



Mongolia Smart Farm

Estimated P&L · RWA Integrated Project

MONGOLIA SMART FARM · RWA INTEGRATED MODEL

Physical Asset Based

Smart Greenhouse Vegetable Production

RWA Tokenization

Blockchain-Based Transparent Verification

Investment Returns

ROI 21~29% / Payback 4~6 Years

Physical Revenue + Business Rights + Blockchain Verification → High-Trust · High-Transparency RWA Model

1. Project Overview



Vast Territory, Weak Agriculture

Accounting & finance systems
at early stage. Lack of objectivity
in enterprise valuation.



70%+ Vegetable Import Dependency

Structural food security
vulnerability. Year-round
domestic production impossible.



Harsh Climate (Sub-zero Year-round)

Open-field farming
almost impossible.
Greenhouse / Smart Farm essential.

▼ **Solution**

**Digitize smart farm physical asset-based production & sales operations as RWA (Real World Asset)
to realize a high-trust investment model accessible to global investors.**

2. Why a Business-Rights-Based RWA Structure?

Why RWA?



Low institutional trust in Mongolia



Clear ownership structure essential



Legal entity establishment required



Transparency in valuation criteria needed



Blockchain Record Management

Real-time verification of data & appraisal records



Clear Asset Ownership

Legal enforceability via physical business rights



Cash Flow Verification

Investor-verifiable via global standard methods



Enhanced Investor Protection

Pre-defined liquidation & alternative operation rules

3. Smart Farm Physical Asset Structure



Facility Composition



Smart Greenhouse Facility



Automated Equipment · Hydroponic System



Year-round Integrated Control System



Crops: Cucumber, Tomato, Cabbage, Strawberry



Distribution: Emart, Nomin + Hotels & Restaurants (B2B)



Competitive Advantages

70%+

Vegetable
Import Rate



Sub-zero climate → maximized greenhouse scarcity



Domestic vegetables command premium pricing



Major retail chains (Emart·Nomin) + fixed B2B demand



Supplier-dominant market → strong price defensibility

4. Estimated P&L and Financial Performance

Annual Revenue

48.856B

MNT

(\$13.68B)

Annual Net Profit

14.657B

MNT

(\$9.10B)

Net Margin

30%

Premium Profitability

ROI

21~29%

vs. Initial Investment



Initial Investment Scale

50 ~ 70 Billion MNT

(approx. \$1.40M ~ \$1.96M USD)

· Smart greenhouse · Hydroponic system · Automated control equipment



Investment Payback Period

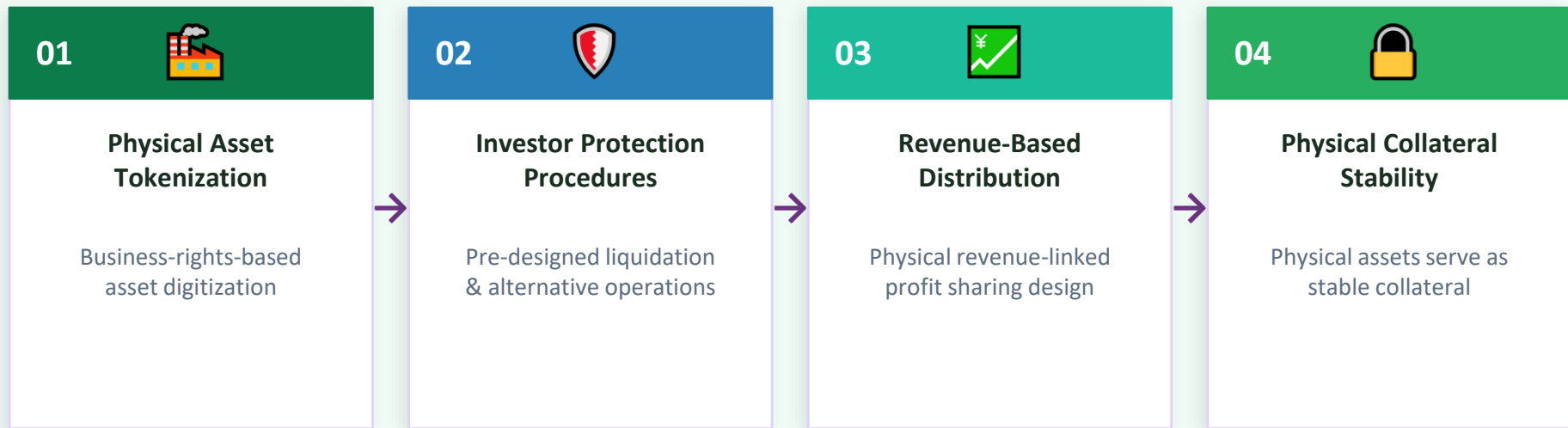
4 ~ 6 Years

Payback Period

- ✓ 70%+ vegetable import dependency → supply scarcity
- ✓ Smart farm supply advantage sustained

High profitability sustained through supply scarcity and premium market positioning

5. RWA Issuance Structure



Physical Revenue + Business Rights + Blockchain Verification

High-Trust · High-Transparency RWA Model Complete

**Global Investor
Accessibility ↑**

6. Investment Highlights & Summary



Annual Net Profit

14.657B MNT
(~\$9.10B)



ROI

21 ~ 29%



Cash Flow

Physical Revenue
Based Stable Returns



Payback Period

4 ~ 6 Years



Market Structure

Supply Shortage
Sustained Demand

Executive Summary

This project is a smart farm physical asset-based business with high profitability and a stable revenue structure. By issuing RWA, transparency and verifiability are enhanced, expanding accessibility for global investors.

✓ Annual Net Profit 14.657B MNT ✓ ROI 21~29% ✓ Physical Revenue Based ✓ 4–6 Year Payback ✓ Supply-Short Market