first-loss tranches, currency hedging for ARS and USD-linked revenue structures
Technical Assistance Facilities	Smallholder capacity building, quality certification, workforce development, organic transition support, and sustainability reporting

Strategic Alignment

- Mercosur integration
- EU-Mercosur trade agreement readiness
- Climate-smart agriculture
- Carbon reduction under Paris Agreement NDCs
- SDG-aligned impact measurement
- Technology transfer and innovation capacity building
- Food security and rural development

Partnership Framework

- Collaborative due diligence across Argentine provinces
- Joint monitoring frameworks using SDG indicators
- Regular stakeholder engagement with government, communities, and investors
- Transparency and shared value creation

LEASE TERMS & PRACTICAL INFORMATION

Land Lease Options

Contract Duration	Details
50-year lease	Long-term strategic investment
20-year lease	Medium-term operations
10-year lease or less	Flexible entry

Terms

- Minimum lease size: 20 hectares
- One-year deposit required
- Annual payment due during the first week of each new calendar year

Included in Rental Fees

- Security
- Waste collection
- Access to infrastructure
- Five Pillars AgriAI perpetual, royalty-free license

Charged Separately

- Optical fiber and 5G connectivity
- Electricity
- Waste recycling
- Water and related utilities

Additional Services

Five Pillars AI Park Argentina offers large-scale contract farming for agricultural products required by processing plants:

- Soybean
- Corn / maize
- Sunflower

Additional services may include drying, storage, logistics, quality certification support, and export documentation assistance.

NEXT STEPS & CALL TO ACTION

For International Corporations

1. Establish a Research & Innovation Center for value-added soybean, corn, and sunflower products tailored to South American, European, North American, and Asian markets.
2. Set up a high-efficiency processing plant as a regional hub leveraging Mercosur and EU-Mercosur market access.
3. Leverage Five Pillars AgriAI for end-to-end digital transformation from Day 1.
4. Position for EU-Mercosur trade agreement benefits, including tariff elimination or reduction on processed agricultural goods where applicable.

For Financing Partners

1. Co-design tailored financing instruments for agribusiness investors across Argentine provinces.
2. Joint investor roadshows connecting international firms with capital facilities in Buenos Aires, Rosario, Córdoba, New York, London, Madrid, Paris, and Tokyo.
3. Impact measurement frameworks covering jobs, exports, technology transfer, smallholder incomes, and carbon reduction.
4. Knowledge exchange on agro-industrial park best practices.

The time for strategic investment in Argentina's agricultural future is NOW.

"By partnering with my team, you are not just investing in a property; you are investing in a proven model, a supportive ecosystem, and a shared vision for a more prosperous, industrialized, and self-reliant Argentina."

Engagement Models

Model	Investment
6-month feasibility in Argentina by a team of 3 experts + 10 local supporting experts, fees excluded	From USD 150,000
Management fees — Implementing phase, first 3 years	From USD 20,000 per month
Management fees — Park fully operational, from year 4	From USD 20,000 per month + 5% of annual profit

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Together, we can transform agricultural potential into industrial prosperity — financing not just projects, but a new era of Argentine agribusiness leadership.

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