Agro-Industrial Plant

Malloa, Chile
Executive Summary

The property is located at the northeast intersection of the junction with the Fruit Highway and the public road to Malloa, just 45 km from Rancagua and 130 km from Santiago. Good accessibility by the Fruit Highway towards San Antonio port (135 Km) and towards Route 5. The property is located on industrial land of the Malloa Communal Regulatory Plan, with a total area of 29.8 Ha (73.6 acres), which contains a total of 53,000 m2 built. It has drinking water from deep wells, three-phase electric power, a sewer network with treatment plants and asphalt roads, it also has a liquid industrial residues treatment plant with an approximate surface of 20,000 m2.
Market

Chile has become over time a food power supplier, the food industry has grown strongly in recent years, as in fresh produce as well as in processing food.

The sector produces about 5 million tons of fruit, of which 2.6 million are exported as fresh fruit, generating more than USD 4 billion annually. Chile is the leading fruit exporter in the southern hemisphere and the world's leading exporter of table grapes, blueberries and cherries. The export of cherries in the 2019/20 season has reached the highest level of the last time, reaching 228,5 Mton, which is 27% more than the previous season. Chile supply represents 94% of the exported Southern Hemisphere, and has the potential to continue growing.

On the other hand, Table grapes exports reached 643,600 tons last season 2019/20 (78,5 MM 8,2 Eq boxes), whish also makes it an attractive business. The new varieties are renewing the business and bringing new enthusiasm to the producers for the higher profitability they achieve. Nowadays, this group represent 21% and last season grew 22% reaching to 135.000 ton.

Nuts have not been the exception in terms of growth. Walnuts in recent years have had strong growth worldwide in the volumes traded and in the area dedicated to this crop. Chile will continue increase in production and export. Same expectation are for dehydrated fruit, in this case, it is included the Dehydration process with clean energy and new method to ensure the food safety, in addition to packing process and storage.
Location

The property is located in an area mainly dedicated to agricultural production, having good accesses to Fruit Highway and Route 5, allowing access to services and specialized local labor.

The Central Zone hosts the most important ports in the country, which is an advantage. Ports of Valparaiso and San Antonio are the most important at the national level because they have the greatest load transfer and proximity to the capital. Chile´s good phytosanitary conditions and the climate favor the development of agribusiness. Conditions in this area make the potential business powerful.

In the middle of the year 2022, work will begin on the Fruit Highway project (Route H66), which will enhance the growth and development of the sector, improving connectivity between the central area and the port of San Antonio and other services. [MOP Project Route H66](https://youtu.be/VEe-51SyyE)
Description of the Plant

Located in an area of 29.8 Hectares (73.6 acres).

Large-scale infrastructure with a total of approximately 53,000 m² built; offices, services, warehouses, process areas, others.

- Warehouse 29,000 m², built in 2015.
- Process plant 18,000 m².
- Storage paving slab 11,000 m².
Opportunity

Our project is develop an Agro-Industrial hub, with the potential of processing cherries, grapes, nuts and storage of fresh fruit to supply the international produce markets. Quality and sustainability will be fundamental in our objectives in all chain value. We are looking for the last generation technology to face these new challenges and thus be able to achieve the expected productivity and profitability.

The asset’s infrastructure is such that it could easily incorporate at least 3 processing plants. Since it was a large food plant in the past, it has everything required to establish new projects. It has electric power, drinking water, a cauldron room if necessary for any production process and a cold storage. On the other hand, it has installed capacity to process industrial wastewater. It also has a large infrastructure built a few years ago (2015) that could perfectly be subdivided for whatever is required. For example, warehouses, offices, service rooms, among others.

In abstract there is an asset that can be perfectly adapted to need to set a fruit project, located in the central valley where its location is truly privileged because is near to the largest agricultural production center in the region (many agricultural businesses are inserted in this geographical area), to the ports and to the financial center (81 miles). Over the years we developed an extensive relationship with clients and suppliers, which supports us for the number of years we have been in the market, more than 30 years of experience.