



2021 ANNIIAI REPORT





Latin American Agribusiness Development Corporation S.A. (LAAD) finances and develops private agribusiness projects in Latin America and the Caribbean involving all phases of production, processing, storage, services, technology and marketing in the fields of agriculture, livestock, forestry and fishing. Its shareholders are ten leading agribusiness and financial corporations, as well as one investment company held by LAAD's key officers.

LAAD Financial Highlights Cor FORTHEYEAR	nsolidated I 2021	Data Oc 2020	tober 3   2019	l, 2018	2017	
Operating Income ('000)  Net Income ('000)  Basic Earnings Per Share of Common Stock*	\$39,050 \$30,950 \$70,340	\$35,913 \$28,323 \$64,371	\$31,321 \$25,501 \$57,957	\$27,882 \$22,882 \$47,671	\$25,081 \$20,281 \$42,252	
FINANCIAL RATIOS						
Return on Average Net Worth Return on Average Total Assets Total Net Debt to Net Worth Noninterest Expenses to Gross Profit* Noninterest Expenses to Average Total Assets Reserve to Portfolio	13.1% 2.7% 3.3:1 29.6% 1.5% 2.6%	13.2% 2.6% 3.7:1 30.4% 1.5% 2.4%	12.7% 2.5% 3.8:1 33.9% 1.7% 2.2%	12.3% 2.6% 3.5:1 35.4% 1.8% 2.2%	12.0% 2.6% 3.3:1 37.0% 2.0% 2.2%	
AT YEAR END						
Agribusiness Loans ('000)	\$1,055,832 \$	1,029,688	\$948,791	\$847,622	\$730,737	

\$1,175,883 \$1,145,572 \$1,057,413 \$949,156 \$816,259

**\$250,846 \$222,535 \$205,840 \$196,022 \$177,115** 

Assets ('000)

Net Worth ('000)

Medellín, Colombia

<sup>\*</sup>Based on the weighted average number of shares of common stock outstanding during the year.

<sup>\*\*</sup>Gross Profit = Total Income - Interest Expenses

## Letter to Shareholders

If 2020 will be recorded in history as the year of Covid, 2021 will be the year of its aftermath. From a financial standpoint, extensive quarantines, collapsing businesses, paralyzed supply chains, and mass unemployment created a perfect storm that pulled world economies, including Latin America, into a downward spiral. During the second quarter, businesses and markets around the world started to resurface after efficient immunization efforts brought a semblance of normalcy to developed nations, but the lack of vaccines in Latin America kept much of its population in lockdown and its economy stagnant. And there was more... Winds of change forcefully blasted across the political realm in Latin America, disrupting the status quo in many countries. Amid such instability, LAAD focused its efforts on supporting only existing clients in countries like Peru and Nicaragua, while creating solutions for projects in difficult, yet more stable, environments. 2021, LAAD reported very good results; considering the circumstances, this is quite an accomplishment. Net income was 9.3% greater than the previous year, and we achieved a solid average ROE of 13.2%. The Company disbursed US\$258.3 million to 341 loans, generating US\$1,590 million in annual revenues, assisting in the creation of 9,761 new jobs, and contributing US\$272 million in additional foreign currency for the region. Portfolio growth compared with the previous year was just 2.5%, mainly due to our deliberate decision to support only existing clients in Peru and Nicaragua, as well as our clients' reluctance to make investments and expansions due to the uncertainty caused by the pandemic. Our crowning achievement this year was completing our Green Finance Framework and obtaining our first Green Loan from the International Finance Corporation for US\$80 million. Ever mindful of our mission, LAAD was

determined to support our clients in their time of need. We respected the restrictions imposed in each country of operations while maintaining the same level of commitment and service to our clients through phone calls, email communications, and virtual meetings. True to our corporate culture and understanding the impact of personal contact with our clients, especially during these very trying times, once the restrictions were lifted, we immediately resumed in-person meetings, carefully observing personal protective equipment guidelines and social distancing policies. Our ultimate goal was to help our clients weather the storm and set them up to thrive in a post-pandemic economy.

In addition to riding out the Covid-19 storm, the Company and clients also dealt with the impact of literal hurricanes with the passing of Eta and Iota through Honduras, Nicaragua, Guatemala, and to a lesser extent, Costa Rica. Once again, LAAD promptly responded to our clients' needs with emergency loans and restructures.

Beyond the whirlwind of a year that was 2021, LAAD steadily continued its operations and plans for the future. Sustainability has become a key pillar in LAAD's strategy, and in 2021 we completed a key step towards this goal by developing our Green Finance Framework, which will serve as our roadmap in financing activities that improve our clients' sustainability

For the fiscal year ended October 31, and environmental performance. The Green Finance Framework outlines the methodology and associated procedures for classifying financial products offered by LAAD as green finance. It specifies the classification logic, the eligibility criteria, the applicable environmental and social due diligence requirements, and the verification process for green finance. It also outlines reporting principles and requirements. This framework covers activities that help clients reduce their carbon emissions, adapt to climate change, improve water use efficiency, and reduce or eliminate negative impacts on the environment. With the Green Finance Framework in place, we were able to secure our first Green Loan from the International Finance Corporation (US\$80 million) to support small and mid-size enterprises (SMEs) and agribusiness development in Latin America.

> Another venture on our horizon that will benefit both LAAD and our clients is the Strategic Business Unit (SBU). This year, the stages of planning and preparation will transition into an action plan that we expect will consolidate and generate fee income revenues.

> At the end of a turbulent fiscal year, we are still waiting for the calm after the storm. Despite the potential threat of yet another wave of COVID-19, the habitual menace of natural disasters, the uncertainty of new political régimes, and the extended disruption of business in general, we are moderately optimistic about the immediate future of agriculture in Latin America, as it has been the sector least affected by the pandemic. Our indicators have not yet reverted to pre-pandemic levels, but we will continue to focus on improving our portfolio quality as well as supporting development in the sector. As a well-established company, we have learned to contend with unpredictability in many forms. We understand that we should not attempt to recreate what we were prepandemic; we rather should cope with and learn from our present circumstances in order to look ahead and focus on opportunities for growth and new strategies to become an even better company.

Gustavo Martínez Cappetta

Benjamín Fernández III





million throughout the fiscal year, 9.6% lower than in 2020 as a result of the abovementioned lockdowns. Despite this modest level of disbursements, LAAD exceeded net income results when compared to the prior year. In 2021, LAAD financed disbursements to 341 loans in 13 different countries, generating approximately US\$1,590 million in annual revenues and US\$272 million in additional foreign currency for the region. Our funding contributed

to the creation of 9,761 new jobs.

Banana and coffee projects generated the highest total disbursements for the year at 15% and 12%, respectively. Avocados and cattle followed with 7% each, while soybean represented

The Company's disbursements reached US\$258.3 5%. These five product categories constituted 44% of total disbursements, while the remaining volume consisted of various other products. LAAD's agribusiness portfolio reached a record US\$1,075.3 million at the end of fiscal year 2021, growing by 2.5% compared to 2020.

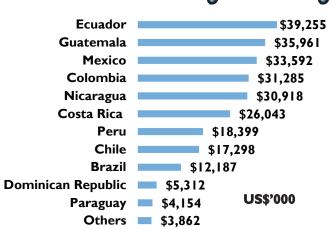
Ecuador continued to be a key market for LAAD

operations. Its portfolio closed at US\$141.5 million at the end of fiscal year 2021, disbursing a total of US\$39.3 million to 47 loans. Although the two main products continue to be bananas and flowers, we remain committed to diversifying into other crops, such as cocoa, plantains, broccoli, poultry, etc. Portfolio quality continues to be

#### Disbursements by Country

outstanding. The new generated projects 3,818 new jobs.

Guatemala disbursed a total of US\$35.9 million to 48 loans related to sugar, coffee, African oil palm, natural rubber, and cattle. These loans created 1,110 total jobs. In addition to these very good results, portfolio quality continued to improve, reaching very healthy indicators.



berries, asparagus, citrus, coffee, mangoes, bananas. lemons. peppers, cotton gin, avocados, and pomegranates. With LAAD's support, these loans generated 1,174 new jobs.

Chile disbursed US\$17.3 million to 28 loans that generated 575 jobs. The projects were mainly in the fresh fruit export

industry (apples, table grapes, cherries, walnuts, blueberries, citrus, frozen berries, pears, kiwi, and avocados), corn, and cattle.

Despite the overwhelming burden on the health and economic sectors in **Brazil** caused by the pandemic, our local offices focused their efforts on supporting existing clients with working capital or investment loans, competing with the lowest interest rates seen in decades in the country. As a result, our offices disbursed a total of US\$12.2 million to 14 loans in the soybean, cotton, and natural rubber industries. The country's total portfolio reached US\$113.9 million at the end of the fiscal year. With LAAD's support, our clients created 31 new jobs.

Though the **Dominican Republic** had a relatively stable year in terms of weather, the effects of the pandemic suppressed the recovery of the agribusiness sector and business in general. During fiscal year 2021, the country disbursed a total of US\$5.3 million to II loans in the following industries: bananas, cocoa, African palm, papaya and food distribution. LAAD's financing contributed to the generation of 116 new

Local bank liquidity with very good conditions and restrictions on operations in the Chaco region affected our business in Paraguay. LAAD offered financial support only to existing clients, disbursing US\$4.2 million to 8 soybean loans and creating 13

Finally, during fiscal year 2021, LAAD disbursed an additional US\$3.9 million in Honduras and Belize to 8 new loans involved in cattle, seeds, oranges, and cardamom. These loans generated 78 jobs.

During fiscal year 2021, our office in Mexico disbursed a total of US\$33.6 million to 50 loans involving fruits (avocados, berries, pineapples, and lemons), green vegetables (bell peppers, cucumbers, and broccoli), and coffee. Total exposure reached US\$111.8 million, and our funding supported the creation of 742 jobs. Our geographic targets continue to be the South, Southeast, and Central-Western regions of the country.

Colombia, one of LAAD's growth drivers, disbursed US\$31.3 million to 34 loans. The projects included bananas, avocados, food processing, African palm, roses, orchids, coffee, palm oil, and cattle and generated 995 new jobs.

In Nicaragua, LAAD continued to support existing clients with working capital for a total disbursement of US\$30.9 million during fiscal year 2021. Funding was provided to 44 loans involved in cattle, coffee, citrus, peanuts, plantains, cocoa, rice, and poultry. This well-diversified portfolio reached US\$142.5 million at the end of the fiscal year. With the creation of 956 new jobs, LAAD continues to make a significant social impact on rural communities.

Costa Rica had a very good year, maintaining portfolio quality and disbursing US\$26 million to 26 loans in industries such as coffee, avocados, African palm, bananas, pineapples, cassava, ferns, plantains, and cattle. LAAD's financing generated

153 new jobs in the country.

Many pandemic-related restrictions remained in effect in Peru, which affected operations in general. Despite the limitations, LAAD disbursed US\$18.4 million to 26 loans in grapes,

# 10p Ten Products

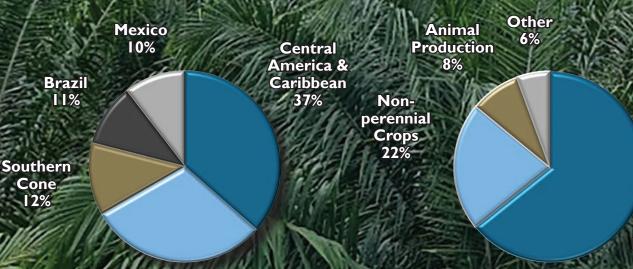




## Geographic Distribution Distribution

Andean Region

# Industry



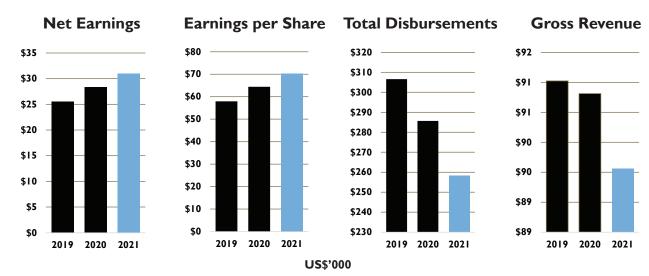
**Perennial** Crops

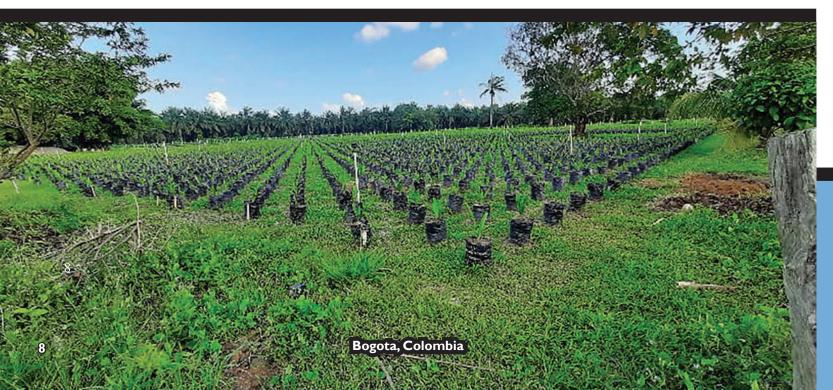
# Agribusiness Portfolio by Country

US\$'000

	Number		Present	Percentage
Country	of Loans	Disbursed	Holding	of Holding
Nicaragua	576	438,229	142,533	13.3%
Ecuador	606	420,334	141,473	13.2%
Brazil	354	398,122	113,874	10.6%
Mexico	322	205,182	111,835	10.4%
Colombia	229	196,061	102,085	9.5%
Guatemala	604	305,778	96,555	9.0%
Chile	525	253,016	84,116	7.8%
Costa Rica	425	284,505	81,893	7.6%
Peru	336	276,644	79,870	7.4%
Dominican Republic	559	209,129	48,128	4.5%
Paraguay	84	96,558	33,439	3.1%
Honduras	276	126,305	18,059	1.7%
Uruguay	75	51,742	12,042	1.1%
Belize	84	39,238	5,265	0.5%
Argentina	2	4,000	2,950	0.3%
Bolivia	355	98,842	1,015	0.1%
El Salvador	69	20,516	150	0.01%
Venezuela	34	12,488	61	0.01%
Anguilla	1	35	-	-
Barbados	3	280	-	-
Dominica	2	215	-	-
Haiti	34	3,904	-	-
Jamaica	1	200	-	-
Others	10	1,687	-	-
Panama	99	21,801	-	-
St.Vincent	9	1,213	-	-
Turks & Caicos	2	334	-	-
Overall Result	5,676	3,466,358	1,075,344	100%







## Prinancial Results

The Company reported a net income of US\$31.0 million for the fiscal year ended October 31, 2021, representing a 9.3% increase above last year's result. The average return on net worth is 13.1%, with basic and fully diluted earnings per share reaching US\$70,340. LAAD's average return on total assets is 2.7%.

LAAD's loan disbursements amounted to US\$258 million during the year, increasing the agribusiness loan portfolio by 2.5% to US\$1,055.8 million. Interest income from agribusiness loans reached US\$86.4 million, 2.6% lower than the prior year. The reduction in LIBOR rates compared to the prior year more than offset the 2.5% growth in the agribusiness loan portfolio.

Interest expenses for US\$31.6 million were 14.0% lower than the previous year, mainly driven by lower LIBOR rates compared to last year, as the borrowing level remained similar to the prior year.

Non-interest expenses totaled US\$17.1 million, 4.4% higher than 2020 levels. Salaries and Employee Benefits increased by 6.8% to US\$10.3 million due to costs related to new hires and promotions. Professional Fees also grew by 6.2% to US\$2.4 million, primarily a result of additional Information Technology development. Travel and Communication expenses decreased by 6.5% to US\$0.9 million, mainly driven by travel restrictions in place throughout the year. When compared to gross profit (total income less interest expenses), non-interest expenses represented 29.6% of gross profit in 2021, compared to 30.4% of gross profit in 2020.

Total assets of the Company (net of loan-loss reserve) reached US\$1,175.9 million at the end of fiscal year 2021. This represented a 2.6% increase compared to the previous year, in line with the growth of the agribusiness portfolio. Non-performing assets of US\$52.7 million represented 4.74% of the total portfolio, marginally higher than the 4.73% reported in 2020. The Company wrote off US\$5.8 million in loans to 55 clients in 11 countries, representing 0.53% of the loan portfolio, slightly higher than the average annual historical write-off of 0.49%. The reserve for possible losses stands at 2.6% of the agribusiness portfolio.

The Company secured close to US\$221 million in term loans from several sources during the year. This funding includes our first green loan for US\$80 million, secured after developing LAAD's Green Finance Framework. Our framework obtained a Second Opinion from CICERO Green, which rated the framework as MEDIUM GREEN and found it to be in alignment with the Green Loan Principles and Green Bond Principles.

LAAD's net debt-to-equity ratio was 3.3:1 in 2021, lower than the 3.7:1 in 2020. The Company declared and paid cash dividends of US\$7.1 million on common stock, or \$16,093 per outstanding share; this represented 25% of the net earnings for fiscal year 2020.

# metincome of US\$31 million earnings per share of US\$70,340 27% average return on total assets



President/Chief Executive Officer Gustavo Martinez Cappetta gustavo@laadsa.com

Chief Financial Officer **Rafael Cestti** rafael@laadsa.com

Vice President, Credit Risk Isabel Perez isa@laadsa.com

SBU Vice President
Oscar Luzuriaga
luzuriaga@laadsa.com

Regional Vice President **Eduardo Marin** eduardo@laadsa.com

Regional Vice President **Javier Stacey** javier@laadsa.com

General Counsel/Secretary **Nicole Cedeño** ncedeno@laadsa.com

Treasurer **Luis Mendoza** Imendoza@laadsa.com

Director of Operations & Technology **Jose Valle** josevalle@laadsa.com

Associate Comptroller **Hector Vidal** hvidal@laadsa.com

Director of Human Resources *Viviana Callahan* viviana@laadsa.com

Senior AML/CFT Compliance Officer **Selina Neuman** selina@laadsa.com

Director of Sustainability **Diego Brenes** dbrenes@laadsa.com

#### Caribbean

#### **CURACAO**

LAAD Americas N.V. Zeelandia Office Park, 1st Floor Kaya WFG (Jombi) Mensing # 14 Telephone: 5999 461 2331 Email: curacao@laadsa.com

#### **DOMINICAN REPUBLIC**

#### Santo Domingo

Paseo de los Locutores No. 31 Edificio García Godoy Piso 5, Local 501, Ensanche Piantini Santo Domingo, Dominican Republic Telephone: 809 227 6900/809 227 6967 Email: domrep@laadsa.com



#### **Central America**

#### **COSTA RICA / BELIZE**

#### San José

Commercial Representative Office Agronegocios Soluciones CR S.A. 75 Metros al Norte de la Cruz Roja de Santa Ana Oficentro Plaza Murano, Sexto Piso, Oficina #62 San Jose, Costa Rica Telephone: 506 4052 0970 Email: CostaRica@agronegocioCR.com

#### GUATEMALA / EL SALVADOR HONDURAS

#### **Guatemala City**

Commercial Representative Office Agroservicios de Guatemala S.A. 5 avenida 16-62, zona 10 Edificio Platina, Centro de Negocios Tercer Nivel, Oficina 302 Guatemala City, Guatemala Telephone: 502 2296 1680 Email: Guatemala@laadsa.com Honduras@laadsa.com

#### **NICARAGUA**

#### Managua

Edificio COBIRSA II – 3er. piso Plaza Santo Domingo Km. 6 ½ carretera a Masaya Managua, Nicaragua Telephone: 505 2277 433 I Email: nicaragua@laadsa.com

#### **North America**

#### **MEXICO**

#### Mexico City

Agronegocios LAAD S.A. de C.V. SOFOM E.N.R. Edificio Capital Reforma Av. Paseo de la Reforma No. 250 Piso 9 de la Torre B Colonia Juárez, Delegación Cuauhtémoc C.P. 06600 Ciudad de México. Telephone: 52 55 5737 4720 / 55 5207 5074 Email: mexico@laadsa.com

#### **South America**

#### **BRAZIL**

Commercial Representative Office Agro Intelligence Consultoria Ltda.

#### Goiânia

Avenida 136 N° 761 Quadra F44
Edifício Nasa Business Style, Sl.A-126,
Setor Sul,
CEP: 74.093-250, Goiânia-Go, Brazil
Telephone: 55 62 3995 0801
Email: brazil@agroitl.com

#### Lucas do Rio Verde

Av. Universitária, n° 599 W, Parque das Emas CEP: 78.455-000, Lucas do Rio Verde – MT Telephone: +55 65 99640 1906 E-mail: Juliano@agroitl.com

#### **CHILE**

#### Northern/Central Region

Ebro 2740, Oficina 302 Las Condes Santiago, Chile Telephone: 56 2 2333 4866 / 4868 Email: chile@laadsa.com

#### Southern Region

Montt 357, Oficina 607 Curicó, Chile Telephone: 56 75 231 4918 Email: curico@laadsa.com

Cataluña 1208, Edificio Solar del Valle Oficinas 305-306, Valle Escondido Concepción, Chile Telephone: 56 41 2739473 Email: renzo@laadsa.com

#### COLOMBIA

Commercial Representative Office Agripromotion S.A.S.

#### Medellín

Calle 6 Sur 43 A 200 Oficina 1601 Edificio Lugo Business Center Medellín, Colombia Telephone: 57 604 4798085 Email: medellin@agripromotionco.com

#### Bogotá

Carrera 16 No 93 A 36 Oficina 302 Edificio Business Center 93 Bogotá, Colombia Telephone: 57 601 4323011 Email: colombia@agripromotionco.com

#### **ECUADOR**

Commercial Representative Office

#### Quito

Calle Luis Mideros Almeida S2-208 y Av. De Los Establos Edificio Urban Tower, Oficina 202 Sector Santa Lucía Alta, Cumbayá Quito, Ecuador Telephone: 593 2 3944 785 / 786 / 787 Email: Ecuador@Agroadv.com

#### Guayaquil

Km I.5 Via a Samborondon Edificio Xima, Piso 3 Oficina 3-16 Guayaquil, Ecuador Telephone: 593 4 460 4728 / 5181 Email: Ecuador@Agroadv.com

# Quito, Ecuador

#### **PARAGUAY**

Commercial Representative Office S.P.A.G. S.R.L

#### Ciudad del Este

Avda. José Asunción Flores c/ Manuel Ortiz Guerrero Fontana's Corporation Building Piso I, Oficina 2 Zona Comercial Paraná Country Club Hernandarias, Alto Paraná, Paraguay Telephone: 595 61 573075 / 76 Email: paraguay@spagsrl.com

#### PERU

#### Lima

Commercial Representative Office Asesorias Terra y Mare, S.A.C.

#### Southern Region

Av. La Encalada No. 1388
Oficina 602
Edificio Polo Hunt I
Santiago de Surco
Lima, Peru
Telephone: 511 437 2347 / 437 0397
Email: peru@laadsa.com

#### Northern Region

Calle Marcelo Corne N° 325, Piso I Urb. San Andrés, Trujillo La Libertad, Perú Telephone: 51 44 624 016 Email: mtrujillo@laadsa.com

#### **URUGUAY / ARGENTINA**

#### Montevideo

Commercial Representative Office Nicofir S.A. La Gaceta 1214 C.P. 11.300 Montevideo, Uruguay Telephone: 598 2622 6774 / 2623 2414 Fax: 598 2 623 1481 Email: uruguay@nicofir.com

Certified Public Accountants
PricewaterhouseCoopers LLP
Miami, Florida

Resident Agent Arias Fabrega & Fabrega Panama City, Panama

30 31

### Shareholders & Directors

Chairperson, Benjamín Fernández III Vice-Chairperson, Renato Acuña



#### AgriTellus Investments LLC

Director: Benjamín Fernández III Coral Gables, Florida



#### **Bank of America**

Charlotte, North Carolina
Director: Fernando Iraola
Head of Latam Global Transaction Services &
co-Head of Global Corporate Sales GTS
Managing Director
New York, New York



#### **Bayer Crop Science**

St. Louis, Missouri Director: Mauricio Rodrigues President of Crop Science Latin America São Paulo, Brazil



#### Cargill, Inc.

Wayzara, Minnesota
Director: Gladys Negrete-Lampat
Cargill Risk Management
President
Hopkins, Minnesota



#### **Deere & Company**

Moline, Illinois

Director: Jorge Sivina

Regional Managing Director
John Deere Financial



#### DEG-Deutsche Investitions-und Entwicklungsgesellschaft mbH

Director: Josef Boven Cologne, Germany



#### Dole plc

Charlotte, North Carolina
Director: Renato Acuña
President Dole Fresh Fruit
Latin America, North America and Europe



#### **Gerber Products Company**

Florham Park, New Jersey A Nestlé Company Director: Marcelo Melchior Chief Executive Officer, Nestlé Brazil São Paulo, Brazil



#### The Goodyear Tire & Rubber Company

Director: Greg Dooley Vice President – Finance, Latin America Akron, Ohio



#### **International Finance Corporation**

Director: Kruskaia Sierra-Escalante
Senior Manager, Blended Finance and Corporate Strategy
Washington, D.C.



#### **Rabo Partnerships**

Utrecht, the Netherlands
Director:Tamira Treffers-Herrera
Vice Chairperson & Co-Head Client Coverage
North America Wholesale
Head of Atlanta Office
Atlanta, Georgia