

Five Pillars AI Park

Argentina Edition

Project Presentation

A USD 2 Billion Smart Agro-Industrial City Designed for Sustainable Financial Returns and Transformational Development Impact

The Five Pillars AI Park Argentina is not a conventional industrial estate. It is a vertically integrated agro-industrial ecosystem that combines large-scale soybean, corn, and sunflower production with value-added processing, renewable energy, artificial intelligence, digital infrastructure, logistics, and export services in a single investment platform.

With a planned investment of USD 2 billion, the project has been designed to create multiple recurring revenue streams while delivering measurable economic, environmental, and social impact aligned with the Sustainable Development Goals, Mercosur regional integration, the pending EU-Mercosur trade agreement, and Argentina's agroindustrial development strategy.

Multiple Revenue Streams

Unlike traditional industrial parks that rely primarily on land rentals, the Five Pillars AI Park Argentina generates diversified and resilient income from multiple complementary businesses:

- Soybean crushing and crude soybean oil production
- Corn wet milling and food-grade corn starch production
- Sunflower crushing and refined sunflower oil production
- AI Factory subscriptions
- Optical fiber and digital infrastructure services
- Long-term land lease income
- Renewable energy sales
- Warehousing, cold storage, and export logistics
- By-product valorization
- Carbon credits and sustainability-linked services

1. Value-Added Agricultural Processing

The Park will process high-value agricultural products in Argentina rather than limiting the business model to raw commodity production or raw commodity export.

The initial processing platform focuses on three strategic Argentine crops:

Crop	Target Product
Soybean	Crude Soybean Oil
Corn / Maize	Food-Grade Corn Starch
Sunflower	Refined Sunflower Oil

Illustrative production revenues include:

Crude Soybean Oil

- Estimated production: 150,000 MT/year
- Estimated FOB price: USD 900/MT
- Annual revenue: USD 135 million

Food-Grade Corn Starch

- Estimated production: 100,000 MT/year
- Estimated FOB price: USD 750/MT
- Annual revenue: USD 75 million

Refined Sunflower Oil

- Estimated production: 60,000 MT/year
- Estimated FOB price: USD 1,300/MT
- Annual revenue: USD 78 million

Combined annual revenue from these three core processing facilities is estimated at: **USD 288 million**

Future processing facilities for soy protein isolates, soy lecithin, biodiesel, modified corn starch, corn oil, corn gluten meal, high-oleic sunflower oil, sunflower meal, and other derivatives provide significant additional upside.

AI Factory — Argentina's First Industrial AI Subscription Platform for Agro-Industry

The Park's AI Data Center enables every manufacturing tenant to implement Industry 4.0 technologies, including:

- AI-powered quality inspection
- Machine vision
- Product traceability
- Predictive maintenance
- Manufacturing analytics
- Digital twins
- Production optimization
- Energy management
- Export compliance reporting
- Sustainability and ESG reporting

Charging is based on production lines rather than cameras, creating a recurring Software-as-a-Service revenue model.

Illustrative mature deployment:

- 100 Professional production lines
- 50 Enterprise production lines

Estimated annual subscription revenue: **USD 5.4 million**

This recurring digital revenue continues to grow as tenants expand production and as the Park's AI platform is deployed across soybean crushing, corn milling, sunflower refining, logistics, warehousing, and contract farming operations.

Optical Fiber & Digital Infrastructure

Every tenant will be connected through redundant high-speed optical fiber links to the on-site AI Data Center.

Illustrative annual connectivity revenue: **USD 4.2 million**

Because fiber infrastructure is shared across the Park, operating margins are expected to remain high while supporting future cloud computing, AI inference, cybersecurity, and enterprise digital services.

Long-Term Land Lease Income

Land lease pricing increases as infrastructure and services mature while remaining fixed for each tenant over five-year periods, providing predictable long-term cash flow.

Projected annual land lease revenue:

Year	Estimated Revenue
2027	USD 60,000
2028	USD 420,000
2029–2030	USD 2.04 million
2031	USD 2.31 million

Land rental is intentionally not the primary profit driver. Instead, it serves as a catalyst for attracting strategic manufacturers whose operations generate substantially greater

revenues through processing, AI services, logistics, utilities, and exports.

Illustrative Mature Annual Revenue

Revenue Stream	Estimated Annual Revenue
Crude soybean oil	USD 135.0 million
Food-grade corn starch	USD 75.0 million
Refined sunflower oil	USD 78.0 million
AI Factory subscriptions	USD 5.4 million
Optical fiber & digital services	USD 4.2 million
Land lease	USD 2.3 million
Total	USD 299.9 million

This estimate excludes additional revenues from:

- Renewable electricity sales
- Cold storage
- Warehousing
- Export logistics
- Quality laboratories
- Water utilities
- Waste recycling
- Carbon credits
- AI cloud services
- Contract farming services
- Soybean meal
- Soy lecithin

- Soy protein isolates
- Biodiesel
- Corn gluten meal
- Corn oil
- Modified starches
- High-oleic sunflower oil
- Sunflower meal
- Future processing plants

These additional businesses provide substantial long-term upside.

Financial Return Potential

Using the above assumptions, the project demonstrates strong long-term revenue generation while creating opportunities for significant expansion.

Conservative Scenario

- Annual Revenue: USD 300 million
- EBITDA Margin: 30%
- EBITDA: USD 90 million

Base Scenario

- Annual Revenue: USD 550 million
- EBITDA Margin: 35%
- EBITDA: USD 192.5 million

High-Growth Scenario

- Annual Revenue: USD 850 million
- EBITDA Margin: 40%
- EBITDA: USD 340 million

As tenant occupancy increases and additional processing facilities become operational, recurring revenues continue to grow while benefiting from economies of scale.

Transformational Development Impact

Beyond financial returns, the Five Pillars AI Park Argentina has been designed to generate measurable economic transformation.

Employment

- More than 75,000 direct and indirect jobs
- Large-scale youth employment
- Strong participation of women in formal employment
- Continuous technical and vocational skills development
- Training in food processing, oil refining, starch production, AI operations, logistics, and quality certification

Agricultural Development

- Integration of more than 150,000 hectares of contract farming
- Stable markets for thousands of Argentine producers and farming families
- Increased rural household incomes
- Improved agricultural productivity
- Strengthened traceability and sustainability standards
- Support for certified sustainable soybean, food-grade corn, and sunflower supply chains

Industrialization

The project supports Argentina's transition from commodity exports toward value-added manufacturing by:

- Increasing domestic processing capacity
- Reducing post-harvest losses
- Expanding export-ready manufacturing
- Strengthening regional value chains under Mercosur
- Supporting readiness for the EU-Mercosur trade agreement
- Increasing production of food-grade and industrial-grade ingredients

Digital Transformation

The integrated AI Data Center establishes one of Argentina's most advanced digital industrial ecosystems by providing:

- Artificial Intelligence
- Enterprise cloud computing
- Cybersecurity
- Digital manufacturing
- Product traceability
- ESG reporting
- Export compliance
- Industrial automation
- Farm management and contract farming coordination
- Customs and phytosanitary documentation support

This digital backbone enhances productivity while making Argentine manufacturers globally competitive.

Environmental Sustainability

The project incorporates circular economy principles through:

- 50 MW renewable biogas energy
- Solar power generation
- Wastewater recycling
- Agricultural waste valorization
- Carbon emission reduction
- Sustainable industrial practices
- Use of soybean residues, corn stover, sunflower husks, and processing waste for energy and bio-products

Why Development Finance Institutions Should Participate

The Five Pillars AI Park Argentina directly supports the strategic priorities of leading development finance institutions by promoting:

- Food security
- Climate-smart agriculture
- Industrialization
- Export diversification
- SME development
- Regional integration under Mercosur
- EU-Mercosur trade readiness
- Job creation
- Technology transfer
- Renewable energy
- Women's economic empowerment
- Youth employment

- Private sector development
- Rural income growth
- Sustainable land use and traceability

The project combines commercial viability with measurable development outcomes, making it well suited for blended finance, project finance, concessional lending, climate finance, export credit, and impact investment.

A Long-Term Investment Platform

The Five Pillars AI Park Argentina is designed as a multi-decade investment platform rather than a single industrial project.

Its diversified revenue streams, integrated infrastructure, renewable energy systems, AI-enabled manufacturing platform, and strategic location create a resilient ecosystem capable of delivering sustainable financial returns while transforming Argentina into one of South America's leading agro-industrial and digital manufacturing hubs.

Investing in Five Pillars AI Park Argentina means investing in the future of Argentine industrialization — where agriculture, technology, renewable energy, and advanced manufacturing converge to create lasting economic value for investors, communities, and future generations.

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