KiwiToken

REAL ASSETS. REAL IMPACT.

Building from Argentina
a global platform for premium kiwifruit

Production | Capital | Technology | Global Markets

ARGENTINA → GLOBAL MARKETS



ARGENTINA
GLOBAL OPPORTUNITIES

STRATEGIC ALLIANCE PROPOSAL | SEPTIEMBER 2026

NATURAL VALUE
A BRIGHTER TOMORROW

KiwiToken
REAL ASSETS. REAL IMPACT.

Argentina can build a new generation of premium kiwi

Argentina has the right production conditions, available land and a strategic off-season advantage.
But it still has a small industry compared to its potential.

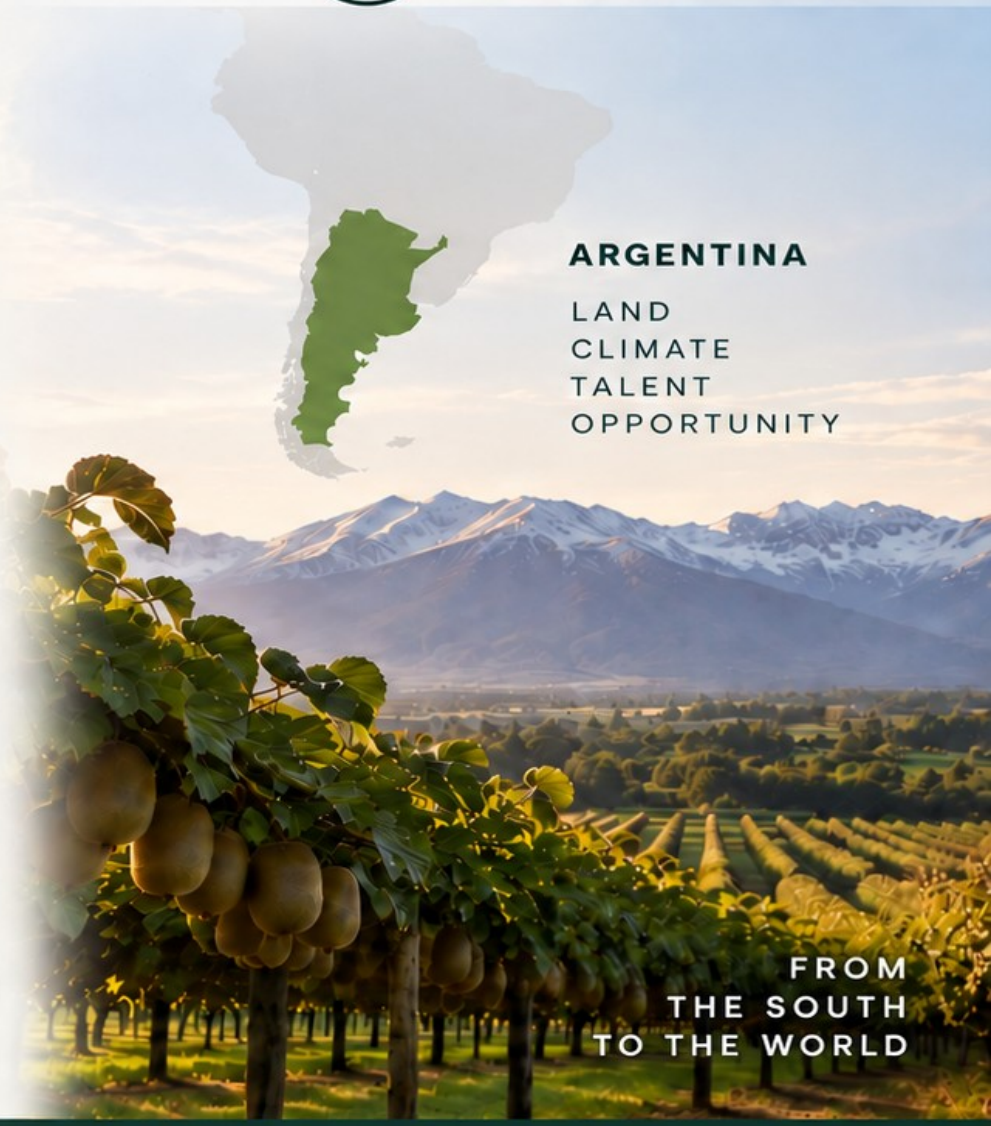
~1,000 ha
Estimated current area

Counter-season advantage
Complementary window to Europe

Capital
Main constraint to scale new production

Premium
The opportuinty is not just to produce more, but to generate **more value per hectare.**

Our vision: combine premium genetics, long-term capital, specialized producers and international market access.



KiwiToken
REAL ASSETS. REAL IMPACT.

From kiwi as a commodity to kiwi as a value platform

Our initial model was built around green kiwi.
The conversation with the market today opens a different opportunity:

PREMIUM GENETICS

Differentiated and protected varieties.

HIGHER VALUE

Less dependence on raw commodity logic.

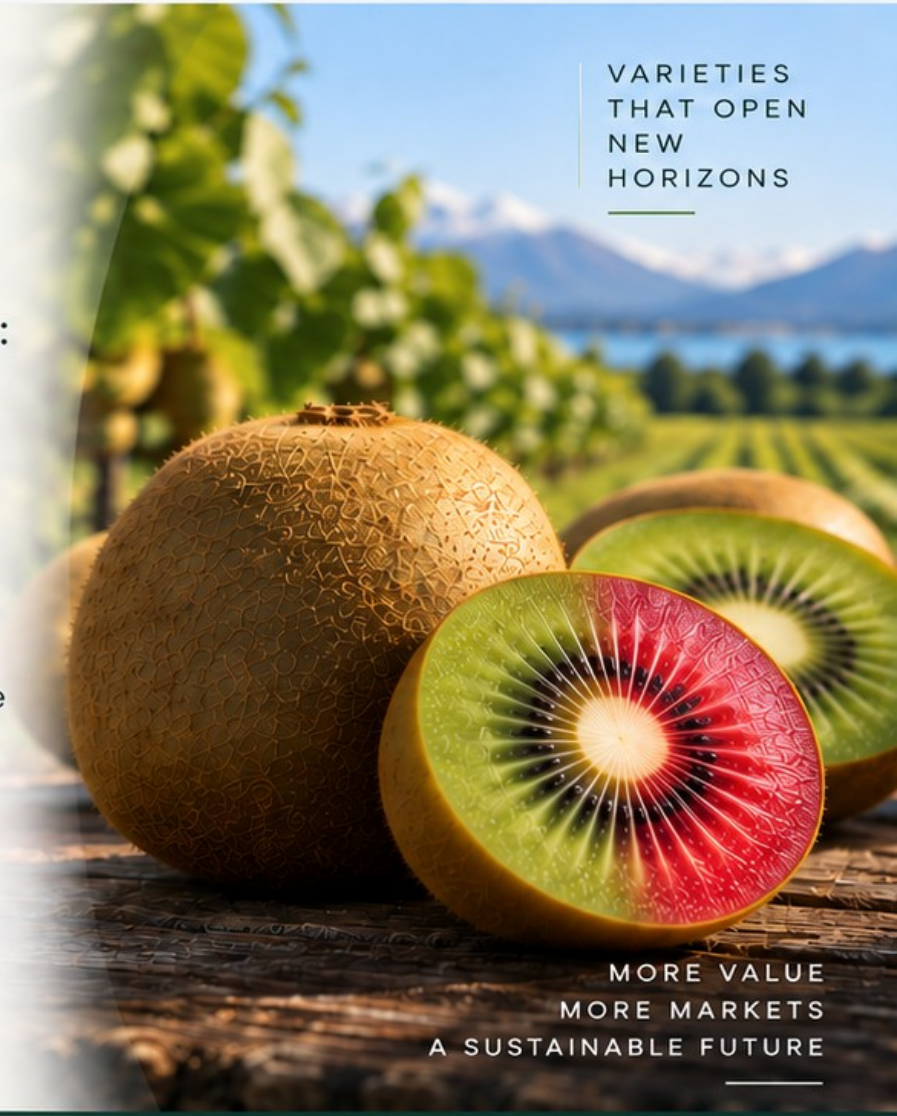
INTERNATIONAL MARKET

Production designed from the origin for a concrete global demand.

LOCAL EXPERTISE

Argentina has unique conditions and proven know-how in kiwi production.

It's not just about planting green kiwi.
It's about designing a platform capable of developing different varieties based on their productive and commercial value.



KiwiToken
REAL ASSETS. REAL IMPACT.

KiwiToken connects production, capital and markets

Three integrated layers to generate real and sustainable value.

01 PRODUCTIVE ASSETS
THE REAL BASIS

- Land
- Plantations
- Genetics
- Infrastructure
- Producers



02 CAPITAL INFRASTRUCTURE
THE GROWTH ENGINE

- Investors
- Investment vehicles
- Tokenization
- KYC / KYB
- Traceability
- Reporting



03 COMMERCIAL PLATFORM
FROM THE FIELD TO THE WORLD

- Value-added production
- Brand
- Quality
- Offtake
- Importers
- Distributors



KiwiToken connects the three layers within a single ecosystem.
Real production. Intelligent capital. Global markets.

ARGENTINA
TO THE WORLD
A BIGGER TOMORROW

KiwiToken
REAL ASSETS. REAL IMPACT.

Capital becomes real productive assets

An integrated value chain that turns investment into production, value and global opportunities.

FIELDS
THAT CREATE
VALUE TODAY
AND TOMORROW



CAPITAL

Investors support real assets.

01



LAND

Strategic farmland with unique growing conditions.

02



ORCHARD DEVELOPMENT

Plantations, infrastructure and production setup.

03



GENETICS + TECHNOLOGY + MANAGEMENT

Premium varieties, know-how and expert management.

04



PRODUCTION

High-quality fruit with traceability and global standards.

05



INTERNATIONAL COMMERCIALIZATION

Access to importers, distributors and global markets.

06



RETURN

Economic value for investors, producers and the entire ecosystem.

07

Capital, land, plantations, infrastructure and production.
Technology makes it possible to structure, manage and scale it.

Technology is not the destination, it is the enabler.
It is the infrastructure that brings scale, transparency and efficiency to the ecosystem.

KiwiToken
REAL ASSETS. REAL IMPACT.

Asset + production

A structure that separates two sources of value creation:

REAL ASSETS
REAL PRODUCTION
GLOBAL MARKETS
GREATER VALUE

01 ASSET
THE REAL VALUE

Proportional economic participation in the value of productive assets integrated in the portfolio.

Land + plantations + infrastructure



02 YIELD
THE RETURN

Economic participation in the distributable results generated by production.

Production + commercialization



03 OFFTAKE
ACCESS TO MARKETS

Supply off-take rights, structured separately from investment rights.

Markets + contracts + long-term agreements



An investor can participate in the asset.

In the yield.

And a buyer can secure product supply.

KiwiToken
REAL ASSETS. REAL IMPACT.

From real assets to digital instruments

LAND
TECHNOLOGY
CAPITAL
OPPORTUNITIES
REAL VALUE

Tokenization connects the agricultural world with global capital.



REAL ASSETS

- Land
- Plantations
- Infrastructure
- Equipment
- Future production



STRUCTURING

- Legal vehicles (SPV / trust)
- Due diligence
- Compliance (KYC/KYB)
- Defined economic rights
- Governance



TOKENIZATION

- Digital tokens
- Blockchain registry
- Smart contracts
- Transparency and traceability
- Global access
- Investor management



GLOBAL CAPITAL

- Institutional investors
- Family offices
- Accredited investors
- International markets
- Liquidity
- Scalable growth

**SAME ASSETS.
MORE OPPORTUNITIES.**

Tokenization democratizes access
to a real, productive and strategic sector.

REAL PRODUCTION.
INTELLIGENT CAPITAL.
GLOBAL MARKETS.

KiwiToken
REAL ASSETS. REAL IMPACT.

From a real asset to digital instruments

Tokenization connects agriculture with global capital.

LAND
TECHNOLOGY
CAPITAL
OPPORTUNITIES
REAL VALUE

INITIAL ASSET IDENTIFIED

37 ha total land

~27–28 ha productive

A real productive base to start from.



FIRST GOAL

~ 100 HA

The varietal mix doesn't need to be defined artificially today.



Red / Premium

High market participation potential.



Green

Productive and commercial complement.



Future varieties

New opportunities.

The final mix will be determined together, based on genetics, agronomy, CAPEX, expected yield and market demand.

THE SAME ASSETS. MORE OPPORTUNITIES.

Tokenization democratizes access to a real, productive and strategic sector.

REAL PRODUCTION.
SMART CAPITAL.
GLOBAL MARKETS.

FROM ARGENTINA
TO THE WORLD.

KiwiToken
REAL ASSETS. REAL IMPACT.

Scaling does not mean buying every hectare

A flexible model for sustainable and high-impact growth.

MORE HECTARES
MORE VALUE
A SHARED FUTURE

100 HA
Initial program



VALIDATE THE MODEL IN THE FIELD

500 HA
Validation + new assets



CONSOLIDATE AND REPLICATE

1,000 HA
Network of producers



INTEGRATE PRODUCERS

5,000+ HA
National platform



SCALE GLOBALLY

Growth can combine:

Own / financed assets
DIRECT DEVELOPMENT

Independent integrated producers
A LARGER NETWORK

New projects financed through KiwiToken
MORE OPPORTUNITIES

The goal is not to own 5,000 hectares.
It's to build a network of 5,000+ hectares
under the same productive, financial and commercial infrastructure.

LAND
PRODUCTION
PEOPLE
MARKETS
A BIGGER FUTURE

KiwiToken
REAL ASSETS. REAL IMPACT.

Thousands of hectares.
One network. One commercial platform.

A flexible model for sustainable and high-impact growth.

PRODUCTIÓN
TRADE
GLOBAL VALUE
A SHARED
FUTURE



OWN PRODUCERS
Direct development and operation



FINANCED PRODUCERS
Growth with KiwiToken capital



ASSOCIATED PRODUCERS
Integration of independent producers

AGGREGATED PRODUCTION
Quality · Protocols · Traceability · Data · Brand

KiwiToken | **KIWITOKEN COMMERCIAL PLATFORM**
Connecting production with global markets



IMPORTERS
Access to key markets



DISTRIBUTORS
Global logistics network



RETAILERS
Major international chains



INTERNATIONAL MARKETS
Growing demand

Production developed or financed within the KiwiToken ecosystem is integrated through long-term commercial agreements.

Productive scale creates commercial scale.

KIWITOKEN ×
ARGENTINA TO THE WORLD.

LAND
OPPORTUNITIES
PEOPLE
A BIGGER FUTURE

KiwiToken
REAL ASSETS. REAL IMPACT.

THE COMPLETE PICTURE

KIWITOKEN IS NOT A KIWI PROJECT.

IT IS AN OPERATING SYSTEM TO FINANCE, ORGANIZE AND SCALE AGRICULTURAL PRODUCTION.

CAPITAL
INVESTORS
RESOURCES
GROWTH

→

ASSETS
LAND
PROJECTS
INFRASTRUCTURE

→

PRODUCERS
OWN PRODUCERS
FINANCED
ASSOCIATED

→

PRODUCTIÓN
QUALITY
VOLUME
TRACEABILITY

→

BUYERS
IMPORTERS
DISTRIBUTORS
RETAILERS

→

DATA
ANALYTICS
EFFICIENCY
VALUE

→

CAPITAL
NEW
OPPORTUNITIES
SCALE



REAL ASSETS
TECHNOLOGY
PRODUCERS
GLOBAL MARKETS

A GLOBAL NETWORK
REAL TERRITORY
PEOPLE
A BIGGER FUTURE

100 HA Proof → **1,000 HA** Network → **5,000+ HA** Platform → **MULTIPLE MARKETS** Infrastructure

THE TOKEN IS THE INFRASTRUCTURE.
THE NETWORK IS THE COMPANY.

FROM ARGENTINA
TO THE WORLD.

LAND.
OPPORTUNITIES.
PEOPLE.
A BIGGER TOMORROW.

KiwiToken
REAL ASSETS. REAL IMPACT.

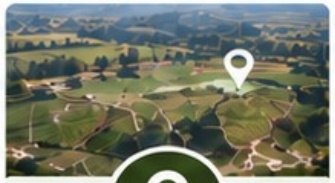
The value is not only in the software.

REAL ASSETS
TECHNOLOGY
PEOPLE
MARKETS
A BIGGER FUTURE



TECHNOLOGY

Proprietary technology infrastructure.



DEAL FLOW

Sourcing of farms and projects.



CAPITAL

Growing access to investors.



PRODUCERS

Own and financed producers.



COMMERCIALIZATIÓN

Aggregation of supply.



DATA

Productive, financial and commercial intelligence.



BRAND

A common identity in the international market.

NETWORK EFFECT

More capital → More hectares → More production → More buyers → More capital

A virtuous cycle that increases the value of the entire platform.

VALUATION REFERENCE

USD 6M
KiwiToken Platform

Scalability potential:
5,000+ hectares in Argentina
+ international replicability.

FROM ARGENTINA TO THE WORLD.

KIWITOKEN
REAL ASSETS. GLOBAL IMPACT.

LAND.
OPPORTUNITIES.
PEOPLE.
A BIGGER FUTURE.

KiwiToken
REAL ASSETS. REAL IMPACT.

Built from real experience.

Land, markets, technology and capital. A team to scale.

EXPERIENCE
TERRITORY
EXECUTION
RESULTS



IGNACIO "NACHO" RÍOS
CEO

- Kiwi farming and production
- Import and export
- Operational and commercial experience
- Productive development

From the field to the world.



JUAN MANUEL BAYA CASAL
COO / FOUNDER

- Business development
- Capital structuring
- Technology models
- International partnerships
- Scalability

Capital, technology and alliances for real impact.

TOKENIZATION &
TECHNOLOGY ENGINEERING

CROWDI

TECHNOLOGY
FOR REAL ASSETS.

KIWITOKEN.
REAL ASSETS.
GLOBAL IMPACT.

ARGENTINA TODAY.
A BIGGER
TOMORROW.

KiwiToken
REAL ASSETS. REAL IMPACT.

GREEN KIWI

Our current economic model

The following figures correspond to the model currently being developed for green kiwi in Argentina.

They form our economic base and allow us to visualize the structure of investment, development, production and return.

Investment allocation

Productive curve

Economy and return

Scenarios

~ USD 11M
per 100 hectares

USD 110,000
per hectare (all-in)

GREEN KIWI — CURRENT BASE CASE

OPTIONALLY: RED AND YELLOW VARIETIES

We could also explore the development of red and yellow kiwi varieties, which represent a differentiated economy and can offer:

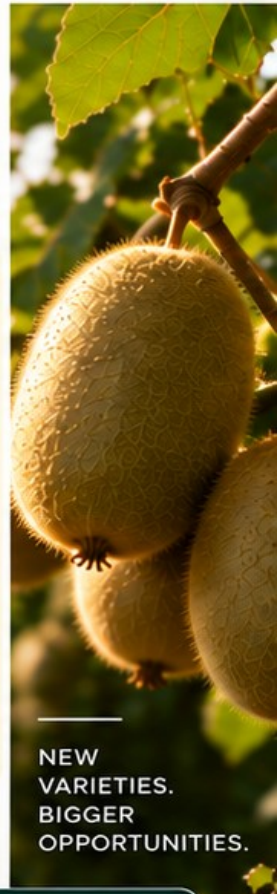
RED KIWI
DIFFERENTIATION AND PREMIUM

- Different genetic cost
- Royalties
- Specific CAPEX
- Another yield curve
- Different pack-out
- Higher commercial value

YELLOW KIWI
HIGH DEMAND AND PROFITABILITY

- Different genetic cost
- Royalties
- Specific CAPEX
- Another yield curve
- Different pack-out
- Higher commercial value

These varieties can complement the main strategy, diversify risks and enhance the overall value of the project.



NEW VARIETIES. BIGGER OPPORTUNITIES.

GENÉTICS + PRODUCTIÓN
REAL ASSETS.

CAPITAL + MARKETS
GLOBAL SCALE.

TECHNOLOGY + IMPACT
A BIGGER TOMORROW.

KIWITOKEN.
REAL ASSETS.
A GREATER TOMORROW.

ARGENTINA TODAY.
A BIGGER TOMORROW.

KiwiToken
REAL ASSETS. REAL IMPACT.

100 HECTARES.
25 YEARS PRODUCTIVE.

A real asset with export flow into global markets.

REAL PRODUCTION. GLOBAL MARKETS. LONG-TERM IMPACT.

100 ha
productive area

3,0 M kg
annual production (30,000 kg/ha)

80 – 85%
exportable to Europe and other markets

USD 2,10/kg
FOB price (base case)

25 years
productive life from the first harvest



Today's production.
Tomorrow's markets.

ARGENTINA TODAY.
A BIGGER TOMORROW.

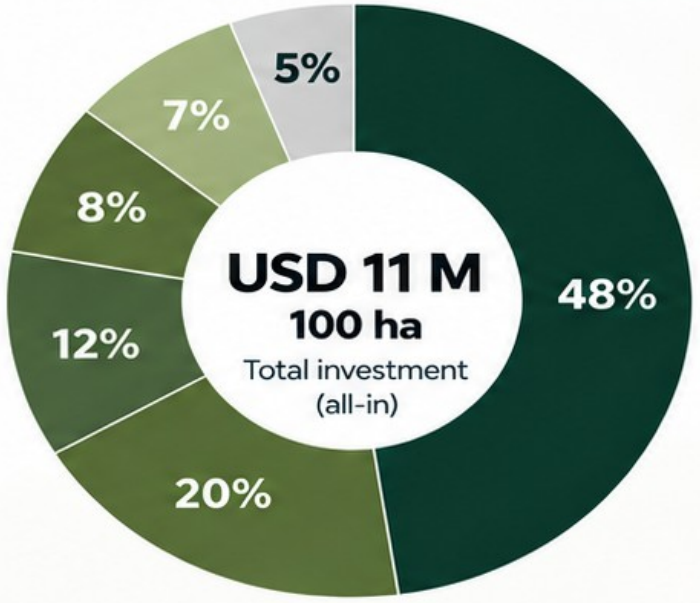
Figures are estimable projections and not guaranteed.

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REAL ASSETS. REAL IMPACT.

Investment allocation

USD 11 million for 100 hectares (USD 110,000/ha all-in).

An efficient structure to maximize investor returns.



Concept	Amount (USD)	% of total
Land	USD 5,2 M	48%
Planting (plants, pergolas, irrigation, netting, etc.)	USD 2,2 M	20%
Productive infrastructure	USD 1,3 M	12%
Packaging and cold storage	USD 0,9 M	8%
Initial working capital	USD 0,8 M	7%
Others (advisory fees, contingencies)	USD 0,6 M	5%



USD 11,000,000
Total investment (100 ha)

USD 110,000
Cost per hectare (all-in)

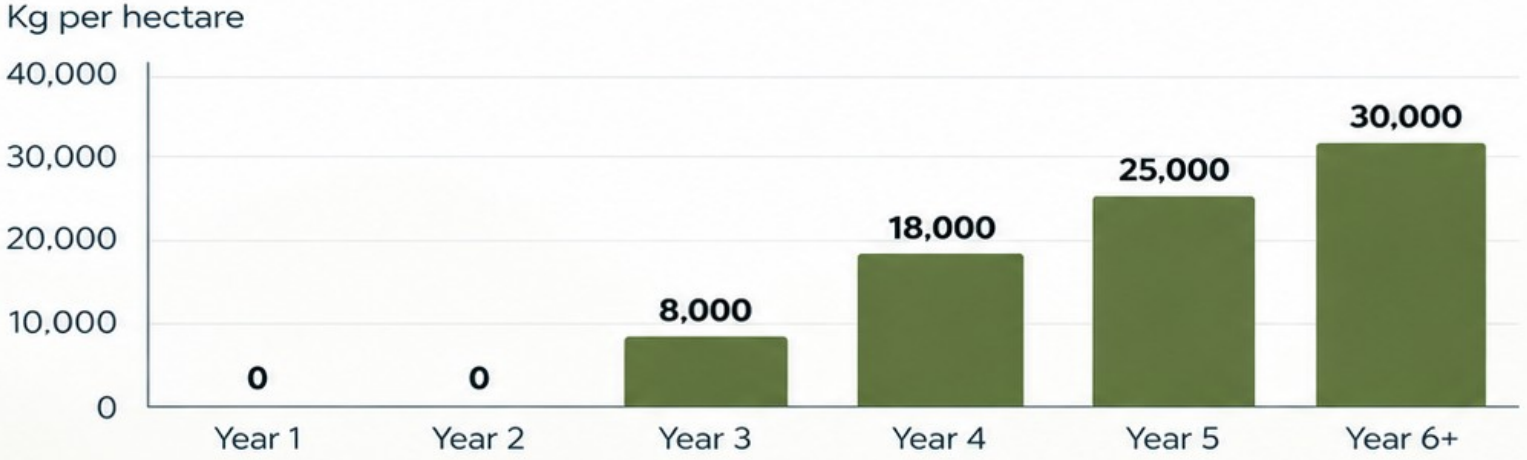
A solid base for scalable growth.
Real assets. Global value.

KiwiToken
REAL ASSETS. REAL IMPACT.

Production curve

From planting to stable operation.

Evolution of production per hectare.





At stable operation

3,000,000 kg

annual production
(100 hectares)

~USD 3,0 M

estimated annual operating result (at maturity)

Stable and predictable production

High proportion of exportable output

Growing global demand

Long-term value generation



KiwiToken
REAL ASSETS. REAL IMPACT.

Economics, returns and scenarios

A capital-efficient model to maximize investor returns.

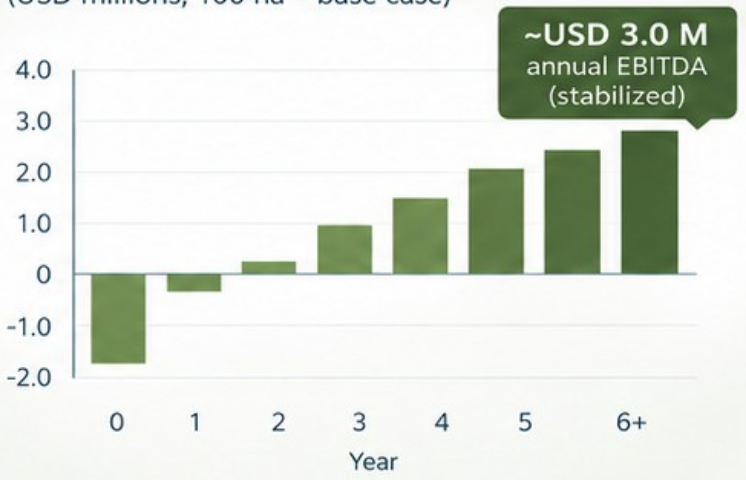
REAL DATA.
CONSERVATIVE ASSUMPTIONS.
GLOBAL OPPORTUNITIES.

KEY METRICS (100 HA)

Metric	Base case	Range / notes
Total investment (all-in)	**USD 11.0 M**	USD 110,000/ha
Stabilized production	**3.0 M kg/year**	30,000 kg/ha/year
Export pack-out	**80 – 85%**	Premium markets
FOB price (base case)	**USD 2.10/kg**	Depending on market
Annual revenue (stabilized)	**USD 5.7 – 6.9 M**	(3.0 M kg × 2.10)
Estimated annual EBITDA	**USD 2.9 – 4.0 M**	Depending on scenario
Estimated IRR (USD)	**~19.8%**	Base case
Estimated payback	**~6.5 years**	From first harvest
Productive life	**25 years**	Commercial production

ESTIMATED CASH FLOW

(USD millions, 100 ha – base case)





SENSITIVITY SCENARIOS (ESTIMATED IRR)

Scenario	FOB price (USD/kg)	Pack-out	Yield (kg/ha)	Estimated IRR (USD)	Payback (years)
Low	1.60	75%	25,000	16% – 18%	7 – 8
Base	**2.10**	**82%**	**30.000**	**19.8%**	**6.5**
High	2.30	85%	32,000	28% – 32%	4.5 – 5

KEY RISKS AND MITIGANTS

Risk	Mitigant
Climate / frost	Netting, irrigation, insurance, suitable locations
International price	Market diversification and varieties
Pack-out / quality	Best practices, technical management
Operating costs	Contracts, efficiency, scale
Project execution	Experienced technical team and partners
Country risk	Legal structure, exports, diversification

KiwiToken
REAL ASSETS. REAL IMPACT.

REAL DATA.
CONSERVATIVE ASSUMPTIONS.
GLOBAL OPPORTUNITIES.

A structured approach to create long-term value.

Investors, producers and KiwiToken, growing together.

60% INVERSORES	30% PRODUCER	10% KIWITOKEN
~ USD 1 80 M per year	**~ USD 0,90 M** per year	**~ USD 0,30 M** per year
Return on investment	Project management and productive operations	Asset management and exclusive commercialization

ANNUAL OPERATING RESULT
(AT MATURITY)

~ USD 3.0 M

TOTAL INVESTMENT
(100 HA, BASE CASE)

USD 11 M

STABILIZED ANNUAL CASH YIELD
(FOR INVESTORS)



USD 1.8 M
PER YEAR
on a USD 11 M investment



Aligned interests
Everyone wins if the project grows.

Proven model
Based on real assets and global demand.

Scalable
Replicable across new assets, producers and regions.

Positive impact
Productive development, employment and markets.

KiwiToken
REAL ASSETS. REAL IMPACT.

REAL DATA.
CONSERVATIVE ASSUMPTIONS.
GLOBAL OPPORTUNITIES.

Let's build the first global kiwi program together.

A concrete opportunity for companies that want to join and create real impact.

01 **Define the optimal variety mix.**
Aligned with markets and local conditions.

02 **Build together the economics of the project.**
Capex, yields, pack-out, pricing and returns.

03 **Design the first program ~100 ha.**
Structure, location and timeline.

04 **Bring in growers and assets.**
Own operators, financiers and strategic partners.

05 **Identify strategic partners.**
Importers, distributors and retailers.

06 **Structure capital + investment + offtake.**
Financial model, agreements and governance.

07 **Execute the first case.**
Implementation, monitoring and results.

08 **Scale together.**
Replicate the model in new assets and markets.

PREMIUM GENETICS + PRODUCTION
Top varieties.
Proven productivity.

CAPITAL + OFFTAKE
Financial structure.
Global markets.

TECHNOLOGY + SCALE
Data, traceability.
Sustainable growth.

