

RIVERLAND AG: EXECUTIVE SUMMARY

Argentine Farmland Investment

THE OPPORTUNITY IN BRIEF

Riverland Agriculture is an investment vehicle focused on acquiring and improving undervalued farmland in Argentina. The fund targets cattle properties in Entre Ríos province, with a goal of multiplying asset values 3-4x over a three to seven year timeframe.

The thesis is straightforward: Argentine farmland is priced for disaster that is no longer happening. For the past 15 years, socialist governments taxed farmers at 80-90% of income. That crushed land values to a fraction of comparable land in neighbouring countries. Under the Milei administration, those taxes are being stripped away - but farmland prices have not yet caught up. We are buying into that gap.

This is a hard asset play in a jurisdiction undergoing rapid political and economic reform. Argentina is the world's third-largest agricultural exporter, with the lowest cost of production globally due to soil fertility, favourable climate, and efficient river infrastructure. The land has always been world-class. The politics finally stopped working against it.

WHY FARMLAND, WHY NOW

The global picture:

- Capital is rotating out of growth assets into hard assets (food, shelter, energy)
- Food production is under structural pressure globally
- Farmland priced in gold is at its lowest level in 120 years
- Institutional appetite for agricultural assets is growing

The Argentina picture:

- Farmland trades at 25-40% of equivalent land in Uruguay, Brazil, or Paraguay
- Export taxes being removed; differential exchange rates eliminated
- No credit in the system (mitigates leverage risk for incoming investors)
- Emerging market status expected in 2026 - will trigger passive capital flows
- Private equity will follow public markets into Argentina

THE ENTRE RIOS OPPORTUNITY

Entre Ríos province sits on the Uruguay River, directly bordering Uruguay. Farms on both sides have similar productive capacity, but Argentine farms trade at one-third to one-quarter the price of their Uruguayan counterparts.

What changed: Cattle prices have now converged between Argentina and Uruguay (they trade at parity). But land values have only moved 10-20%. That gap is our opportunity.

What we're buying:

- Underutilised livestock farms running at 0.3-0.4 cows per hectare
- Well-managed farms in the region run 0.7 cows per hectare
- Operational improvements can double carrying capacity

How we increase value:

1. Operational improvements - better grazing management, water, fencing
2. Virtual fencing technology - first deployment in Argentina; increases carrying capacity by 60-100% without physical infrastructure
3. Regulatory changes - new legislation (presented to Congress this week) may allow conversion of livestock land to cropland, potentially doubling or tripling values
4. Optional irrigation - where water access exists, pivot irrigation can add another 50% to land value

Demonstrated results:

A farm recently acquired by Pepo's family was yielding 2% annual cash return. Within four months, that has been lifted to 7% - with further improvements underway. That improvement alone translates to an estimated 50%+ increase in underlying land value, with potential for 2-3x as the full development is demonstrated.

RIO NEGRO: FUTURE DEVELOPMENT OPPORTUNITY

Rio Negro sits in Patagonia at the same latitude as the US Corn Belt and Pacific Northwest. It has excellent soils and access to Argentina's third-largest river, but the mid-valley missed historical infrastructure development and was left behind.

The opportunity:

- Land available at discounts of up to 75% compared to similar farmland in Uruguay
- Requires power and water infrastructure to unlock productivity
- Developed land could produce corn, soy, potatoes, onions, and permanent crops
- Foot-and-mouth free zone = access to premium global beef markets (including Japan)

The strategy:

- Control 20,000-50,000 hectares
- Develop 3,000-5,000 hectares as a "showroom" demonstrating productive potential
- Capture appreciation on the undeveloped land bank as value is proven
- Total development cost: ≈\$5,000-6,000 per hectare; end value: \$20,000+

Rio Negro is a longer-term play with larger capital requirements. Entre Rios cattle properties offer faster returns and form the initial focus.

THE NUMBERS

Target raise:	\$22 million (across various opportunities)
Entry point:	25-40% of comparable land values elsewhere
Target return:	3-4x over 5-7 years
Cash yields:	Demonstrated 7%+ on improved cattle properties
Minimum investment:	\$50,000 (via Cayman cell structure); higher for direct

Value creation mechanics:

- Operational improvements drive immediate yield increases
- Yield increases translate to 20-30x multiplier on land value
- Political tailwinds (tax removal, deregulation) provide additional upside
- Emerging market status will bring institutional capital flows

TIMELINE

Now: Pipeline of Entre Ríos properties identified; owner conversations underway

End Jan 26: Legal structure operational (copied from Añelo Oasis framework)

Q1 2026: First property acquisitions

Within 2026: Properties in production and paying yields

5-7 years: Target exit via sale to institutional buyers or continued hold

The legal and banking infrastructure built for Añelo Oasis can be replicated quickly.

Structurally, Riverland can be operational within 4-6 weeks.

THE TEAM

Chris MacIntosh	Principal, Mavericks. Macro investor with 25+ years experience.
Andrew Ford	Operations lead. Building and executing the private equity infrastructure.
Pepo Peschiera	Argentine partner. 12 years managing US farmland investments (Midwest, Pacific Northwest). Returned to Argentina to lead Riverland. Family operates 29 farms across 130,000+ hectares with 50,000+ head of cattle in Entre Ríos region. Deep local relationships and operational track record. This is not an outsider parachuting in - it is a local operator with institutional-grade experience bringing that expertise home.

HOW THE MONEY FLOWS

Investment structure:

- Same BVI Segregated Portfolio Company structure as Añelo Oasis
- Standard for international private equity; isolates investor capital from other risks
- Banking rails already established - capital movement infrastructure is built

Why BVI:

- Industry standard for international investment vehicles

- Simplifies compliance and reporting
- Protects investors from taking on Argentine corporate complexity directly

Capital movement:

- Uses the same crypto rails (USDT via PMI) established for Añelo Oasis
- Transfers complete in 1-2 days vs. weeks under traditional banking
- Fully documented and compliant

RISK FACTORS

Political risk:

- Argentina could revert to socialist policies
- Mitigation: Current prices already reflect 70 years of dysfunction. Floor is close to where we're buying. Milei has Congressional support and structural reforms are increasingly locked in.

Production risk:

- Drought, frost, disease can affect crops and livestock
- Mitigation: These affect working capital (crops, cattle), not underlying land value. Land remains; production resumes. Farmland has "zero vacancy" - it produces something every year.

Operational risk:

- Poor execution, wrong partners, local challenges
- Mitigation: Pepo's family has operated in Entre Ríos for generations. He personally spent six years developing farms in Rio Negro before his US career. Relationships and operational muscle are already in place.

Liquidity risk:

- Private equity means no daily liquidity
- Mitigation: This is long-term investing by design. Farmland is patient capital. Exit will come via sale to institutional buyers as Argentina matures.

Worst case:

- Political reversal + need to sell = you sell at roughly today's prices (already deeply discounted)
- You own productive land that cannot go to zero

WHO THIS IS FOR - AND WHO SHOULD SIT IT OUT

This investment suits you if:

- You are an accredited investor
- You have a multi-year investment horizon (>4 years)
- You want hard assets outside traditional financial systems
- You seek geographic diversification in a counter-cyclical jurisdiction
- You understand private equity means limited liquidity
- You see the capital rotation into real assets playing out

This is NOT for you if:

- You need liquidity within a few years
- You are uncomfortable with emerging market exposure
- You want passive, set-and-forget index investing
- Foreign investment makes you nervous

Minimum investment: \$50,000 via Cayman cell structure; higher minimums for direct investment into the BVI entity.

WHY NOW

The window exists because:

1. Farmland prices have not yet moved despite cattle price convergence and tax reform
2. Structure is being built now - the Añelo infrastructure can be copied immediately
3. Emerging market status (likely 2026) will bring institutional flows that compress the arbitrage
4. Early movers build the assets that institutional private equity will pay multiples for later

As Chris put it: "This is priced for disaster and it's no longer a disaster."

NEXT STEPS

Express your interest [here](https://capitalistexploits.at/argentina-deal-info/) (<https://capitalistexploits.at/argentina-deal-info/>). You will receive access to the data room containing:

- Private Placement Memorandum
- Term sheet
- Supporting documentation

For questions: Contact admin@subvertere.capital

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