

POLÍGONO EMPRESARIAL
SAN MIGUEL II



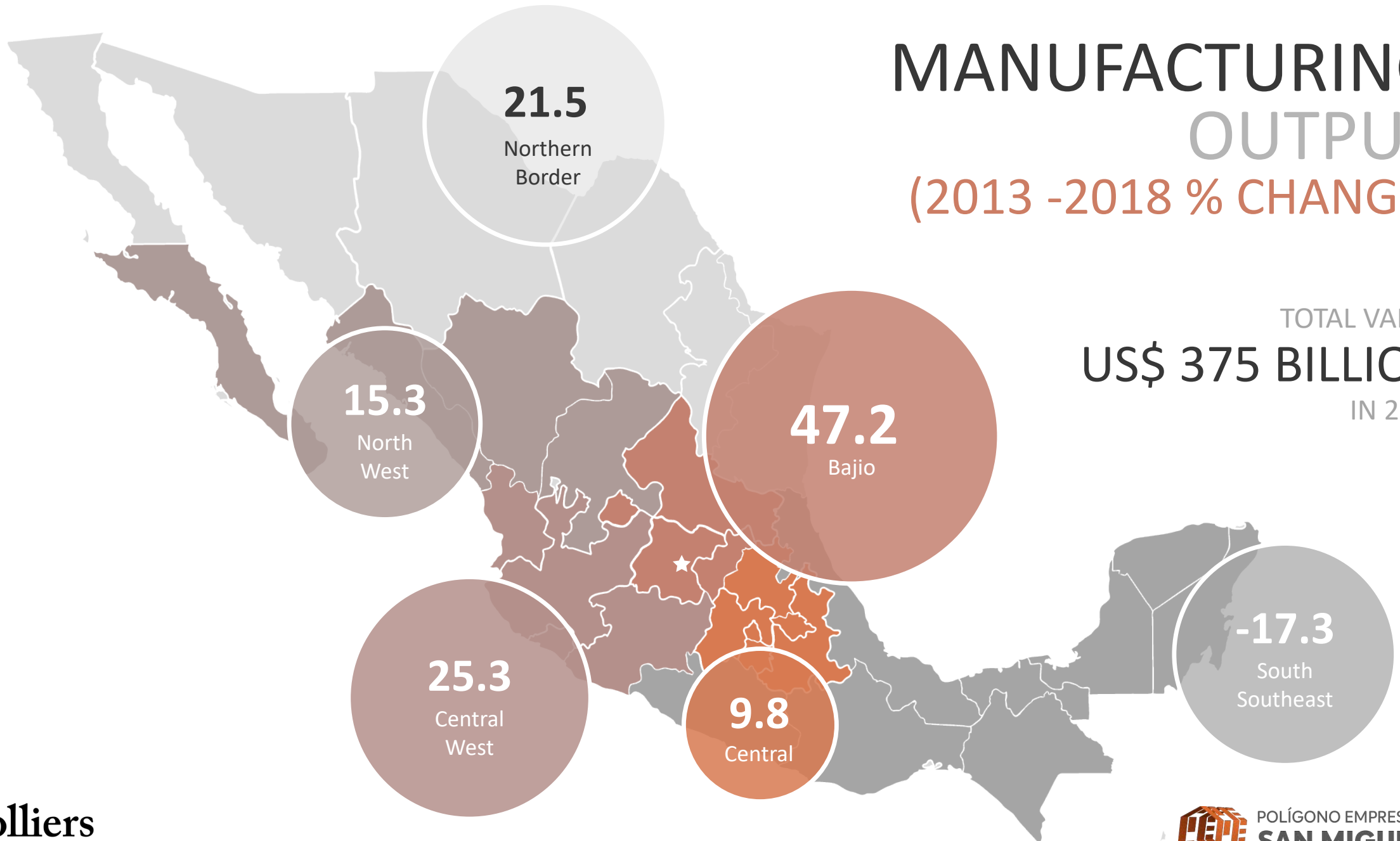
MEXICO



SAN MIGUEL
DE ALLENDE
GUANAJUATO

MANUFACTURING OUTPUT (2013 -2018 % CHANGE)

TOTAL VALUE
US\$ 375 BILLION
IN 2018



MEXICO

ECONOMIC INDICATORS



Total Population:
120 M



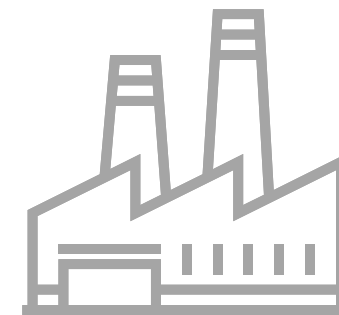
Economically
Active Population:
54 M



Average Age:
27 years



Gross Domestic
Product:
US\$ 1,170 Billion



Foreign Direct
Investment:
US\$ 28.4 Billion

Source INEGI

BAJIO

ECONOMIC INDICATORS



Total Population:
12 M



Economically Active Population:
5.3 M



Average Age: **26 years**



Graduates bachelor's degree:
59,400



Gross Domestic Product:
Bajio Region: US\$ 99 Billion

- Guanajuato: US\$ 48 Billion
- Querétaro: US\$ 21 Billion
- San Luis Potosí: US\$ 18 Billion
- Aguascalientes: US\$ 12 Billion



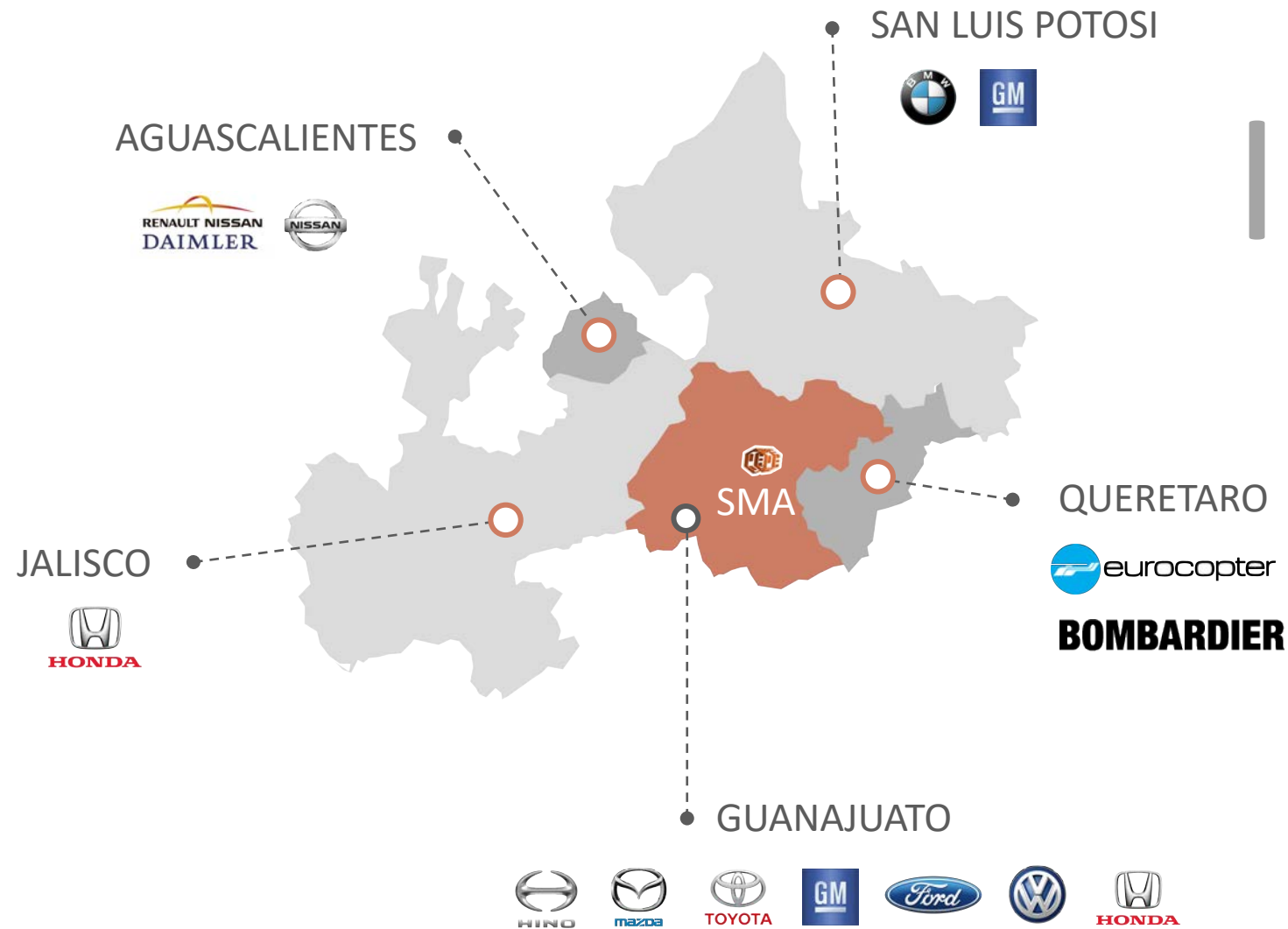
Foreign Direct Investment:
US\$ 4,690 Million

Source: INEGI 2015 / 2016 / 2017 / 2018

OEM's MAP



OEM's IN BAJIO





In 2018 was awarded
"Best City in the World"
by Travel + Leisure



2016 Best Destiny in Mexico
(Food and Travel & Travelers Choice
trip Advisor)

Colliers
INTERNATIONAL



POLIGONO EMPRESARIAL
SAN MIGUEL II

SAN MIGUEL DE ALLENDE

ECONOMIC INDICATORS



Total Population:
171,857



Average Age:
22 years



Economically Active
Population: 57,733

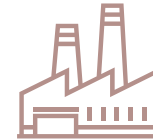


Gross Domestic Product
Guanajuato:
US\$ 48 Billion

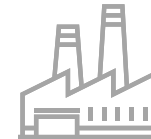


Gross Domestic Product SMA:
US\$ 461 Million

- 1.5% de State's GDP
- Primary: 15.5%
- Industry: 9.3%
- Services: 75.2%



Foreign Direct Investment
Guanajuato:
US\$ 3.5 Billion
(2016-2018)



Foreign Direct Investment
SMA:
US\$ 200 Million

Source INEGI 2013 / 2014 / 2015/ 2018



Convention Centers



3 Golf courses



2 Polo fields



50+ Highend Restaurants



60+ Art Galleries



7 Vineyards



150+ Hotels



5 Hot Springs



30+ Spas

STRATEGIC LOCATION

AIRPORTS BORDERS PORTS

San Diego
2,729 Km

El Paso
1,592 Km

Laredo
913 Km

Mc. Allen
852 Km

Brownsville
839 Km

Altamira
626 Km

Bajío International
Airport
112 Km

Queretaro International Airport
69.9 Km

Mexico City
International Airport
261 Km

Veracruz, Veracruz
482 Km

Manzanillo, Colima
651 Km

Lázaro Cárdenas, Michoacán
512 Km



STRATEGIC LOCATION & LOGISTIC INFRASTRUCTURE ROAD CONNECTIVITY

HIGHWAYS

- Mexico – Nogales – Tijuana
- Mexico – Nuevo Laredo – Piedras Negras
- Queretaro – Cd. Juarez
- Veracruz – Monterrey – Matamoros
- Puebla – Progreso
- Mazatlan – Matamoros
- Puebla Oaxaca – Cd. Hidalgo
- Manzanillo – Tampico – L. Cardenas – Ecuandureo
- Transistmico
- Acapulco – Tuxpan
- Acapulco – Veracruz
- Altiplano
- Transpeninsular de Baja California
- Peninsular de Yucatan

MOST IMPORTANT CITIES

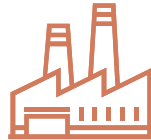


LOGISTICS

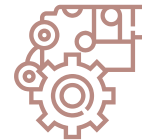
- Located in the heartland of Mexico
- 9 hour drive to US Border
- Within 250 miles



**80% of total
market**



**70% of
industry**



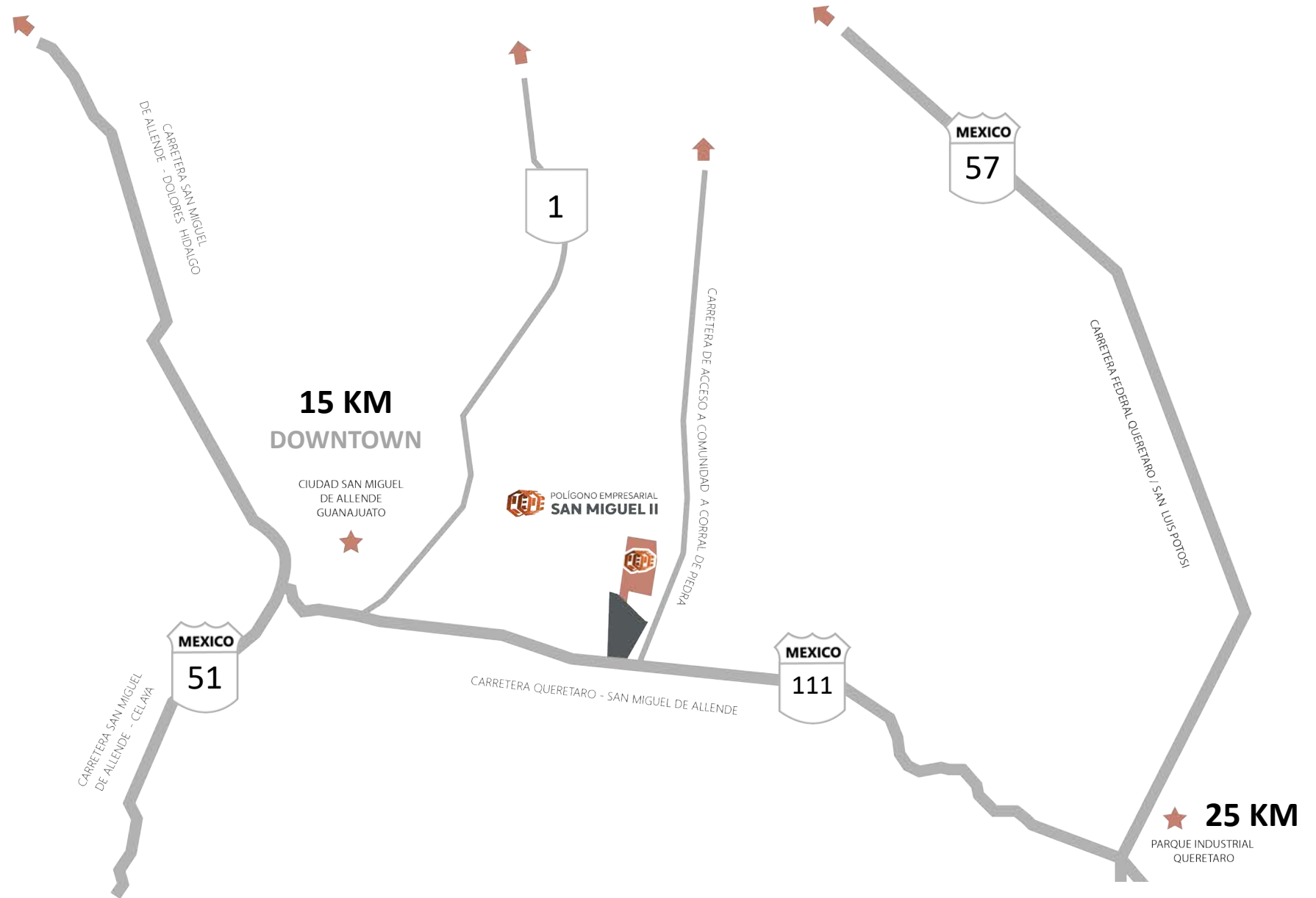
**70% of
automotive
industry**



**60% of total
population**



Land Area
126 hectares /312
acres



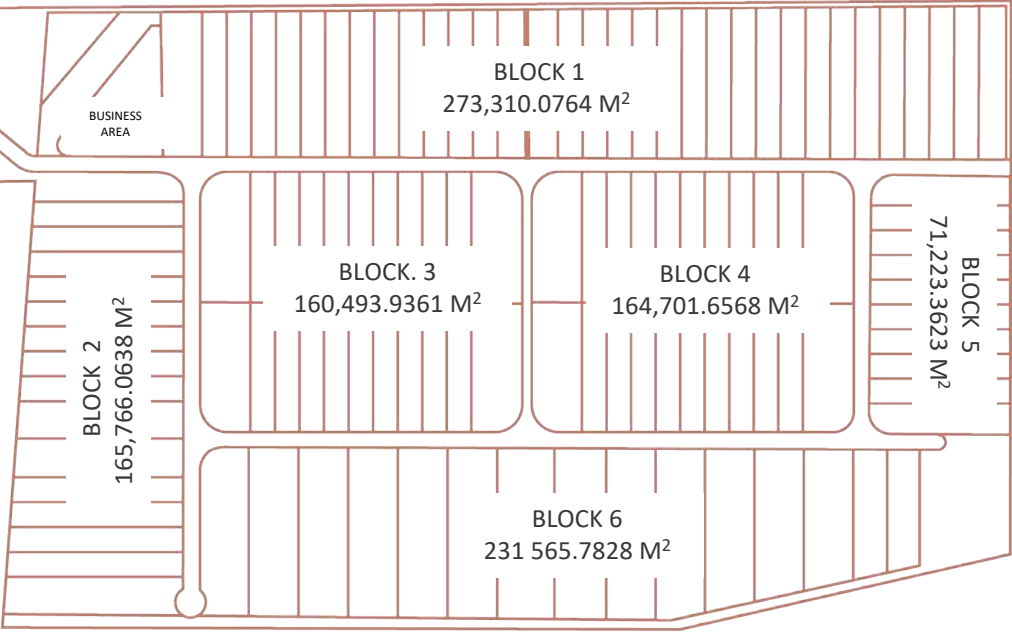
MASTER PLAN

POLIGONO EMPRESARIAL SAN MIGUEL II

PHASE I
(100% SOLD)



PHASE II



CURRENT TENANTS

PHASE I

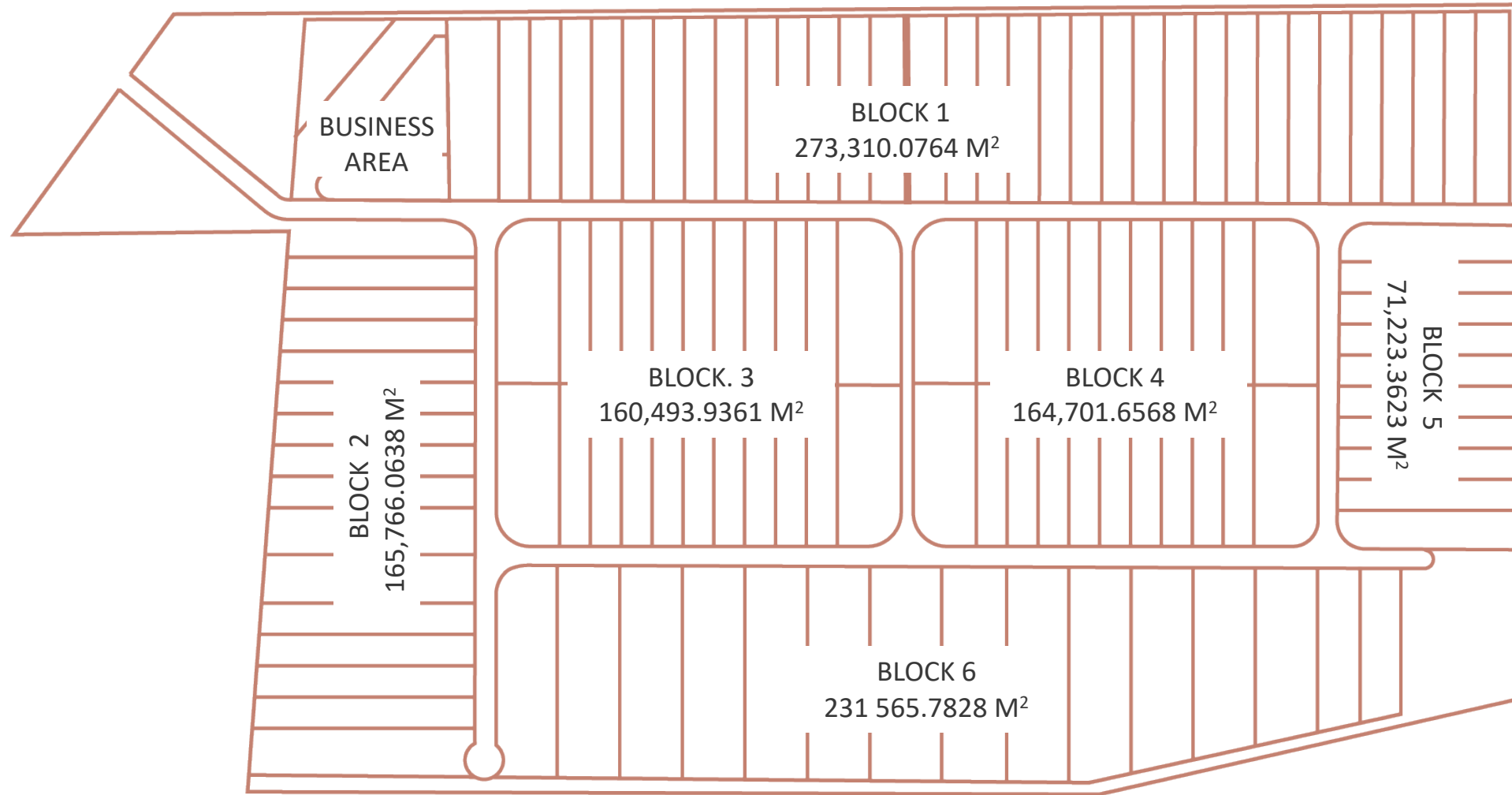
RAFI



PennEngineering®



PHASE II



WORLD CLASS INFRASTRUCTURE

WORLD CLASS INFRASTRUCTURE



Phase I 100% Sold out



Phase II
(Q3 2019 Completion)



126 hectares
(312 acres)



Lots from 10,000 m²



Project optimized to land
topography, minimum infill costs.



CCTV 24/7

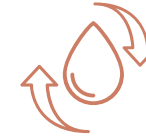
WORLD CLASS INFRASTRUCTURE



High-pressure Fire
Protection System SM Approved
and UL Listed



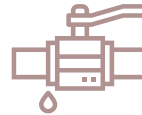
Electrical substation 30 MVA's and
30 MVA's more available for
expansion



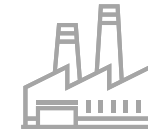
Water treatment plant



2 water wells with capacity
to support any industrial process



Natural Gas Feasibility
Pipeline 6.4 km from the park
(Under construction)

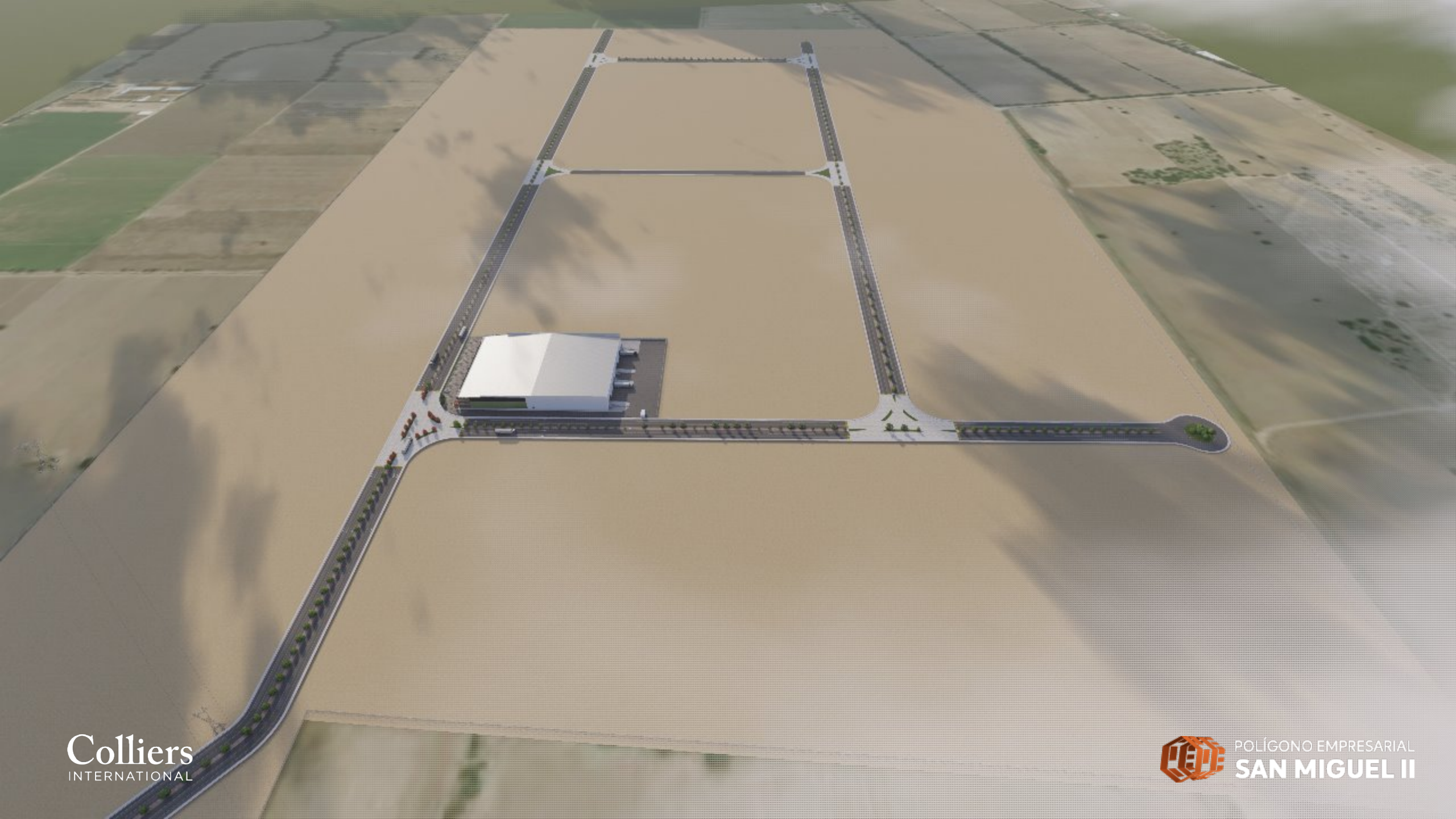


Land for sale
Build to Suit
Multitenant facilities









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