URUGUAY
LAND INVEST

INFORMATION DOCUMENT· 2026

Integrated Rural Asset Management

FARM MANAGEMENT SERVICE

MONTEVIDEO, URUGUAY · MÜNSTER, GERMANY · URUGUAYLANDINVEST.COM

THE SERVICE

Full Operational Control for Foreign Investor

Owning productive land is straight forward;operating it well from abroad is not.

It calls for a competent operator, contracts that are honoured, infrastructure in working order and regulatory obligations kept current. **Uruguay Land Invest provides that capability in full** a single team that sources, structures, runs and reports on the asset. The investor keeps ownership and every key decision; we carry the execution, the control and the day-to-day.

Single point of contact

One relationship covers operators, notary, accounting, public agencies and suppliers.

Documented oversight

Periodic inspections with photographic and documentary record of the condition of the farm.

Continuous information

Written reports and dashboard access on the productive and financial status of the asset.

AREAS OF MANAGEMENT

Integrated Management Capabilities

Forestry

Negotiation and control of contracts with certified operators. Monitoring of the planting plan, the forestry calendar and technical and contractual compliance.

Livestock

Selection of the producer by profile, track record and capacity. Contracts in US dollars, payment control and verification that stocking rates comply with what was agreed.

Agriculture

Coordination of the crop rotation and calendar, or structuring of the agricultural lease. Monitoring of the mandatory Soil Use and Management Plans.

Infrastructure

Inspection of internal roads, access, fencing, paddock divisions and water points. Coordination of repairs and improvements, with a documentary record of each intervention.

Legal and accounting

In-house notary and accounting practice: title verification, contracts, filings with the tax authority (DGI), CIR payment and regulatory compliance of the property.

Reporting and control

Periodic reports on the condition of the farm, income, maintenance and projections, with proactive communication of any material development.

OPERATING MODELS

Flexible Execution: Supervised Lease vs. Direct Operation

The model is defined by the investor's risk profile and horizon. Both can coexist on the same establishment for example, forestry area under lease alongside livestock under direct operation.

MODEL I

Supervised lease

For the investor who wants predictable income and a hands-off position.

Operation	Carried out by a producer selected and controlled by ULI.
Income	Annual contractual rent in US dollars.
Profile	Predictable income and lower operating exposure.
ULI's role	Operator selection, structuring and control of the contract, supervision of land use.

MODEL II

Direct operation

For the investor who wants the full productive upside of the asset.

Operation	On the investor's account, executed by ULI.
Income	The result of production, by sector and cycle.
Profile	Higher return potential, with exposure to the production cycle.
ULI's role	Coordination of operators and inputs, production calendar, marketing and control of results.

INVESTMENT CYCLE

End-to-End Investment Lifecycle Management

01	**ALIGNMENT**	Definition of the investor's objectives, budget, horizon and risk profile.
02	**IDENTIFICATION**	Active search and technical analysis: CONEAT index, productive suitability, water, access and infrastructure. Field Report before any decision.
03	**ACQUISITION**	Title and registry verification, deed execution and registration, with an in-house notary.
04	**STRUCTURING**	Definition of the productive model and the investment vehicle. Contracts with forestry, livestock or agricultural operators.
05	**OPERATION**	Continuous management of the farm: control of operators and contracts, infrastructure supervision and regulatory compliance.
06	**REPORTING AND EXIT**	Periodic reports and dashboard throughout the holding period. Full management of the sale at divestment.

URUGUAY LAND INVEST

Backed by the Experience
Three Decades on the Ground

More than 30 years on the ground
A farming family active in agriculture, livestock and forestry since the early 1990s. First-hand knowledge of the land, the operators and the market.

Operating partner, not intermediary
The firm remains in the transaction throughout the investment cycle, with incentives aligned to those of the investor.

Integrated legal and accounting
Notary and accounting practice within the team: title, deed execution, registration, contracts and tax compliance.

Dedicated European team
Investor relations based in Germany, providing coverage in the investor's time zone and language.

PRELIMINARY ASSESSMENT, WITHOUT OBLIGATION

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