



WorldPort

Industrial Park





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**KCSM RAIL
ROAD MAP**





WHY MEXICO

- IDEAL LOCATION FOR BUSINESS
- MARKET WITH GREAT POTENTIAL AND HUMAN CAPITAL
- SOLID AND OPEN ECONOMY
- COMMERCIAL STRENGTH, 13 FREE TRADE AGREEMENTS WITH 46 COUNTRIES
- COMPETITIVE BUSINESS ENVIRONMENT



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WHY GUANAJUATO

10

RECOGNIZED FOR BEING **THE MOST ACTIVE STATE IN THE COUNTRY** FOR THE LAST 10 YEARS

23.8

GUANAJUATO'S EXPORTS INCREASED BY **226%** IN THE LAST 10 YEARS FOR AN AMOUNT OF **23.8 BILLION USD**

6TH

6TH ECONOMY IN MEXICO WITH A GDP OF **\$50.8 BILLION USD**





WHY GUANAJUATO

500

MORE THAN 500 COMPANIES
SELECTED GUANAJUATO AS
THEIR **PREFERRED DESTINATION**
FOR DOING BUSINESS

6TH

6TH MOST POPULATED STATE
WITH **6.11 MILLION INHABITANTS**
AND A **LABOR FORCE OF 2.68**
MILLION

75%

SET IN THE HEART OF MEXICO, IN
WHICH **75% OF THE NATIONAL**
GDP LOCATES



DISTANCE TO SEAPORTS AND BORDERS



DISTANCE TO AIRPORTS

San Luis Potosi Int. Airport
100 Mi / 160 Km

Queretaro Int. Airport
37 Mi / 59 Km

Leon City Int. Airport
136 Mi / 220 Km

Mexico City Int. Airport
168 Mi / 270 Km



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MEXICO'S OEM'S



NEIGHBORING STATES & CITIES



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CITIES

San Miguel de Allende	33 Mi / 53 Km
Guanajuato (Capital)	87 Mi / 140 Km
Leon	105 Mi / 168Km
Irapuato	93 Mi / 151 Km
Celaya	65 Mi / 104 Km
Juriquilla	24 Mi / 40 Km
Queretaro	31 Mi / 50 Km

STATES

San Luis Potosi	90 Mi / 144 Km
Queretaro	31 Mi / 49 Km
Michoacan	190 Mi / 190 Km
Jalisco	251 Mi / 404 Km

LOCATION

25 MINUTES
FROM QUERETARO

**San Miguel
de Allende**



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**San Jose
Iturbide**



Juriquilla



Queretaro



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- 1 **VITROMEX**
MI ESPACIO. MI MUNDO
- 2 **Smurfit Kappa**
- 3 **FLEX|N|GATE**
- 4 **TIMKEN**
- 5 **faurecia**
- 6 **FERRERO
ROCHER**
- 7 **ALUMINICASTE**
- 8 **ExxonMobil**
- 9 **Colgate**
- 10 **ALPIA**

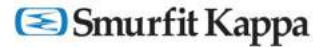


Highway San Miguel de Allende - Dr. Mora

San Jose
Iturbide



ADJACENT COMPANIES



AMONG OTHERS

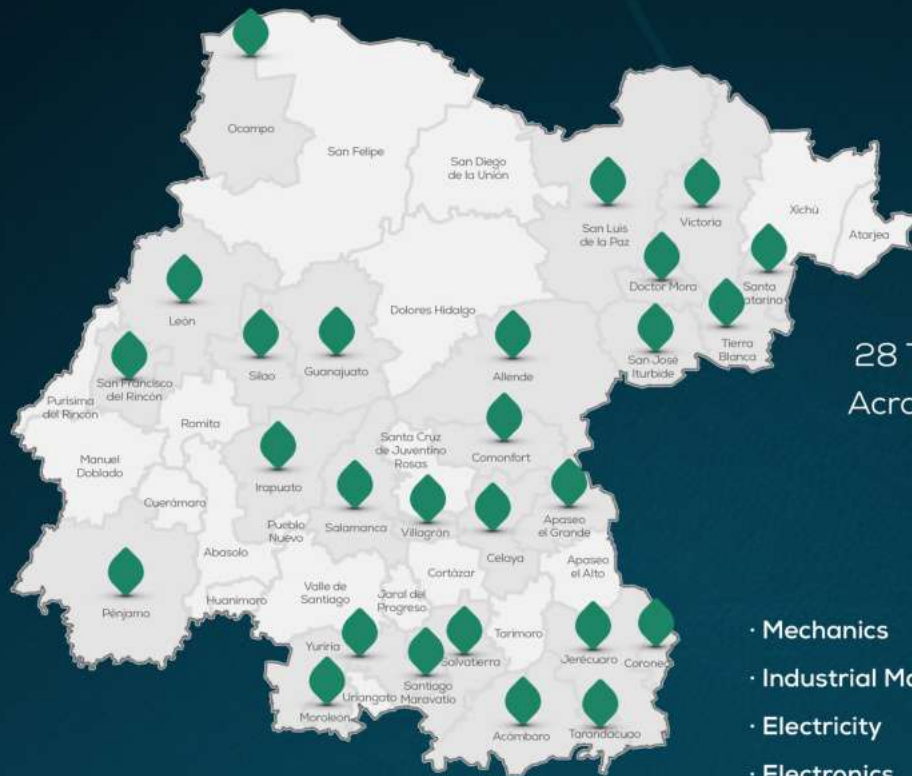
IECA-STATE TRAINING INSTITUTE

WORKSHOPS COURSES SEMINAR CONFERENCES



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28 Training Sites
Across the State!!!

OFFERS

- Mechanics
- Industrial Automation
- Industrial Maintenance
- Quality Process
- Electricity
- Informatics
- Electronics
- Computer Assisted Design
- Instrumentation
- Languages

LABOR FORCE ANALYSIS FOR SAN JOSE ITURBIDE

SAN JOSE ITURBIDE MUNICIPALITY ZONE

- 10 municipalities in 75km radius neighborhood
- 714,637 Total Population
- 238,026 Economically Active Population
- 102,360 People willing to work for the Industry if payed 2.5 to 3 Mexican minimum wages (1 Mexican minimum wage = \$172.87 pesos per day)



MUNICIPALITY	TOTAL POPULATION 2015	ECONOMICALLY ACTIVE POPULATION 2015	AVAILABLE PEOPLE IF PAID 2.5 TO 3 MINIMUM WAGES	DISTANCE IN KM TO INDUSTRIAL PARK	DISTANCE IN MINUTES TO INDUSTRIAL PARK
San Jose Iturbide	78,794	28,061	7,559	17	18
San Luis de la Paz	121,027	41,456	19,729	36.5	25
Doctor Mora	24,219	7,904	3,596	27.8	29
SUBTOTAL LESS THAN 30 MIN.	224,040	77,421	30,884		
Tierra Blanca	18,960	4,568	2,204	43.4	47
San Diego de la Union	39,668	10,273	6,499	77.8	50
San Miguel de Allende	171,857	60,819	21,551	42.4	51
Dolores Hidalgo	152,113	51,070	25,865	75.2	54
SUBTOTAL LESS THAN 60 MIN.	606,638	204,151	87,003		
Victoria	20,166	4,993	1,675	53.1	61
Santa Catarina	5,261	1,536	710	57.5	64
Comonfort	82,572	27,346	12,972	66.9	68
SUBTOTAL LESS THAN 75 MIN.	714,637	238,026	102,360		

INFRASTRUCTURE

Available lots starting at 1 hectare, including the following infrastructure and services



WATER SUPPLY NETWORK



NATURAL GAS



WASTE WATER TREATMENT
FACILITIES



SECURITY AND MAINTENANCE
24/7



1.6 KM IN FRONT OF THE KCSM
MAIN LINE



FIBER OPTICS



MEDIUM AND HIGH TENSION
POWER LINES



SEWER AND DRAINAGE STORM
SYSTEM



LOCATION

- 900 meters from 57 high way (NAFTA High Way)
- Excellent access
- 10 minutes from San Jose Iturbide
- 25 minutes from Queretaro

ENERGY

The supply of electrical energy is essential for a competitive industrial development.

- Current capacity: 20 MVAs.
- Supplied through 2 medium voltage circuits (34.5 kv) from "San José Iturbide" power substation, just 5 km from the park.
- Electrical redundancy guarantees the availability of energy to our customers.

INFRASTRUCTURE ENERGY



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Substation



Substation

115KV High Power Tension Lines
(80MVA AVAILABLE)

34.5KV Medium Power Tension
Lines (10MVA AVAILABLE)

Parque Opción



ALL OF THE INFRASTRUCTURE AVAILABLE IN EACH LOT

900m from 57

1.6 km front railroad



FIBER OPTIC



NATURAL GAS



RAIL ROAD

WATER WELL



AVAILABLE LOTS

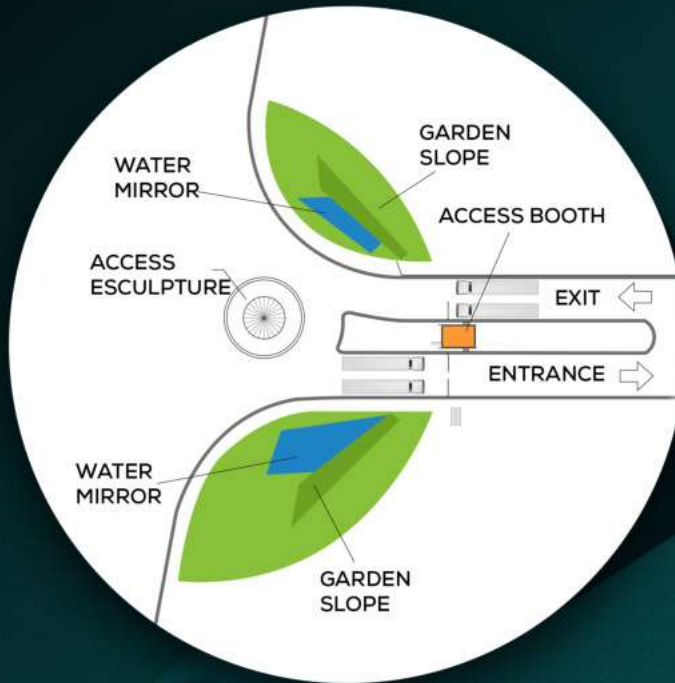


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**ACCESS
LAYOUT**



QUALITY OF LIFE



SPORT FACILITIES



HISTORIC PLACES



SHOPPING CENTERS



VINEYARDS AND WINERIES



GOLF COURSES



MUSEUMS



VIBRANT ECONOMY



CULTURAL CENTERS



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Km 22 Carretera Dr. Mora - San Miguel de Allende

San José Iturbide, Guanajuato



+52 55 5460 5665

www.worldport.com.mx