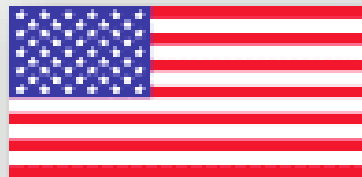


REGUSA MICRO TECHNOLOGY PARK

SALAMANCA, GUANAJUATO,
MEXICO



1.-INTRODUCTION

Emerges as one response to the needs of having the ease of a **Logistics Center and of Light Industry with integrated commercial services**, in **Salamanca, Gto. MEXICO**.

Privileged location and proximity to both the **PEMEX Refinery**, as well as the **Assembly Plant of MAZDA-Guanajuato**, and to commercial areas and services in the city. Connected to the main road communication routes, and easily accesible.

With all the services of the REGUSA MICRO TECHNOLOGY PARK.

It is presented as a solution to all partners, and as a cluster of light industry from certified suppliers, both **PEMEX and MAZDA Automotive**, among others, being able to provide reliable, efficient and effective, **"Just In Time."**

"The global moment is nearshoring."



2.-DESCRIPTION

- **CORPORATE PARTNER** : I.A. RECICLA GUANAJUATO, S.A. de C.V.
- **BUSSINES ADDRESS** : Highway Celaya – Salamanca Km. 85 * 750
Salamanca , Gto. c.p. 36884
- **TYPE OF COMPANY** : Certified suppliers Pemex, Mazda automotive, etc.
- **TYPE OF INDUSTRIES** :light industry , logistics certified supplier –TIERS 1,2,3 , etc.
- **TOTAL AREA** : 70,000 m2. – 7 has. (100%) = 28,328.04 acres
- **PROFITABLE URBANIZED AREA OR FOR SALE**: 49,000 m2. – 4.9 has.(70%) = 19,829 acres
- **COMMON AREAS** :21,000 M2. – 2.1 has. = 8,498 acres (30%).
- **PROPERTY TYPE** : PRIVATE PROPERTY – PROPERTY TITLE,
we are in process of contracting **PROPERTY TITLE INSURANCE**
Mexican Official Norm : NMX – R – 046 – SCFI - 2015



3.- LOCATION MEXICO

M E X I C O



3.- LOCATION MEXICO



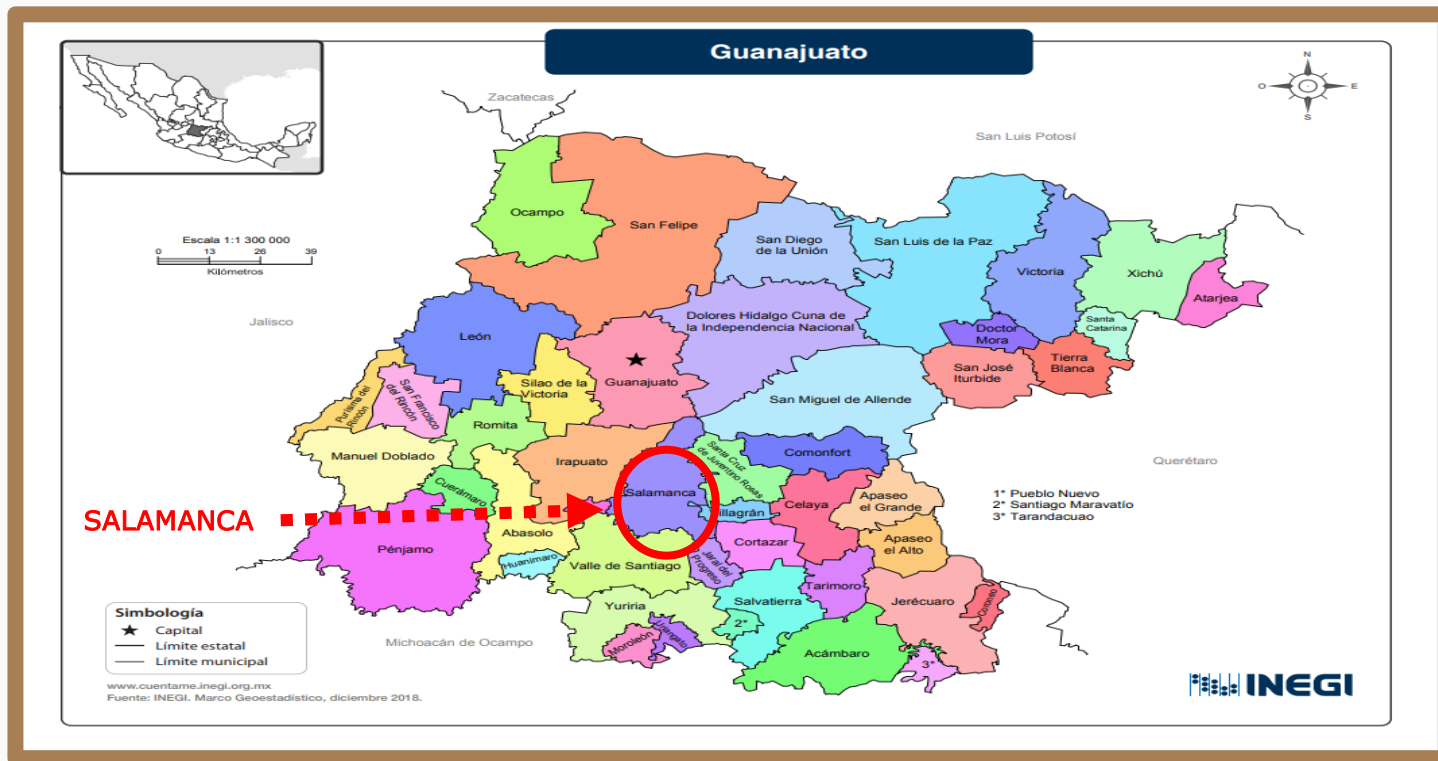
3.- LOCATION MEXICO – BAJIO REGION



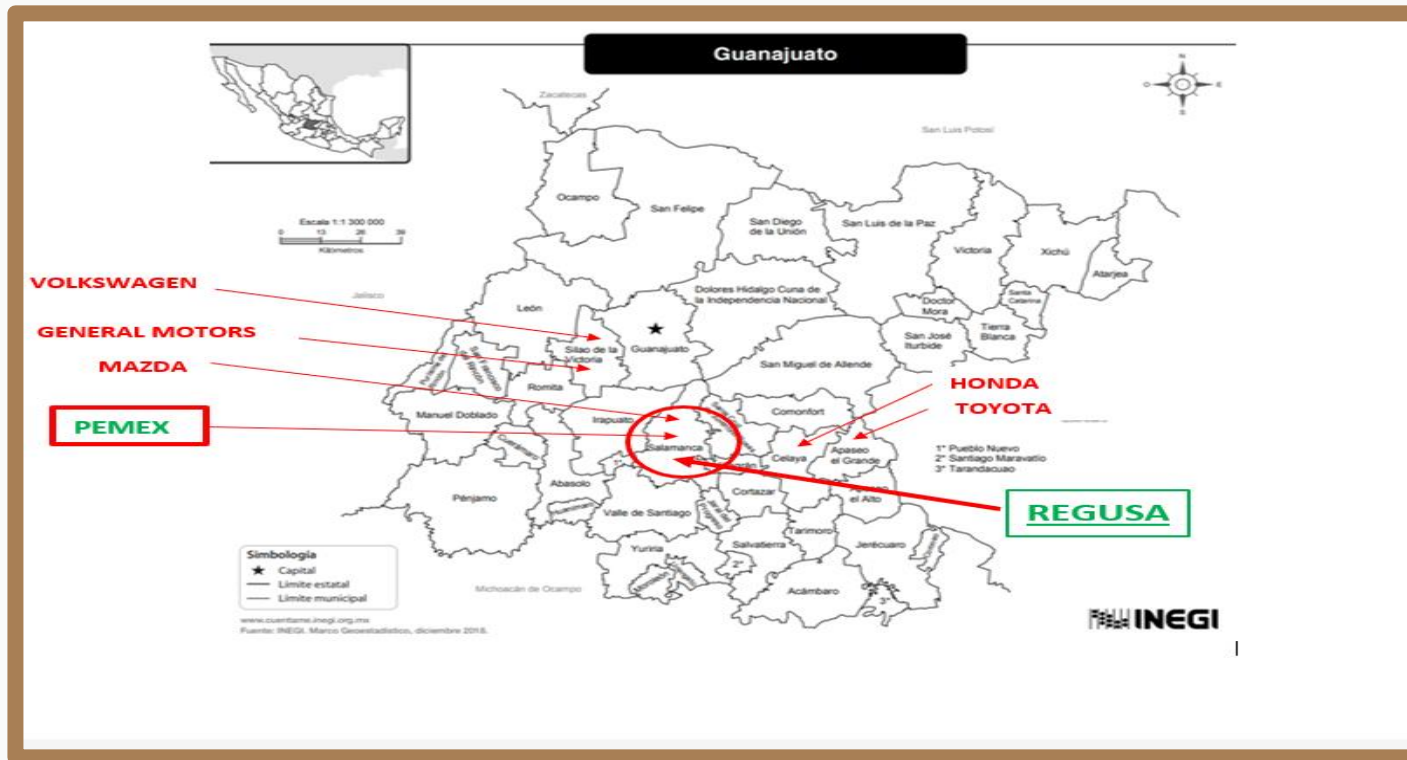
3.- LOCATION IN MEXICO STATE OF GUANAJUATO



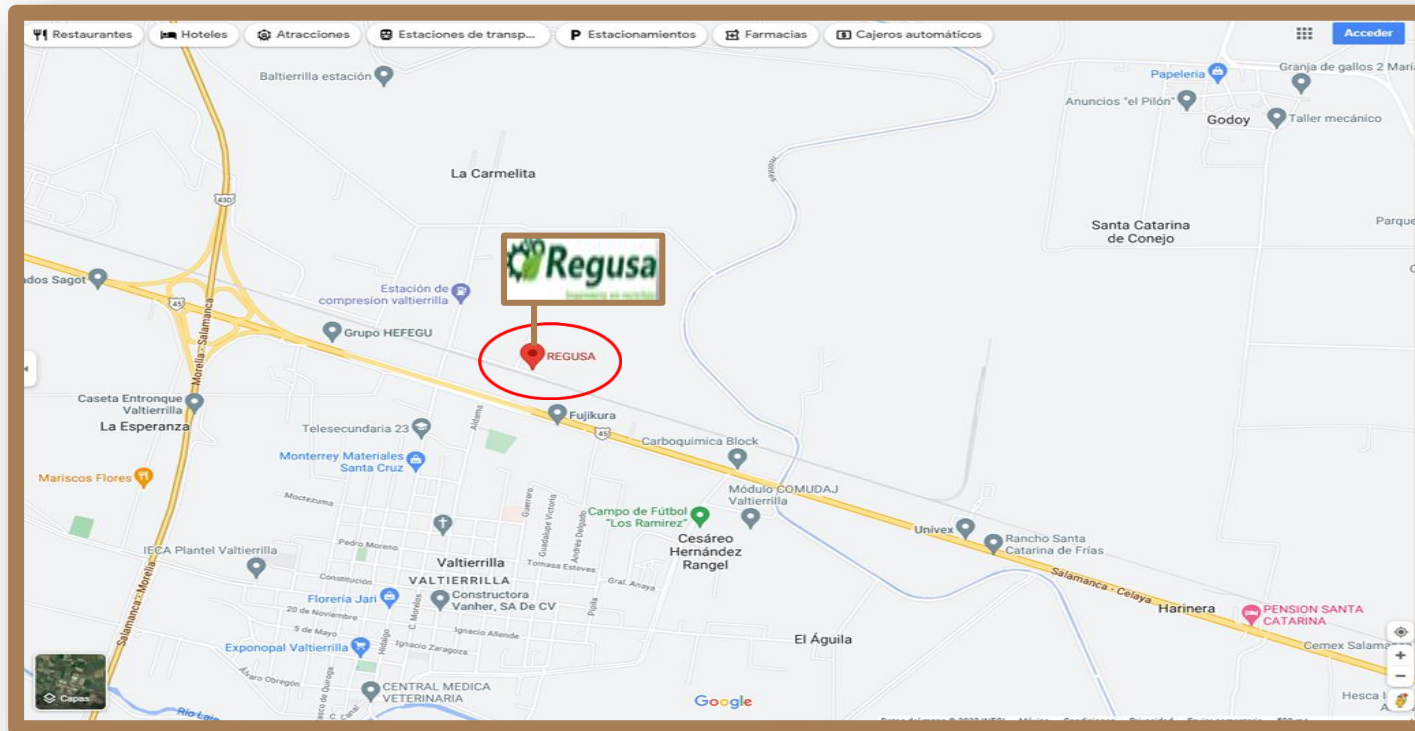
3.-LOCATION SALAMANCA CITY IN STATE OF GUANAJUATO



3.- LOCATION SALAMANCA CITY IN STATE OF GUANAJUATO



3.-LOCATION REGUSA IN SALAMANCA – CITY



3.- INTERNATIONAL CONNECTIVITY IN THE STATE OF BAJIO

gto **INTERNATIONAL CONNECTIVITY IN THE STATE BAJIO AIRPORT**
 グカナフラウト州空港から海外へ、空からのアクセス



INTERNATIONAL AIRPORTS 国際空港	
Silao /Bajío	Daily flights 便数/日
Dallas/Fort Worth, Texas	4
Houston, Texas	5
Chicago, Illinois	1
Los Angeles, California	2
Oakland	1
Atlanta	1
San Francisco	1
Morelia	
Houston	1
Los Angeles	1
Dallas	1
Querétaro	
Houston	2

UNITED **American Airlines** **DELTA**
AEROMEXICO. **volaris** **interjet**
vivaerobus.com **CPMEXGNT** **TAR** **REGIO CALIFORNIA**

A UNIQUE SYSTEM OF "INDUSTRIAL CITIES"
 特徴的な「工業都市群」

- Total population: 5.8 million 総人口: 580万人
- The "20 minutes system" 「20分システム」



3.- NATIONAL ROAD SYSTEM MEXICO



3.- NATIONAL PORT SYSTEM MEXICO



4.- STATE OF GUANAJUATO STATISTICAL INFORMATION

- SIXTH PLACE IN EXPORTS
- FIRST PLACE IN EXPORTS OF LEATHER AND FOOTWARE
- SECOND PLACE IN EXPORTS OF AUTO PARTS AND AUTOMOTIVE
- THIRD PLACE IN METAL WORKING EXPORTS
- FOURTH PLACE IN EXPORTS OF FRUITS AND VEGETABLES
- SIXTH ECONOMY OF THE COUNTRY, FIRST NATIONAL EXPORTING STATE
- NOT LOCATED ON THE MEXICAN BORDER
- GDP \$2,9 BILLION USD.
- 4.5 AVERAGE ANNUAL GROWTH (2015 - 2020)
- \$2.9 BILLION FOREIGN INVESTMENT 2020
- POPULATION 6.16 MILLION PEOPLE
- AVERAGE AGE 29 YEARS

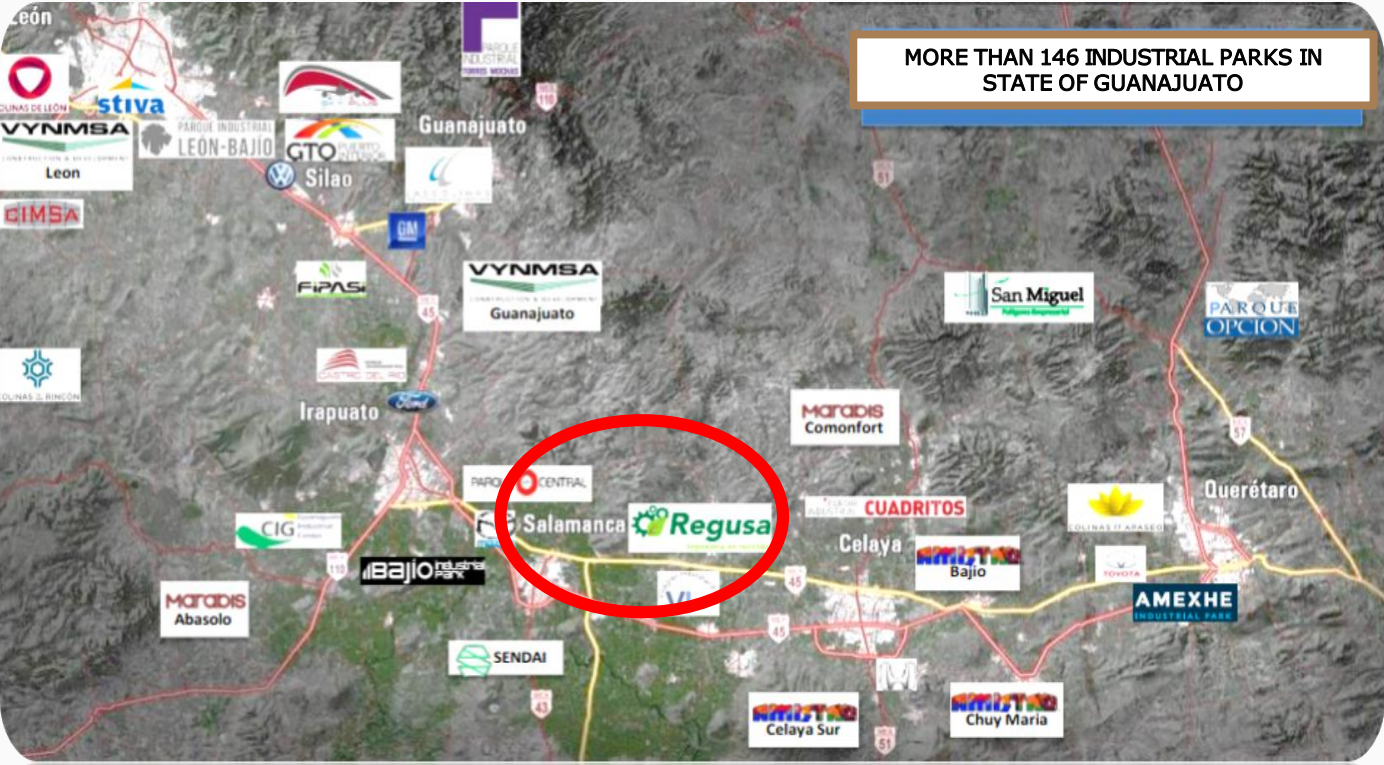


5.- MARKET SEGMENTS INVESTMENT OPPORTUNITIES




- AUTOMOTIVE AND AUTOPARTS INDUSTRY - NEW TECHNOLOGIES
- CIRCULAR ECONOMY - RECYCLING OF TIRES, PLÁSTICS,WOOD,ETC.
- AGRIFOOD AND FARMING
- INFORMATION TECHNOLOGIES AND ELECTRONICS -"MICROCHIPS"
- AERONAUTICAL INDUSTRY
- TEXTIL AND APPAREL INDUSTRY, LEATHER AND FOOTWEAR
- PHARMACEUTICAL INDUSTRY AND MEDICAL EQUIPMENT
- SUSTAINABLE ENERGY
- OTHER INDUSTRIES IN GENERAL



6.- INDUSTRIES IN GUANAJUATO STATE

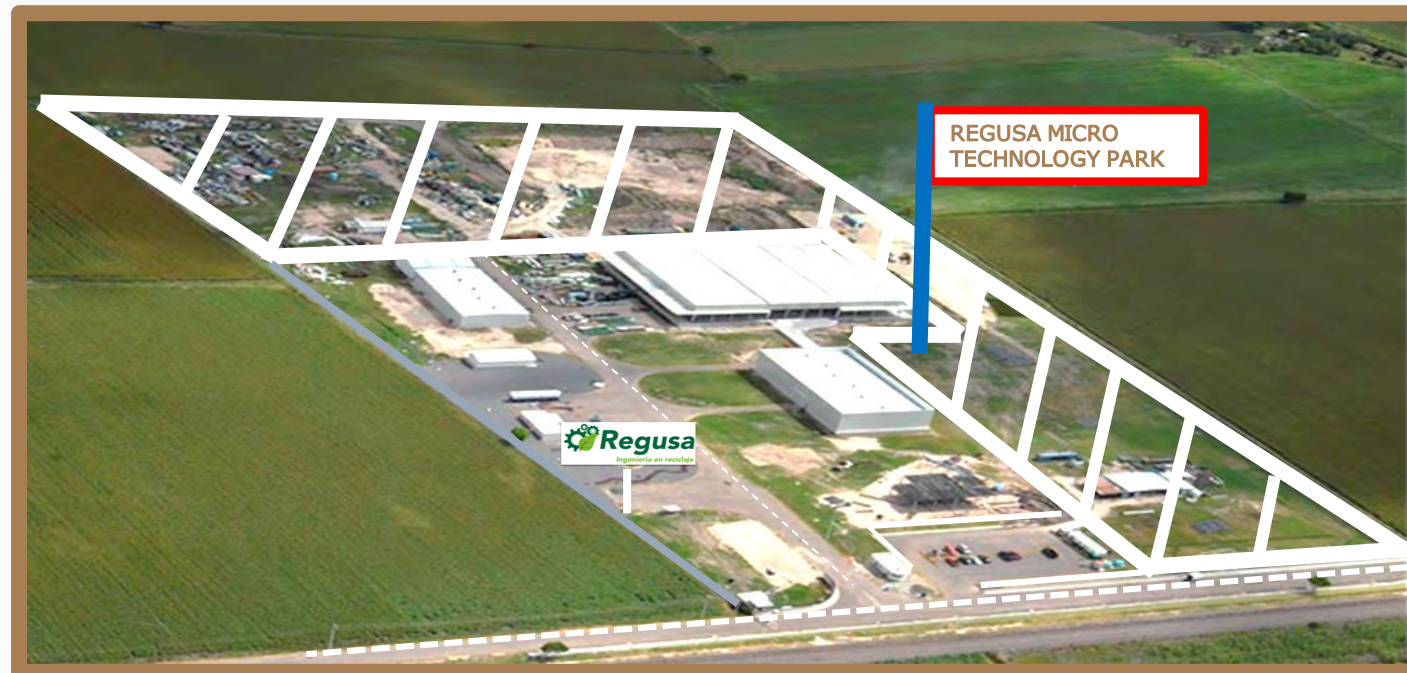


7.- EASTERN COMPANIES WITH THE HIGHEST INVESTMENT IN GUANAJUATO

<p>En noviembre del 2016, Toyota colocó la primera piedra de su planta en Apaseo el Grande, Guanajuato, donde invertirá cerca de 1,000 millones de dólares. En el complejo se producirá el modelo compacto Corolla a partir del 2019.</p>  <p>TOYOTA</p>	 <p>MAZDA</p> <p>La firma produce en su planta en Salamanca, Guanajuato, los modelos Mazda3 y Mazda2, ambos con tecnología SKYACTIV, para los mercados de Norteamérica, Sudamérica y Europa. La compañía invirtió 770 millones de dólares en el proyecto.</p>	<p>Honda invirtió 800 millones de dólares en su planta de ensamblaje en Celaya, Guanajuato, donde se producen aproximadamente 200,000 unidades vehiculares anuales del subcompacto Honda Fit. Posteriormente, la compañía inauguró una planta de transmisiones en la que invirtió más de 470 millones de dólares, con una capacidad de producción anual de 350 mil unidades.</p>  <p>HONDA</p>	<p>DENSO</p> <p>Con una inversión por 108.4 millones de dólares, la empresa abrió su planta en Silao, Guanajuato, donde se producen unidades de enfriamiento, calefacción y ventilación, condensadores, radiadores, sistemas de limpiaparabrisas y alternadores.</p>	<p>En 2015, Mitsubishi Corporation estableció su planta en San José Iturbide, Guanajuato, para producir compuestos de plásticos para la industria automotriz. El proyecto, que significó un total de 10 millones de dólares se llevó a cabo de forma conjunta con Dainichiseika Colors & Chemicals.</p>  <p>Mitsubishi Corporation</p>	 <p>MITSUI</p> <p>Mitsui Kinzoku ACT Mexicana inició operaciones en 2014 en Silao. Con una inversión de 21.3 millones de dólares en la planta, ubicada en el municipio guanajuatense, la empresa se dedica a la manufactura de sistemas de chapas y bisagras automotrices.</p>
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8.- LAND AERIAL VIEW



9.- MASTER-PLAN



1.- 42 INDUSTRIAL SHIPS 1,000 M2.

2.- INDUSTRIAL CLUB

3.- OFFICE BULDING AND SHOPPING CENTER & HOTEL

4.- EXECUTIVE GYM & SPA



9.- MASTER PLAN DESCRIPTION

TOTAL AREA : 70,000 m2. - 7 has.(100%) = 28,328.04 acres ,
(1 Ha.=2.47105 acre) , (1 M2 = 10.764 FT2.)

COMMON AREAS: 21,000 m2.(30%) = 8,498.4 acres

1.- INDUSTRIAL SHIPS : 42 units of 1,000 m2. of land = 0.247105 acre
= 10,764 FT2. (Standar or Build To Suit Services).

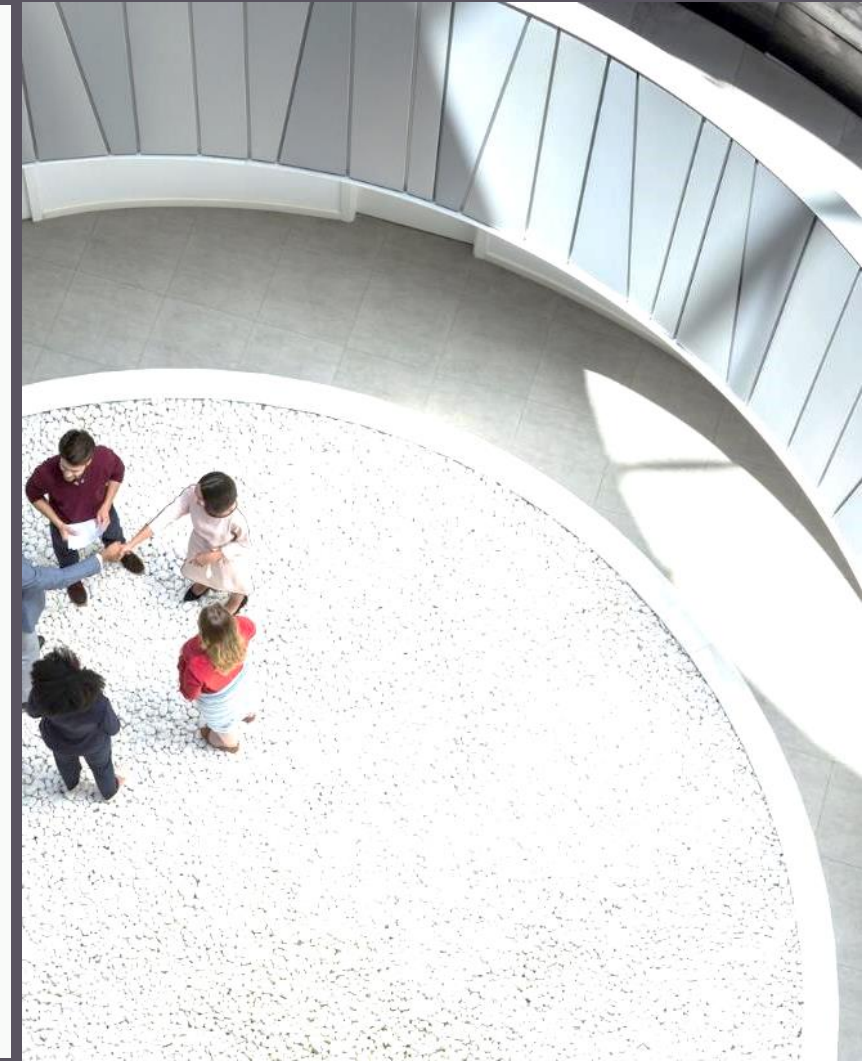
42,000 m2.,(60%) land of industrial buildings = 16,997 acres.

7,000 m2., (10%) building construction land = 2,832.80 Acres,Nos.2,3 y 4.

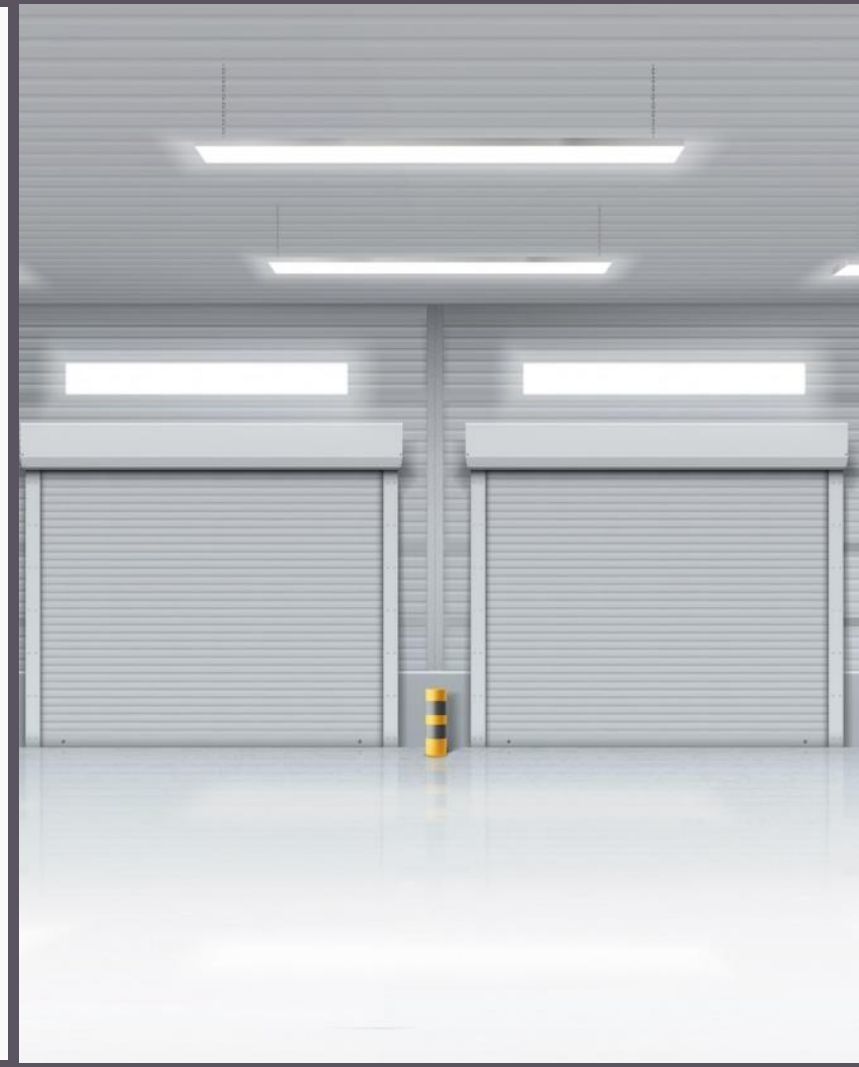
2.- INDUSTRIAL CLUB

**3.- OFFICE BUILDING , SHOPPING CENTER & EXECUTIVE SUITES
HOTEL**

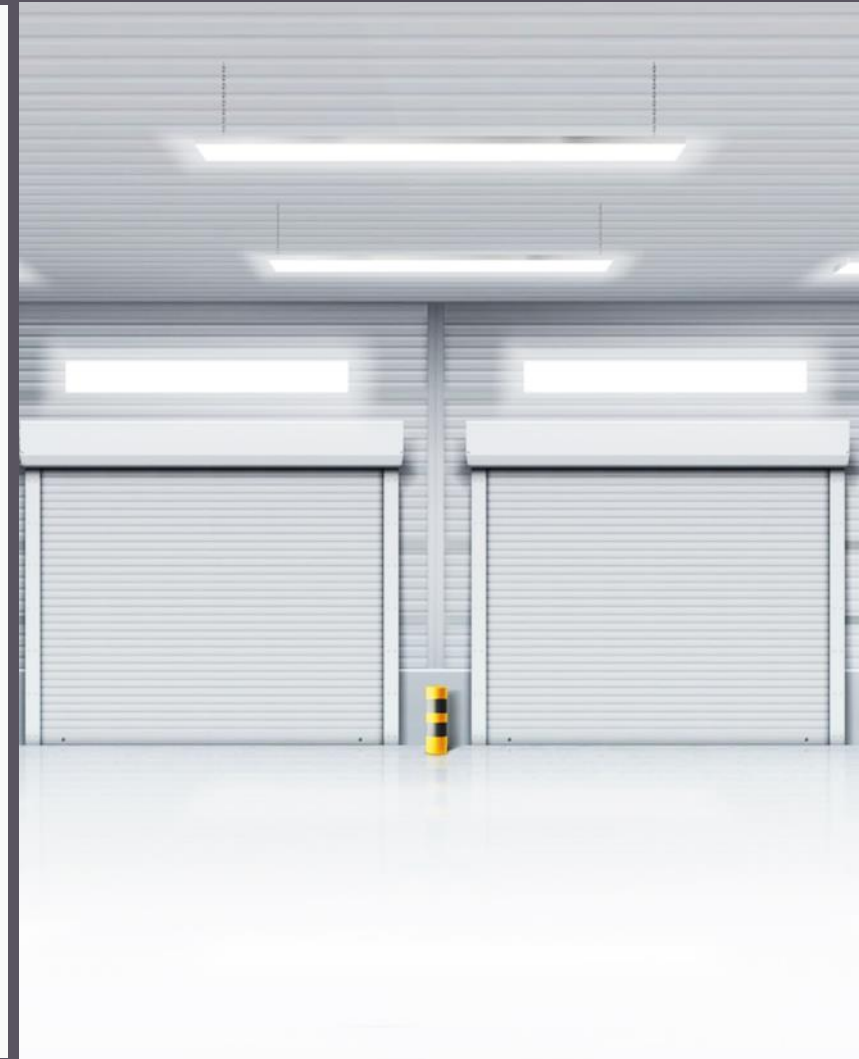
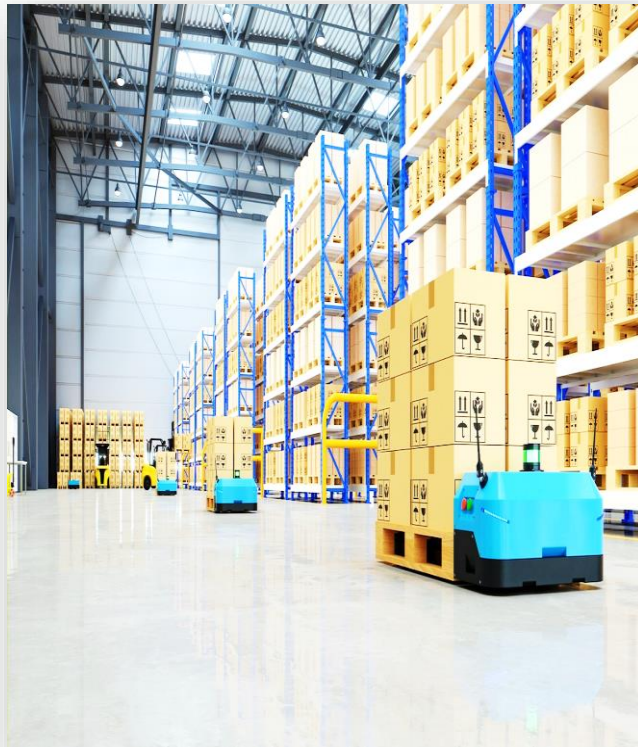
4.- EXECUTIVE GYM & SPA



10.- INDUSTRIAL SHIPS



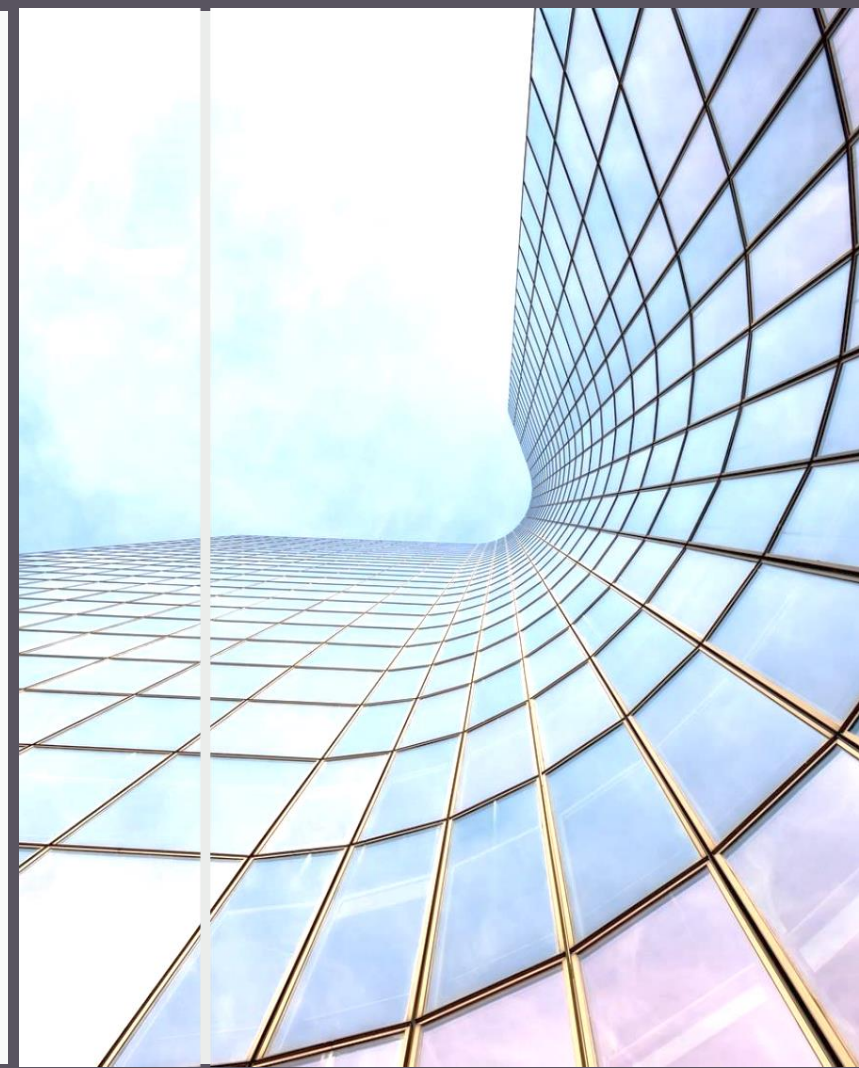
10.- INDUSTRIAL SHIPS



11.- INDUSTRIAL CLUB



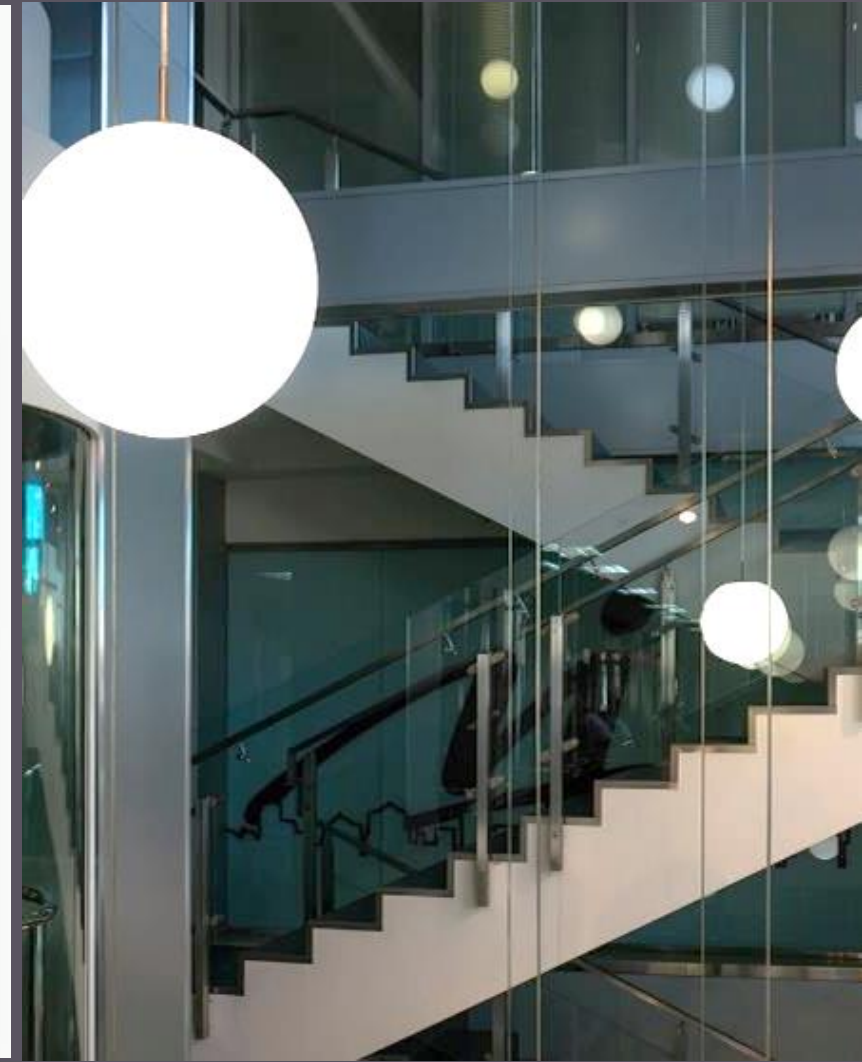
11.- INDUSTRIAL CLUB



12.- OFFICE BUILDING , SHOPPING CENTER
& EXECUTIVE SUITES HOTEL



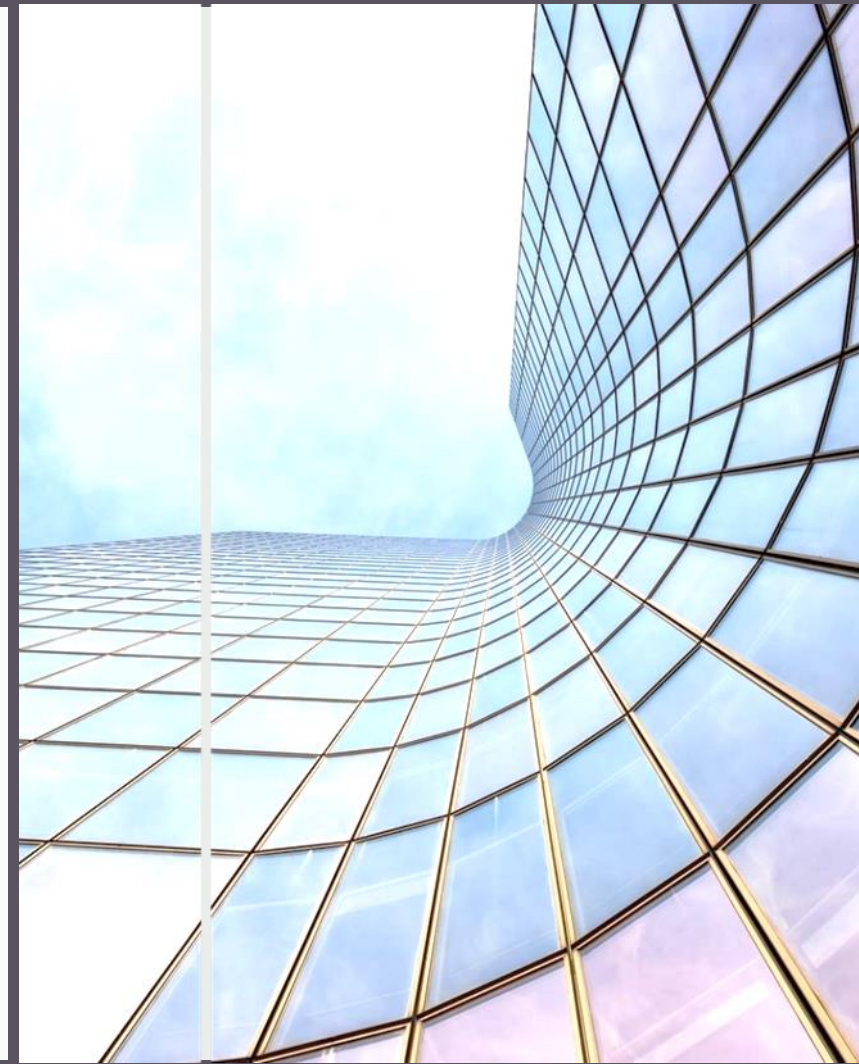
12.- OFFICE BUILDING , SHOPPING CENTER & EXECUTIVE SUITES HOTEL



12.- OFFICE BUILDING , SHOPPING CENTER & EXECUTIVE SUITES HOTEL



13.- EXECUTIVE GYM & SPA.



CONTACT :

ENG. MARTIN CERDA BENITEZ

CEO REGUSA

+52 55.370.70.619

mcb8265@regusa.com.mx

mcb8265@gmail.com

Developed by



MCB GROUP