



## ATTENTION INSTITUTIONAL AND PROFESSIONAL INVESTORS!.

Join our exclusive investment  
opportunity in a cutting-edge  
investment project.

ENGINEERING AND INVESTMENT VEHICLE  
COMPANY: PATH SOCIEDAD ANÓNIMA DE  
ARGENTINA, FOUNDED IN 1991, WITH STRONG  
ACADEMIC AND EDUCATIONAL TIES.

BENEFIT FROM TOP-TIER LEGAL AND  
PROFESSIONAL MANAGEMENT,  
FOCUSING ON PHARMACEUTICAL PLANT  
INVESTMENTS.

For more information write us to  
[info@pathsa.com.ar](mailto:info@pathsa.com.ar)



**Type of Investment:** Sukuks (Islamic Bonds)

**Finance Platform:**

Saudi Arabia Stock Exchange (Tadawul)

**Recipient bank:**

Anbang Capital Group as custodian bank of the funds  
and administrator.

**Organizing Company:**

PATH Sociedad Anónima de Argentina

**Equipment Supplier Company:**

IMA Pharma of Italy

**Company responsible for the expansion and  
certification before ANMAT:**

MinaTeq de Argentina

**Insurance Company:**

Allianz SE



## Executive Summary

### **Project for the Acquisition and Modernization of FranceLab S.A. and Calfar S.A.**

**Objective:** The objective of this project is the acquisition and modernization of FranceLab S.A., a pharmaceutical specialties laboratory in Argentina, and Calfar S.A., the owner of the land where FranceLab operates. The modernization includes the purchase of advanced machinery (IMA Pharma), the expansion of the facilities, and the launch of new products to the market.

**Mayor Investments:** The total investment required for this project is **\$40 million**, broken down as follows:

**\$5,000,000** as total ownership of FranceLab and Calfar S.A. - 4,800 square meters of land and 1,500 square meters of constructed facility, in two floors.

**\$8,300,000** for the acquisition of advanced machinery and the expansion of the facilities.

**\$ 13,030,800 million** for the installation of an electrical substation, water purification plant, expansion of facilities, for three product lines: solids, semi-solids and liquids.



**\$ 2,200,000** Service equipment such as water plant/industry steam / pure steam/effluents / electrical energy / compressed air / special gases.

**\$ 1,100,000** for the acquisition of advanced quality control and microbiology equipment.

**\$ 400,000** layout consultancy/design/urs/technical consultancy on equipment and processes.

**\$ 1,200,000** two-year management team, and an independent director, to be appointed by the investors, who will have to be fluent in Spanish.

**\$ 2,769,200** for Marketing Actions and Commercial Strategy

**\$ 10,000,000** For the purchase and sale of medicines, reimbursable by the National Institute of Social Services for Retirees and Pensioners (PAMI) of Argentina

**Sub Total \$ 34,000,000**

**Reserve Fund: \$ 6,000,000**

**Total : \$ 50,000,000**



## **Marketing Actions and Commercial Strategy:**

- **Vimeo Channel:** Creation of a Vimeo channel oriented towards diabetic patients for national brand positioning of FranceLab.
- **Pharmacy Franchise:** Implementation of a pharmacy franchise system, thus ensuring a direct sales channel to the public.
- **Creation of a Drugstore:** Acquisition of a warehouse and implementation of advanced Oracle software for efficient resource management.
- **Pilot Clinic:** Acquisition of a small clinic in the Capital Federal area to provide comprehensive care to diabetic patients, as the first pilot experience to start a proprietary health system for diabetes patients.
- **Purchase and sale of medicines,** reimbursable by the National Institute of Social Services for Retirees and Pensioners (PAMI) of Argentina, which will facilitate the repayment of capital and interest in four years.



**Strategic Partnership with IMA Pharma:** IMA Pharma, a leading provider of pharmaceutical machinery, commits to helping us open markets in Latin America through its network of consultants, thus enhancing our export capacity and positioning us as a regional leader in the sector.

**Project Justification:** The modernization and expansion of FranceLab S.A. will double the available cash flow projected in five years, increasing to \$4 million annually, significantly boosting the company's present value, potentially reaching \$8 million annually.

**Conclusion:** This innovative financial structure will not only enable the acquisition of FranceLab and Calfar but also establish a solid foundation for the growth and international expansion of our company, ensuring attractive returns for investors and a steady appreciation of PATH S.A. in the world market.