



UNI HOLDING LLC

Innovation in Agriculture and Industrial Development in Kampong Thom Province, CAMBODIA

INTEGRATED RCN ECOSYSTEM AND ECO-TOURISM MODEL

Presented by Dr. Carlos JR Perez

Date: August 2025

UNLOCKING CAMBODIA'S CASHEW NUTS POTENTIAL



WORLD'S 2ND

Cambodia Largest Raw Cashew Nut Producer



ONLY 5%

Processed Locally;
Significant Value Lost in Exports

RCN GOLDEN AGE

95%

NON-PROCESSING CASHEW NUTS

ECOSYSTEM OF UNI GROUP

UNI GROUP

- FINANCIAL SECTOR & FUND MANAGEMENT
  - Y.A.I TRADING
  - ID CAPITAL
- PROPERTY DEVELOPMENT & AGENCY
  - UNIQUE NOBLE INVESTMENT
- COMMODITY & TRADING
  - UNT — យូនីក ណូប៊ិល ត្រេឌីង ឯ.ក — Unique Noble Trading Co., Ltd.
- MANUFACTURING
  - PINEX AGRO
- PRODUCTION & MEDIA
  - PINEX PRO
- PR BUSINESS
  - PINEX Beauty & Salon



Project Overview:

Total Project Area:

50 hectares (20 hectares for **industrial zone**, 30 hectares for **eco-tourism** and **sustainable living**).

Location:

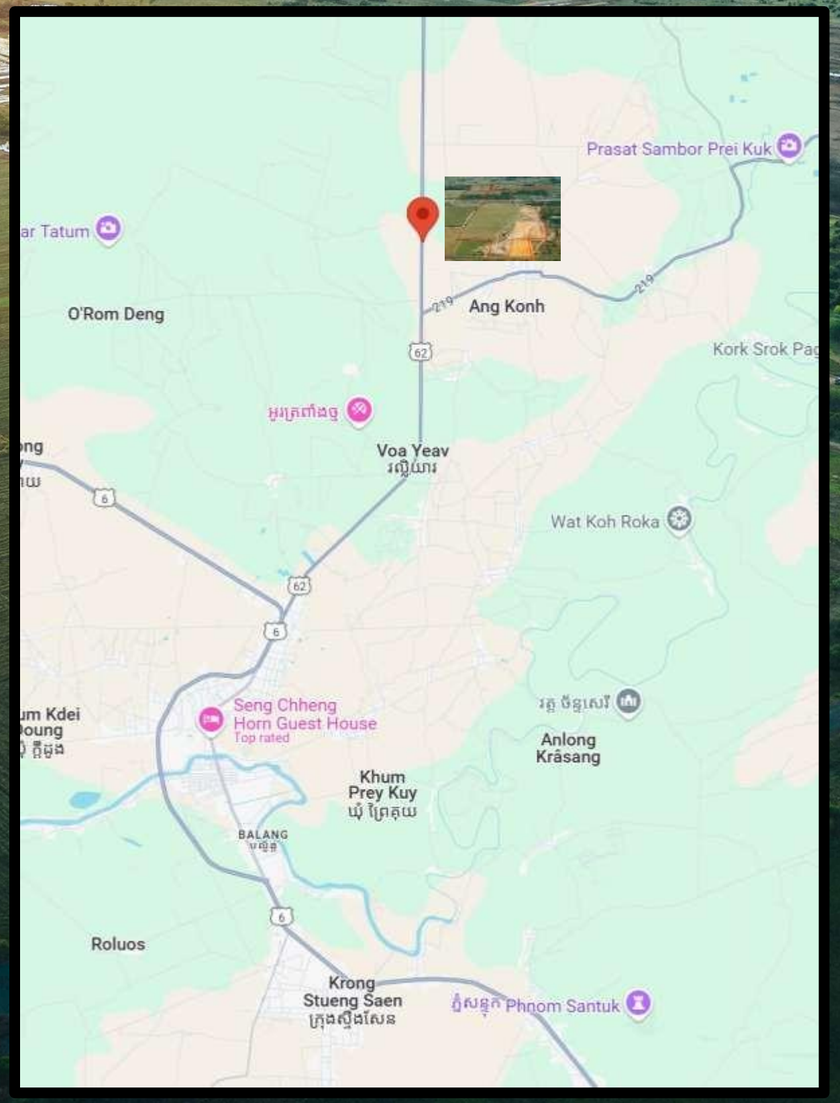
Strategically situated on Road 62, connecting Kampong Thom to Preah Vihear, near the UNESCO heritage site Sambor Prei Kuk.

Vision:

To establish Kampong Thom as a model for **agricultural innovation** and **eco-tourism** in Cambodia in which follow the modelling of **AIP+**.

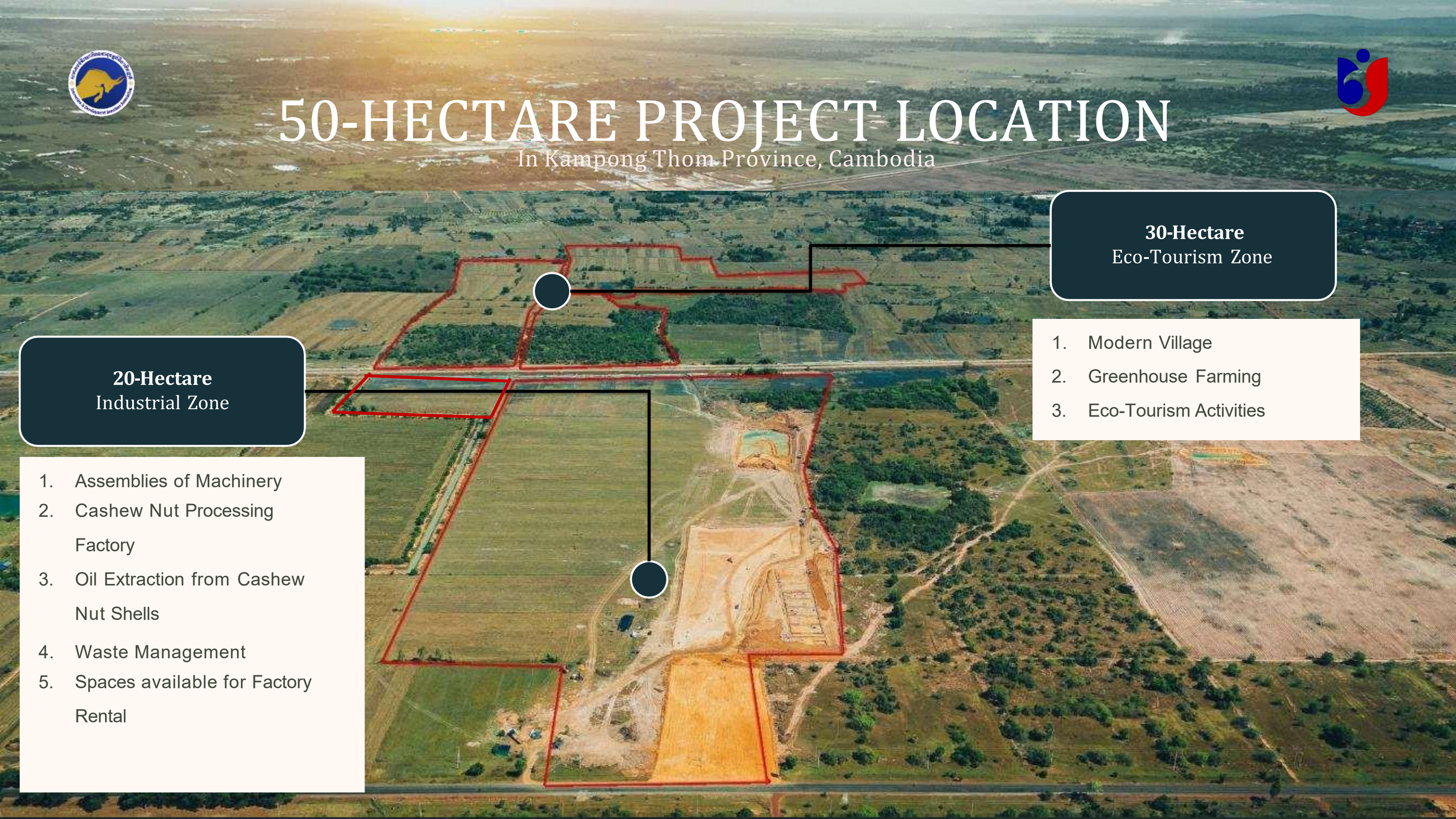
Goal:

Enhance value chains in cashew nuts processing while integrating **sustainable tourism** and **community development**.



50-HECTARE PROJECT LOCATION

In Kampong Thom Province, Cambodia

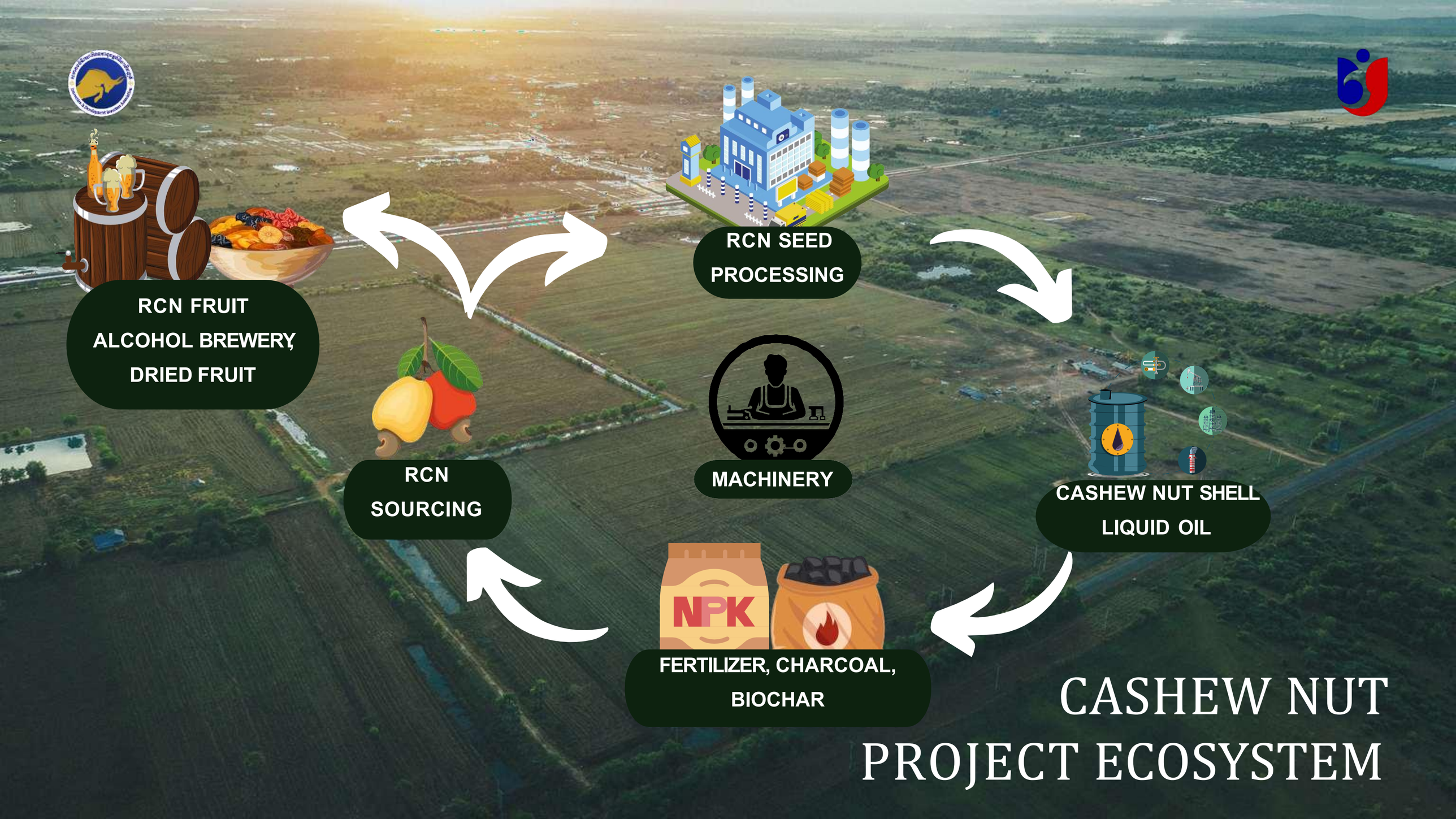


30-Hectare
Eco-Tourism Zone

1. Modern Village
2. Greenhouse Farming
3. Eco-Tourism Activities

20-Hectare
Industrial Zone

1. Assemblies of Machinery
2. Cashew Nut Processing Factory
3. Oil Extraction from Cashew Nut Shells
4. Waste Management
5. Spaces available for Factory Rental



CASHEW NUT PROJECT ECOSYSTEM

20-HECTARE INDUSTRIAL ZONE



RCN Machinery

- Installation of cutting-edge technology to support efficient, high-capacity processing. Innovation: Machinery is Vietnamese advanced machinery with technology from Italy.
- Secure Spare Parts and Maintenance Issues
- Economic Impact: Support to Cashew Nuts Association in Cambodia
- Employment: 100+ Direct Jobs created.



Cashew Nut Processing Factory

- Capacity: 30 metric tons per day in per shift of raw cashew processing. (Aim to run two shift/day)
- Innovation: Vietnamese advanced machinery with technology from Italy ensures reducing shell breakage(under 5%).
- Economic Impact: Drives export readiness for premium markets (EU, US, Japan, China).
- Employment: Creating up to and more than 100 direct jobs for the community.

Alcohol Processing Factory From Cashew Nut Fruit



- Innovation: Modify the Fruits of Cashew Nut to produce Wine by using the Technology from India
- Economic Impact: Drives export readiness for India markets.
- Employment: Creating up to and more than 100 direct jobs for the community.

20-HECTARE INDUSTRIAL ZONE



Oil Extraction from Shells

- Purpose: Utilize shells to produce bio-oil, supporting a circular economy. Innovation: Technology from Korea. (TBD)
- Sustainability Impact: Reduces waste and adds an additional revenue stream.
- Employment: 100+ Direct Jobs created.



Waste Management

- Organic Fertilizer Production: Generates 2, 4, 12, or 15 metric tons daily, in which supporting local farmers and Eco-Tourism Zone. Recycling Initiatives: Promotes environmental sustainability through zero-waste processing.
- Carbon Emission: 30% Carbon + 70% Water.

Available Space For Other Factories



15 Hectares

of Land Remaining for any Factories that would like to start processing in Cambodia.

30-HECTARE PROJECT PLAN
ECO-TOURISM ZONE



MODERN VILLAGE

Develop **eco-friendly accommodations** that blend with **local heritage** and **culture** such as **Solar-powered homes,** community-led hospitality programs, and cultural immersion experiences.



GREENHOUSE FARMING

Advanced **China's greenhouse systems** for high-value crops like vegetables, fruits, and flowers. Year-round cultivation ensures quality produce for domestic and export markets.



ECO-TOURISM ACTIVITIES

Nature trails, bird-watching, and guided tours near **Sambor Prei Kuk heritage site** in which integration of local crafts and cuisine to boost cultural tourism.

30-HECTARE PROJECT PLAN ENVIRONMENT SOCIAL GOVERNANCE



Organic Fertilizers Production

2,000 metric tons annually from agricultural by-products, supporting local farmers. Converts cashew and agricultural waste into valuable fertilizers.



Poultry Farming

Encourages workers' families to raise poultry, supplying restaurants near Sambor Prei Kuk to promotes self-sustaining agricultural practices and generates additional income streams for local communities.



Waste Utilization

Leveraging by-products for energy and agriculture in order to reduces the environmental footprint.

Economic and Social Impact

Communities Benefits

Long-term development initiatives, including skill training and economic support programs.

Strengthening loyalty to AIP+ through transparent engagement.

Employment Generation

700 700 Direct Jobs in Cashew Nuts Processing, tourism, and Farming

Indirect jobs through partnerships with local farmers and businesses **1000+**

Agricultural Support

Providing organic fertilizer and technical know-how to farmers, boosting yields and income.

Kernel Yield Integrity ensured by advanced equipment **95%+**

Sustainability and Heritage Integration

Eco-Tourism

Linking agriculture with sustainable tourism.

Heritage Preservation

- Proximity to **Sambor Prei Kuk UNESCO site** provides opportunities to promote cultural heritage tourism.
- Collaboration with **local artisans** to showcase **traditional crafts**.

Sustainability Practices

- Carbon-neutral initiatives, including renewable energy sources and waste recycling.
- Focus on long-term ecological balance.



PINEX AGRO

REDEFINING CASHEW NUT PROCESSING FOR A SUSTAINABLE FUTURE

- PINEX AGRO's Company Profile



ABOUT PINEX AGRO

Company Name: Pinex Agro Co., Ltd.

Industry: Cashew Nut Processing & Value-Added Agriculture

Headquarters: National Road 62, Sala Popel Village, Sala Visai Commune, Prasat Balang District, Kampong Thom Province

Mission: To establish a fully integrated cashew nut processing cycle, ensuring high quality production, sustainability, and profitability



OUR VISION

"A thriving cashew industry in Cambodia powered by technology, efficient processing, and sustainable practices."

We focus on leadership in cashew nut value addition to reduce raw export dependency.

OUR CORE VALUES

Quality:
Commitment to superior products through rigorous quality control.

Sustainability:
Promoting eco-friendly practices and reducing environmental impact.

Integrity:
Ensuring transparency, fairness, and ethical business practices.

Collaboration:
Building strong partnerships with farmers, suppliers, and stakeholders.

Innovation:
Leveraging advanced technologies for efficient processing.

OUR SERVICES

Cashew Nut Processing Service: End-to-end processing from raw nuts to value-added products.

Supply Chain Management: Efficient logistics, warehousing, and distribution solutions.

Market Analysis: Comprehensive data-driven insights for market trends and growth opportunities.

Product Development: Innovation in roasted, flavored, and packaged cashew products for global markets.



OUR PRODUCTS



1- RAW CASHEW KERNELS

High-grade kernels for bulk supply.



3 - ORGANIC CASHEWS

Certified organic products for health-conscious consumers.



2 - ROASTED CASHEWS

Flavored and plain varieties for retail markets.



4 - VALUE-ADDED PRODUCTS

Cashew butter, snack packs, and gourmet blends.

OUR ACTIVITIES













Other Activity with Government, Partner & Buyer in 2024 & 2025









OUR CASHEW NUT PROCESSING PROJECT

Cashew Nut Processing Factory

Location: Kampong Thom Province

Project Area: 1hectares (out of 20hectare)

Production Capacity: 30metric tons/day/shift







OUR PROJECT TIMELINE



December 15, 2024

Ground Breaking Ceremony



January 08, 2025

Project Construction Start



February 14, 2025

Current Process of Construction







GRAND LAUNCHING OF PROCESSING FACTORY END OF MARCH 2025

UNIQUE NOBLE TRADING CO., LTD.

Trading & Commodity: Global Export of Cambodian Products







“Connecting Cambodia’s rich resources to global markets with cutting-edge solutions.”

Unique Noble Trading Co., Ltd.

Unique Noble Trading Co., Ltd. connects Cambodian businesses to global markets by facilitating the export of high-quality commodities, including agricultural products, textiles, and consumer goods. We work closely with suppliers and logistics partners to ensure efficient distribution, competitive pricing, and adherence to international trade standards.

UNT Core Values

We embrace new ideas and market trends to stay ahead in global trading. We maintain the highest product standards to meet and exceed customer expectations. We create international opportunities for Cambodian businesses through strategic global partnerships.







CURRENT BUSINESS PROJECTS

Unique Noble Trading Co., Ltd.



Commodity

Cashew nuts are a nutrient-dense, versatile snack popular globally.

In Cambodia, the cashew industry is growing, with potential for both local consumption and export.



Medical Drugs

Fivezone Massage Oil is massage oil used in therapeutic settings to ease symptoms of health conditions like muscle pain, arthritis, and stress-related disorders.



Supplements

PureOrigns Cambodia is a supplement/food with organic ingredients from Malaysia that MOH Cambodia has approved.

It focuses on health, such as Sweeteners for Diabetes, Mct Oil for Digestive System and Kurkumin for Joints Relief.



Cosmetics

PINEX Salon & Products is hair Enthusiast/Cut/Colour & Hair Scalp Treatment Expert from London with an Official License in Cambodia.

Apfel Shampoo & Conditioner which is focused on hair wellness.

Unique Noble Trading Co., Ltd. Activities









UNT Activities Food Product in the Market











PINEX UNT
AGRO
Unique Noble Trading Co., Ltd.



DRIVING GROWTH, ENSURING SUSTAINABILITY, AND CREATING VALUE IN THE CASHEW INDUSTRY.

THANK YOU



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