



MZT AEROSPACE PARK



ABOUT US

MZT Aerospace has been born from the need to create an infrastructure for a OEM UAV company from Europe, company of which our company is partner.

We have worked the last 4 years in the search for the best location for the project and in obtaining the licenses to begin its construction.

Our company (TopBrain Group), was born from the fusion of national and international talent, with experience of more than 20 years in the development of strategic projects around the world.

The philosophy of constant development make us look at each project like a challenge we have to analyze and understand according to the needs of the clients.

Our company has a compliance external audit, that review our company operations and procedures to ensure we are following all applicable laws, rules, standards, and regulations, to give our customers greater security for the investment.



Why an industrial park?

Industrial parks show a certain degree of regional specialization, so the automotive and aerospace industries are mainly located in the northern and central area of Mexico.

Since the NAFTA treaty was signed, the manufacturing development achieved in the recent decades has placed Mexico among the 10 largest exporting economies in the world. Current trends show a division between purely industrial parks and logistics parks, while the future trends show the need for an increasingly clear evolution towards the development of theme parks focused on industrial clusters and their chain of supply, as well as specialized technology parks.

MEXICO AEROSPACE INDUSTRY



312 INDUSTRIAL INSTALLATIONS

- 80% MFG
- 11% MRO
- 9% I&D

EXPORTS: \$7,649 MILLION USD (2017)

It has come the 10th to the 6th place among the countries exporters to the Aerospace Industry of the United States in less than 10 years.

EXPECTATION:

- 60,000 jobs.
- 340+ industrial facilities.
- Exports around 8,300 million USD.
- 20% surplus commercial balance.

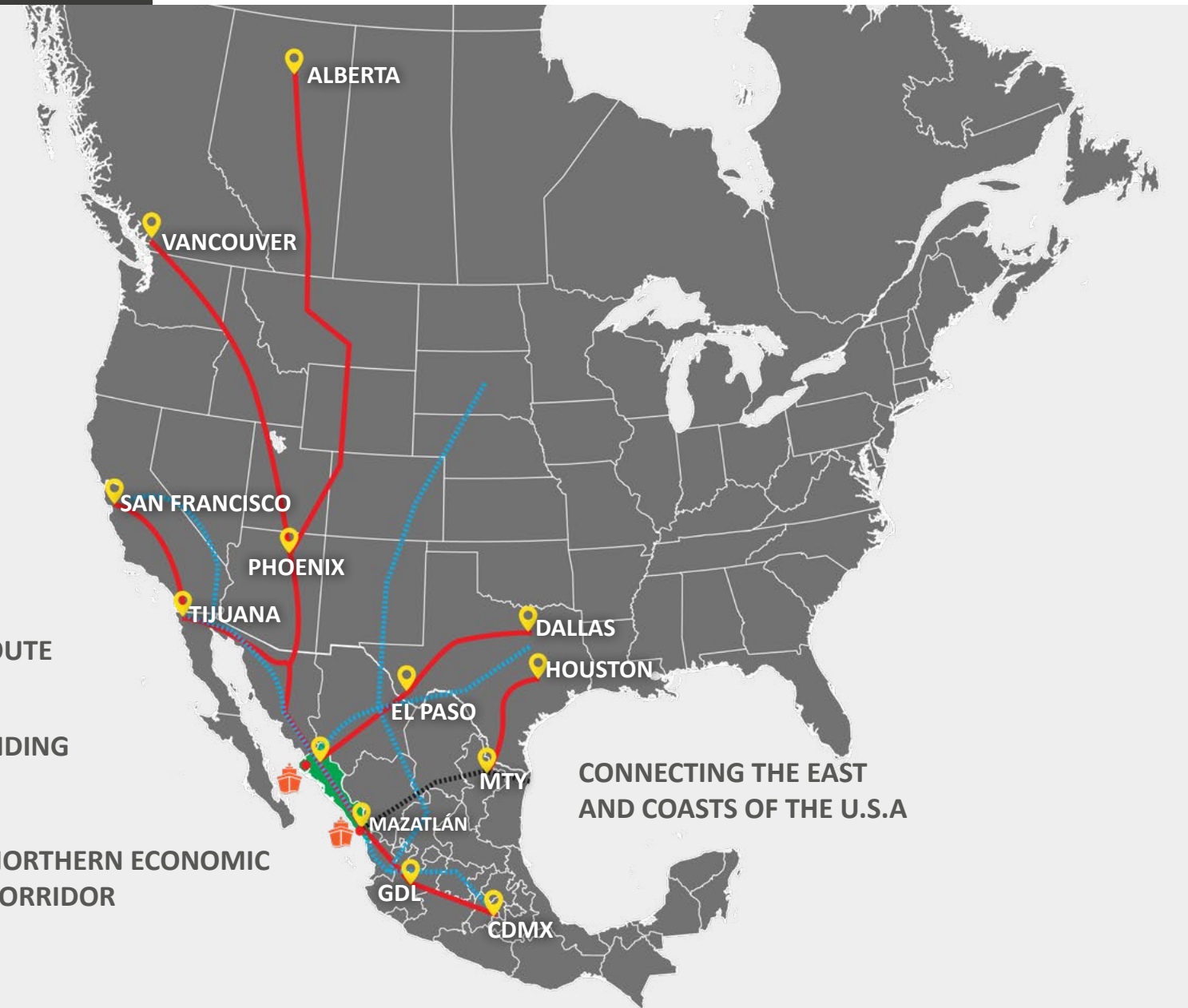
MANUFACTURING PLATFORM COMPETITIVE IN LESS THAN 10 YEARS

Mexico is the 12th place in the global ranking of the industry.

-  SINALOA
-  HIGHWAY ROUTE
-  RAIL ROUTE
-  PORT OF LANDING

NORTHERN ECONOMIC
CORRIDOR

CONNECTING THE EAST
AND COASTS OF THE U.S.A





SINALOA

- 1st seafood Latin America.
- 9th Meat Exports World.
- 1st Department Stores Mexico.
- 1st Vegetable Production Mexico.
- Naval Industry Export 5 Continents.
- industry.
- 58% Of the maquilng industry in the country.

INFRASTRUCTURE

- 390 Miles coast line.
- 2 International seaports.
- 3 International Airports.
- 10 Hydro and Thermoelectric Plants.
- 11 Dams 22 Billion m³.
- Natural Gas.

ECONOMIC CORRIDOR

- 60% Of international trade in north america.
- 27% Of the manufacturing

EDUCATION

- 257 Universities
- Engineers 22%
- Graduates 66%
- TSUs 2%
- Technicians 10%

Total:66,836

HUMAN CAPITAL

- The best business-union environment (25 years without strikes).
- Low staff turnover (3-7% monthly).
- The best association of the public and private sector.



MAZATLÁN

- 502,547 inhabitants.
- 2nd biggest population in the state.
- 3,068.5 Km² located in the southern portion of sinaloa.
- 5.3% Total surface of the state.
- 1.5 Million sq.Ft. Open space.
- 150 Plug and reefers.
- Tif verification site.
- 5 Railways connections.

PORT OF MAZATLAN

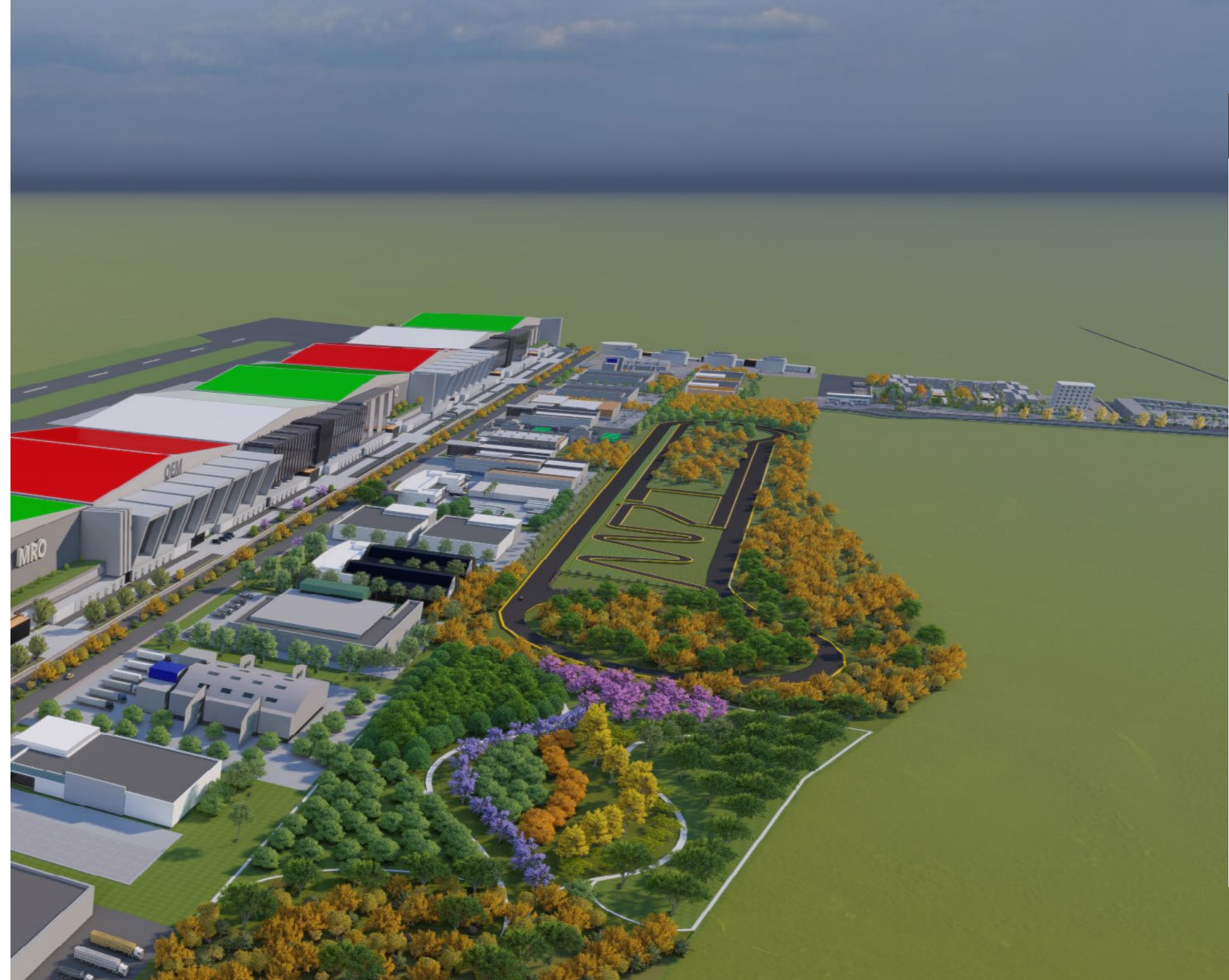
- Modern infrastructure.
- 8.203 Ft. Long – 361 ft. Wide.
- 40 Ft. Deep.
- 4.265 Ft. Berthing line.

QUALITY OF LIFE

- Largest tourist marina
- 175 Hotels
- 2 Golf course
- 50 Restaurants
- Shopping malls
- Year round cultural events
- Soccer and baseball stadium







SERVICES

NATURAL GAS

- Underground installation
- Natural gas turbines cogeneration
- Private provider: GASPASA

WATER SYSTEM

- Provider: JUMAPAM
- Own Water Well and Water Treatment plant
- Water Pressure: up to 50 LPS/Ha.
- Water Treatment Plant: 10 LPS/Ha
- Reuse of 85% wastewater in irrigation of green areas
- One Hydrant per plot
- Cold water for chillers

GREEN AREAS:

- 2 Soccer Field
- 2 Multipurpose Court
- Outdoor food area with grills
- Outdoor Gym
- Walking Areas
- 50 cm Sidewalks with endemic plants
- 4 m Midwalks with endemic trees

TELECOMMUNICATIONS

- Underground Optical Fiber (Provider Telmex)
- Cell Coverage (Provider Telcel)
- Free Wifi Recreation Area

CONSTRUCTION

- Streets: Cemented and reinforced soil with Powercem paved with Asphalt Concrete
- Lot Acces: Cemented and reinforced soil with Powercem paved with Hydraulic Concrete
- SideWalks: Colored cobblestone
- Illumination: Led Streetlights (Roadway Type)

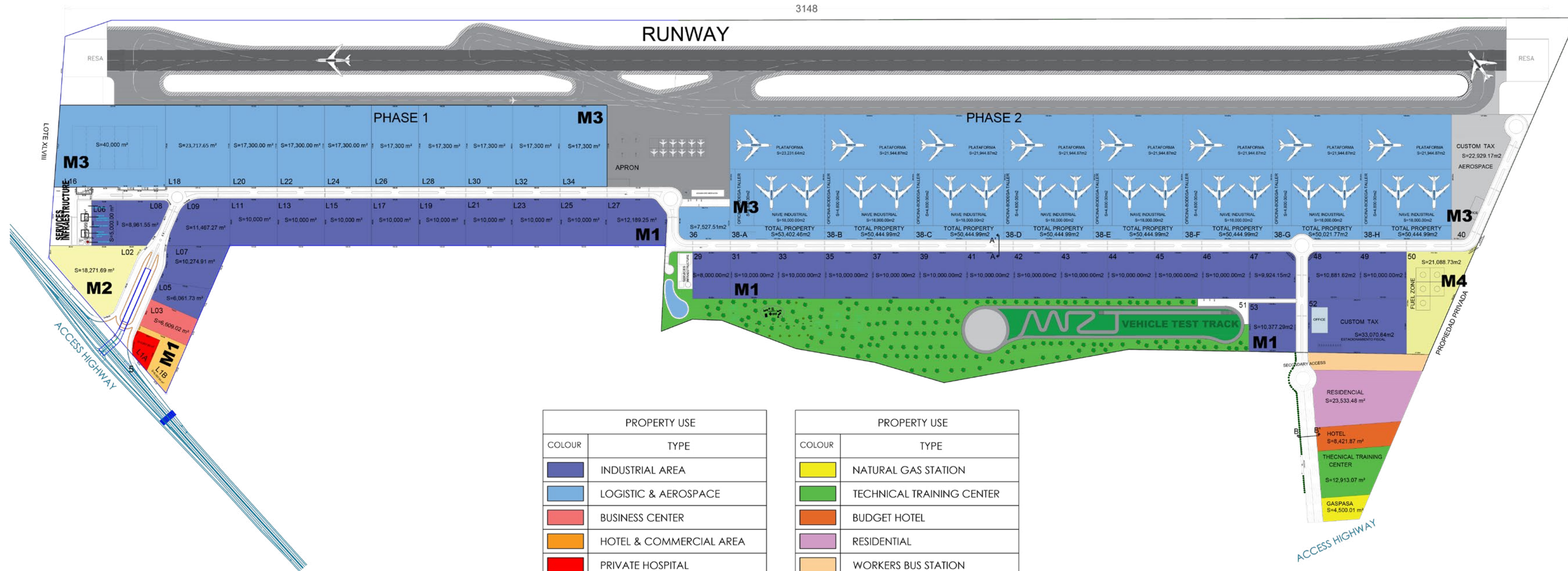
SECURITY

- Private Security 24/7 365 d/y
- CCTV
- Acces Control System

LEED CERTIFICATION



MASTERPLAN



MASTERPLAN

Both phases take place in an area of approximately 494 acres. Runway length will be 3,100m (10,170 ft) and width 45m (147 ft).

66 Lots in total:

- 19 lots in front of the main road
- 30 lots with access to the runway
- 1 lot for Bus Station
- 1 lot for Hospital
- 1 lot for Business Center
- 1 lot for hotel use with mall
- 1 lot for Hotel use

- 1 lot for Commercial Plaza and Training Center
- 3 lots for Services
- 1 lot for Infrastructure.
- 2 lots for custom tax area
- 1 batch of fuel storage tanks
- 1 lot for infrastructure
- 1 lot for Residential
- 1 lot for bus station
- 1 Natural Gas Service Station

PHASE 1:

Industrial park Mazatlán

32 Private lots:

- 14 lots in front of the main road
- 10 lots with access to the runway
- 3 lots for Services
- 1 lot for Infrastructure
- Hotel use with shopping plaza
- Bus Station
- Hospital
- Kindergarten
- Catering service
- Laundry
- Stationary shop (services)

The surfaces of the lots are from 5,000m² to 40,000m².

Total area: 684,000m²
Landing track: 1.1 km

Construction Period

Industrial Park:
January 2021 – March 2022

Aerodrome:
September 2021 – December 2022



In this first stage the surfaces are from 5,000.00 m² to 40,000.00 m².

Access to the park in **Phase 1** is directly from the Federal Highway Mexico 15D, Mazatlán-Culiacán km 9. The development of a vehicle overpass bridge and its acceleration and deceleration access lanes is considered to allow for traffic flow in both directions without obstructions to enter and exit **MZT Aerospace park**.



In **Phase 2**, lot areas are available from 9,000 m² to 50,500.00 m².

The access by **Phase 2** is located between Federal Highway Mexico 15D and Federal Highway 15, by State Highway 503.

PHASE 2: Industrial park Mazatlán

34 private lots:

- 16 lots in front of the main road
- 9 lots with access to the runway
- 1 lot for custom tax area
- 1 batch of fuel storage tanks
- 1 lot for infrastructure
- Natural gas service station
- Bus stop and parking
- Residential area
- Fast food area
- Training center
- Vehicle test track

The surfaces of the lots are from 9,000m² to 50,500m².

Total area: 1,250,000m²
Landing track: additional 1.9 km for a total of 3 km runway.

Construction Period
Industrial Park:
September 2021 – December 2022

Aerodrome:
December 2022 – December 2024



MISSION

To provide a growth and development platform for international and national companies managing and operating a smart business ecosystem that takes advantage of human resources.

VISION

To be the leading mixed-use aerospace industrial complex in Latin America.

GOALS

Conglomerate the installation of international and national companies in the aerospace park dedicated to:

- Manufacturing and assembly of components.
- Maintenance, repair and revision.
- Design and engineering
- Supply of goods and services.
- Research, technological development and innovation.
- Training and specialized education of manufacturing, supplies and services.

It will be the only aerospace industrial park in the country, with its own runway and all necessary facilities where all companies settling here will have exclusive access. This makes easier for brand new aircraft coming straight from the production line to perform test, acceptance or delivery flights.

THE STRATEGIC FISCALIZED AREA



The Strategic Fiscalized Area is a property located within the circumscription of any customs office, which enables for the introduction of goods under the customs regime of a strategic fiscalized area.

Customs regime contemplated in Article 135-A of Customs Law, consists of the introduction, for a limited time, of foreign, national or nationalized goods, to the strategic controlled areas, to be subject to handling, storage, custody, exhibition, sale, distribution, elaboration, transformation or repair.

The essence of this customs regime is to establish benefits for companies to generate greater competitiveness at an international level, providing them with cost reduction, tax deferral and exclusive operating schemes.

- Reduce logistics times and costs.
- Reduce expenses, since foreign trade taxes or compensatory fees are not paid.
- Manage imports and exports in the shortest possible time.
- Reduce unnecessary processes that do not add value to the product.
- Increase the security of merchandise, since there is less manipulation.



VEHICLE TEST TRACK

EXPERIMENTAL TESTING TRACK

- Acceleration and break tests
- Emergency vehicle testing
- Tire and track testing
- Stability and noise testing
- Autonomous car circuit



MODES OF PARTICIPATION

PARTNERSHIP

- We will set up a joint venture with you to develop and operate the business.
- Facilitate partnership with experienced Mexican and overseas entities.

TAX INCENTIVE

- Payroll tax.
- Urban property tax.
- Tax on acquisition of real estate.
- Public registry rights.
- Connection of drinking water and sewage system.



MODES OF PARTICIPATION

PARTNERSHIP MODEL

MZT Aerospace offers multiple partnership models for setting up operations within the park

LANDLORD/SALE

- Sale or lease the land.
- You will develop the required infrastructure and operate the business.

TURNKEY PROJECT

- We will build the infrastructure and lease the infrastructure and land to you.
- You will operate the business.



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MAZATLÁN
DONDE SE ROMPEN LAS OLAS
LA CIUDAD DEL CARNAVAL



SE
SECRETARÍA DE
ECONOMÍA

