

DRAFT OF GRAIN IN PIAUÍ - PIAUÍ GRAIN HUB

Connecting the field to industry,
transforming grain into value

01 BRIEF DESCRIPTION OF THE PROJECT

The HUB do Grão project proposes setting up a soy and corn crushing plant in Uruçuí, in the south of Piauí, to produce vegetable oil, bran for feed and energy by-products. Taking advantage of its strategic location, favorable soil and efficient coordination, the initiative aims to add value to local production, reduce coordination costs and strengthen the regional production chain. With the growth of agriculture in the region and the lack of industrial infrastructure, the project will stimulate industrialization in the interior of the Northeast, generate jobs, and consolidate Piauí as a benchmark agro-industrial hub in the country.

02 JUSTIFICATION AND OPPORTUNITY

The growing demand for vegetable oil and soybean meals in the food and animal nutrition sectors highlights the importance of regional processing. The MATOPIBA region, although a significant producer, still faces a deficit in industrial infrastructure, resulting in high logistical costs due to dependence on plants located in neighboring states such as Bahia, Maranhão, and Goiás. Piauí produces around 4 million tons of soya per harvest, and approximately 80% of this is exported fresh, which highlights a fantastic opportunity to add value locally. The project gains a strategic advantage by being located close to the sources of raw materials, reducing operating costs and improving logistical efficiency, which boosts its competitiveness to serve food industries, feed manufacturers and the export market.

03 INVESTMENT NEEDED

The project requires competitive initial investment, taking advantage of a low-cost industrial site and flat area that reduce implementation costs. Revenues grow rapidly with the sale of vegetable oil, brand, and by-products, guaranteeing a solid financial flow. With attractive returns and reasonable terms, the project has access to public financing, tax incentives and interest from local private investors. The estimated CAPEX is R\$250 million, including land acquisition, construction, equipment, automation, and coordination. The estimated annual OPEX is R\$35 million, covering personnel, energy, input, maintenance, transportation, and operating costs. This combination of factors makes the project a promising and competitive investment opportunity.

04 EXPECTED RETURN

Initial gross revenue is estimated at **R\$40 million**, with growth prospects resulting from the expansion of production capacity and the extension of commercial contracts. The project has an attractive **Internal Rate of Return (IRR) of 18% per year**, with an estimated **payback period of 4 years** and a positive **Net Present Value (NPV) of R\$12 million**, considering a discount rate of 12% over 10 years. These financial indicators show robust economic viability and the potential for consistent returns for investors and efficient coordination make this a promising opportunity for those looking for secure investment and real impact.

05 SOCIAL AND ENVIRONMENTAL IMPACT

The project to set up a grain crushing industry in the south of Piauí aims to meet the demand for vegetable oil and soybean meal, promoting sustainable development in the region. Among the main impacts are the reduction of greenhouse gas emissions through the use of biomass, the reuse of water in closed systems and the reduction of grain transportation to other states. In the social field, **the generation of 120 direct and 400 indirect jobs** stands out, as well as the qualification of the local workforce. The initiative also contributes to reducing regional inequalities and provides for socio-environmental certification of the industry, expanding access to markets and promoting responsible practices.

CONTACTS

More information about
this and other projects:

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