

# U-INVESTMENT COMPANY



## VISION

In a world with increasing focus on how products are made and the benefits of natural ingredients, people are turning to hemp and cannabis products. The health benefits are gaining notoriety.<sup>1</sup> Some developments replace traditional product lines such as soaps, shampoo, body lotions, UV skin protectors, and massage oils. Other innovations are new products which enable people to address health and wellness needs that are not currently met by existing goods available in the market.

U-Investment Company is at the forefront of an exciting new and growing industry that, although it was a leading industry during a good part of human history, it was forgotten for the last 80 years. The hemp industry is quite an amazing business sector, and it is growing beyond any other industry due to its benefits derived from the pharmaceutical and health related benefits.

Our group of businesses, operating collaboratively within U-Investment Company, are committed to producing healthy hemp products while promoting biodiversity, responsible use of natural resources and sustainable production systems. The focus on research and innovation adds value to our products and our processes, therefore delivering better value for our customers. Environmental, social, and corporate governance (ESG) present factors of financial risk and opportunity. Farmland investments have implications for the people and environment in the places that we operate. U-Investment is committed to incorporate ESG factors into our investment and processes where appropriate.

---

<sup>1</sup> <https://www.medicalnewstoday.com/articles/323037>



# U-INVESTMENT

U-Investment Company LLC. was formed in December 2022 as a holding company for the shares and assets of Innovaterra Ltd. and the UY-Lab Company, which will be acquired. The structure is based on two premises: (a) separation of key industries due to the radical difference existing in Uruguay regarding the unions and the salary base for each; and (b) for Innovaterra Ltd to own a separate company we need to effect changes to its legal structure, which would be lengthy and cost prohibitive.



# CHALLENGE

The current hemp marketplace is a little confusing since the US production market is just starting to clarify regulations; many producers had not certified their hemp productions and most of the extraction facilities do not comply with good manufacturing process (GMP) standards. Uruguay has been the first country in the world to legalize both Hemp and THC production in 2013. It was the first country to require good agricultural and collection practice (GACP) and GMP, which enables a significant cost advantage over the US industry growers and producers.

# SOLUTION

U-Investment Company is a premier holding company poised to capitalize on the rapidly expanding hemp and cannabis markets. With a strong commitment to sustainability, innovation, and strategic partnerships, we aim to revolutionize the industry and deliver substantial returns to our investors. This strategy section outlines our key objectives and the steps we will take to ensure success in this dynamic and lucrative sector.

Our investment strategy centers around three key pillars:

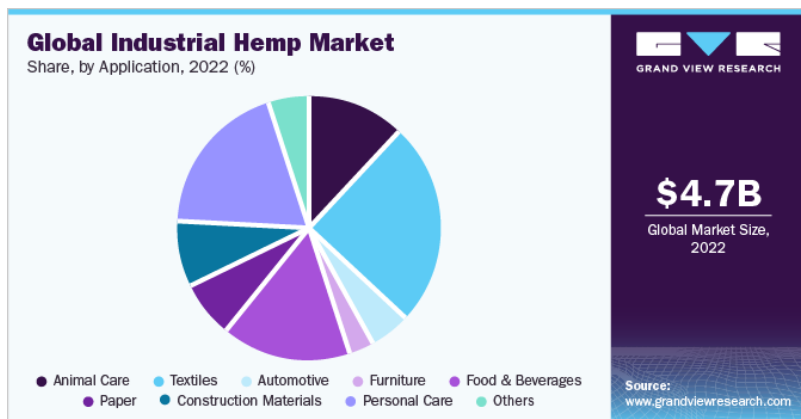


The Hemp industry can be organized across several production lines, from fiber to seed oils, and cannabinoids. Of these, the cannabinoids sector is the most exciting and profitable.

# MARKET & COMPETITION

The market is growing at an incredible pace. As the medical community starts accepting the benefits and expanding the application of cannabinoids together with flavonoids derived from the cannabis plant, the resulting impact is both an opportunity and a challenge as it compels us to operate at the same level as major markets. Global hemp market revenue is estimated at \$5 billion USD, with projected growth to reach \$16.75 billion by 2030.<sup>2</sup>

Today the market can be divided into a number of categories, including wellbeing and nutritional with high market demand for supplements and drinks. U-Investment has a version of CBD which is water soluble; it is extremely attractive for sport beverages, as well as uses in the veterinary world.



<sup>2</sup> <https://www.grandviewresearch.com/industry-analysis/industrial-hemp-market>

## PLAN

### Agricultural Operations: Innovaterra LLC

Innovaterra LLC a pioneering Uruguayan agricultural production company specializing in hemp cultivation. With their established expertise, extensive agricultural resources, and commitment to sustainable practices, U-Investment gains a solid foundation for hemp production.

U-Investment will acquire Innovaterra as their agricultural production subsidiary, focusing on hemp cultivation. Leveraging its vast agricultural resources, Innovaterra will implement sustainable farming practices and utilize state-of-the-art techniques to produce high-quality hemp biomass. By prioritizing research and development, Innovaterra will contribute to the development of new hemp strains and optimize cultivation processes for maximum yield and quality.

### Industrialization and Product Sales: UY-LAB

UY-LAB is an innovative hemp industrialization company. UY-LAB's advanced processing technologies, product development capabilities, and market access create a significant competitive advantage for U-Investment in the hemp industry.



U-Investment will acquire UY-LAB as their industrialization arm to take charge of processing hemp biomass into a range of high-value products. The company's cutting-edge processing technologies will enable the extraction of cannabinoids, terpenes, and other valuable compounds, ensuring the production of premium extracts, oils, fibers, and derivatives. UY-LAB's strong

market presence and distribution networks will facilitate the commercialization of these hemp-derived products to diverse customer segments.

### Synergies and Revenue

The ownership of Innovaterra and UY-LAB present significant synergistic opportunities. By integrating the agricultural production of Innovaterra with UY-LAB's industrialization capabilities, U-Investment can secure supply chain control, optimize efficiencies, and ensure consistent product quality. This integration strengthens U-Investment's competitive position and enhances its ability to capture market share in the rapidly expanding hemp industry.

# TEAM

U-Investment is led by two entrepreneurs with varied and distinctly different backgrounds. Their combined expertise is complementary and sets a solid foundation for success.

## CARLOS RODRIGUEZ ROIG

**Chief Managing Partner**

Veterinary Doctor with ample experience in Farm Business management. More than 30 years of experience.

## MARTIN SANTURTUN

**Managing Partner**

An economist with a Master's degree in Business Economics, complementing experience with global firms.

# MILESTONES

Year 1

Product allocation: 100% of biomass for resin extraction. The harvest from the season will focus on producing high-quality biomass for our own extraction facility.

Year 2

We are projecting an increase in production to 80 hectares. The reason for this production increase is based on the estimated market growth coupled with the addition of the pharmaceutical APIs.

Year 3

We project a 25% on average an increase in production reaching 175 hectares by year 4 and a 6% price reduction.

Year 4

We project a 67% increase in production area (130 hectares), we expect to reach 10% of total revenues with the white label formulation and fractioning and bottling. We maintain our conservative price 12.5% reduction.

Year 5+

The production area reaches 225 hectares per year and a price reduction is of 10% for BSO and FSO, and 5% for White Label. The sale mix will be 5% for FSO and 15% BSO, 10% each CBD Isolates, 35% Water soluble and 25% for White Label.

# FINANCIALS

Principals Carlos Rodríguez Roig and Martin Santurtun are seeking \$20 million to progress the business forward, finalizing the acquisition of UY LAB for 100% ownership. This will be in addition to U-Investment's 83.75% ownership (at minimum) of Innovaterra.

<b>Operating Statements</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
<b>Revenue</b>					
Full-spectrum Oils (FSO)	647,262	2,589,048	3,883,572	4,854,465	5,825,358
Broad-spectrum Oils (BSO)	532,799	2,131,196	3,196,794	3,995,993	4,795,191
CBD Oily Isolate	231,652	926,608	1,389,912	1,737,390	2,084,868
CBD Powder Isolate	301,147	1,204,588	1,806,882	2,258,603	2,710,323
Water soluble CBD	1,911,125	7,644,500	11,466,750	14,333,438	17,200,125
<b>Net Income</b>	<b>3,623,985</b>	<b>14,495,940</b>	<b>21,743,910</b>	<b>27,179,888</b>	<b>32,615,865</b>
<b>Operating Expenses</b>					
Extraction and solvent recovery FSO	782,786	3,131,144	4,696,716	5,870,895	6,457,985
BSO Process cost	90,087	360,348	540,522	675,653	743,218
CBD OILY Process cost	15,443	61,772	92,658	115,823	127,405
CBD Powder Process cost	41,183	164,732	247,098	308,873	339,760
CBD Water soluble process	129,339	517,356	776,034	970,043	1,067,047
Packaging costs	20,000	80,000	120,000	150,000	165,000
Freight to exit port	8,062	32,248	48,372	60,465	66,512
Direct Sale Costs (Custom Clearance & Fees)	1,139	4,556	6,834	8,543	9,397
Direct Selling Broker costs (5%)	181,199	724,796	1,087,194	1,358,993	1,494,892
R&D Department	75,000	300,000	450,000	562,500	618,750
Process & laboratory Department	352,426	1,409,704	2,114,556	2,643,195	2,907,515
Adm & Commercial Department	946,937	3,787,748	5,681,622	7,102,028	7,812,230
<b>Total Operating Expenses</b>	<b>2,643,601</b>	<b>10,574,404</b>	<b>15,861,606</b>	<b>19,827,008</b>	<b>21,809,708</b>
<b>Pre-Tax Income</b>	<b>980,384</b>	<b>3,921,536</b>	<b>5,882,304</b>	<b>7,352,880</b>	<b>10,806,157</b>
<b>Source and Use of Funds</b>					
<b>Source of Funds</b>					
Investors	20,000,000				
<b>Use of Funds</b>					
Biomass purchase cost - Innovaterra	-605,625				
Biomass inventory changes	-1,816,875				
Purchase cost of UY-LAB	-10,000,000				
<b>Profit sharing with investors</b>					
20% of pre-tax income			-1,176,461	-1,470,576	-2,161,231
	-12,422,500	0	-1,176,461	-1,470,576	-2,161,231
Operating Income/ (Losses)	980,384	3,921,536	5,882,304	7,352,880	10,806,157
<b>Total Operating Expenses</b>	<b>-11,442,116</b>	<b>3,921,536</b>	<b>4,705,843</b>	<b>5,882,304</b>	<b>8,644,925</b>
<b>Net Change</b>	<b>8,557,884</b>	<b>3,921,536</b>	<b>4,705,843</b>	<b>5,882,304</b>	<b>8,644,925</b>
<b>Cash at Beginning of Period</b>					
	0	8,557,884	12,479,420	17,185,263	23,067,567
Net Change	8,557,884	3,921,536	4,705,843	5,882,304	8,644,925
<b>Cash at End of Period</b>	<b>8,557,884</b>	<b>12,479,420</b>	<b>17,185,263</b>	<b>23,067,567</b>	<b>31,712,493</b>

# INVESTMENT STRATEGY

U-Investment will be offering this investment opportunity through Fairmint funding portal, using an exciting new investment model called the Continuous Agreement for Future Equity (CAFE). The minimum investment is 25,000 tokens at \$10 per token, and the investor must hold these tokens for a minimum of 12 months before reselling. \$20,000,000 will be raised using CAFE.

Profit sharing with investors is estimated to begin in Year 3; timing will be based on revenue growth. Each year a percentage of funds will be allocated based on available funds after expenses.

## 12 Reasons a CAFE is a Better Fundraising Option

### For Entrepreneurs

- Perpetual Offering
- Fixed Dilution
- Seamlessly integrated with company website
- Operates standalone or in tandem with other fundraising activities
- Diverse investor community
- Unlimited, unrestricted solicitation

### For Investors

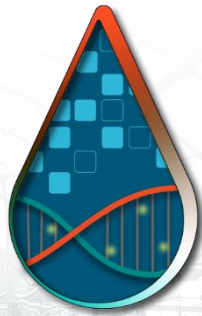
- Invest frequently
- Digital tokens registered on the Blockchain
- Automated market system:
  - *Fast-track verification*
  - *Liquidity*
  - *24/7/365 Reporting*

## CONCLUSIONS

There seems to be little question that industrial hemp is having a resurgence in the Western Hemisphere. This remarkable plant offers so many uses including food, energy, plastics, construction, pulp, and even medicinal benefits. It requires less water to grow than many of the standard grains, as well as cotton, and is largely immune to pests, generally reducing or eliminating the need for pesticides. Due to its height, hemp dominates the biosphere, generally eliminating the need for herbicides made popular by green revolution GMO farming. These characteristics make hemp a healthier, and more sustainable crop to grow and use.

U-Investment has strong leadership with the right expertise, combined with advantageous geographic location in a counter-season growing area as compared to growers in North America and Europe.

Principals Carlos Rodríguez Roig and Martin Santurtun are seeking \$20 million to create a global business that will harness the momentum within a high-growth industry.



Invest now and be part  
of the harvest.

Reagan Rodriguez

Reagan@5thaavc.com | 800.201.3143



5th Avenue Capital

Private Funding from \$10M to \$2B