



MZT AEROSPACE

INDUSTRIAL PARK



ABOUT US

Given the growing market for the aerospace industry and the dynamic development of new technologies, there is a need in the world to have new and advanced infrastructure facilities that allow more efficient manufacturing operations, maintenance services worldwide, areas for laboratories working on the most advanced technologies and the performance of new experimental flights.

Mexico occupies an important position in the world's aerospace industry, having 12 free trade agreements with 46 countries in the world. Its highly trained staff and a privileged geographic location position Mexico as an attraction for investment to satisfy the market.

The investors of the MZT Aerospace Park found the right place in Mexico to invest in the construction of the most advanced infrastructure available to the world's aerospace industry.

This is how the MZT Aerospace Park was born, selecting the port of Mazatlán, Sin. as the destination home for this project.



An Industrial Park of High Technology

The investors designed the aerospace park aware of the importance of caring for the environment, which is why it is designed to receive the “International Leadership in Energy & Environmental Design” (LEED) certification. Our company is member of the USGBC and our team of the Green Association.

Within the park there will be clean electricity, natural gas service, state-of-the-art telecommunications transported by fiber optics and satellite, ecological hydraulic concrete for avenues and wastewater treatment plants that will re-used 85% of the treated water for the irrigation of the abundant green areas.

One of the features that makes the MZT Aerospace Park so unique is its private runway. Allowing traditional aircraft to take off as well as experimental flights to carry out their flight tests in segregated areas over the ocean.

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.

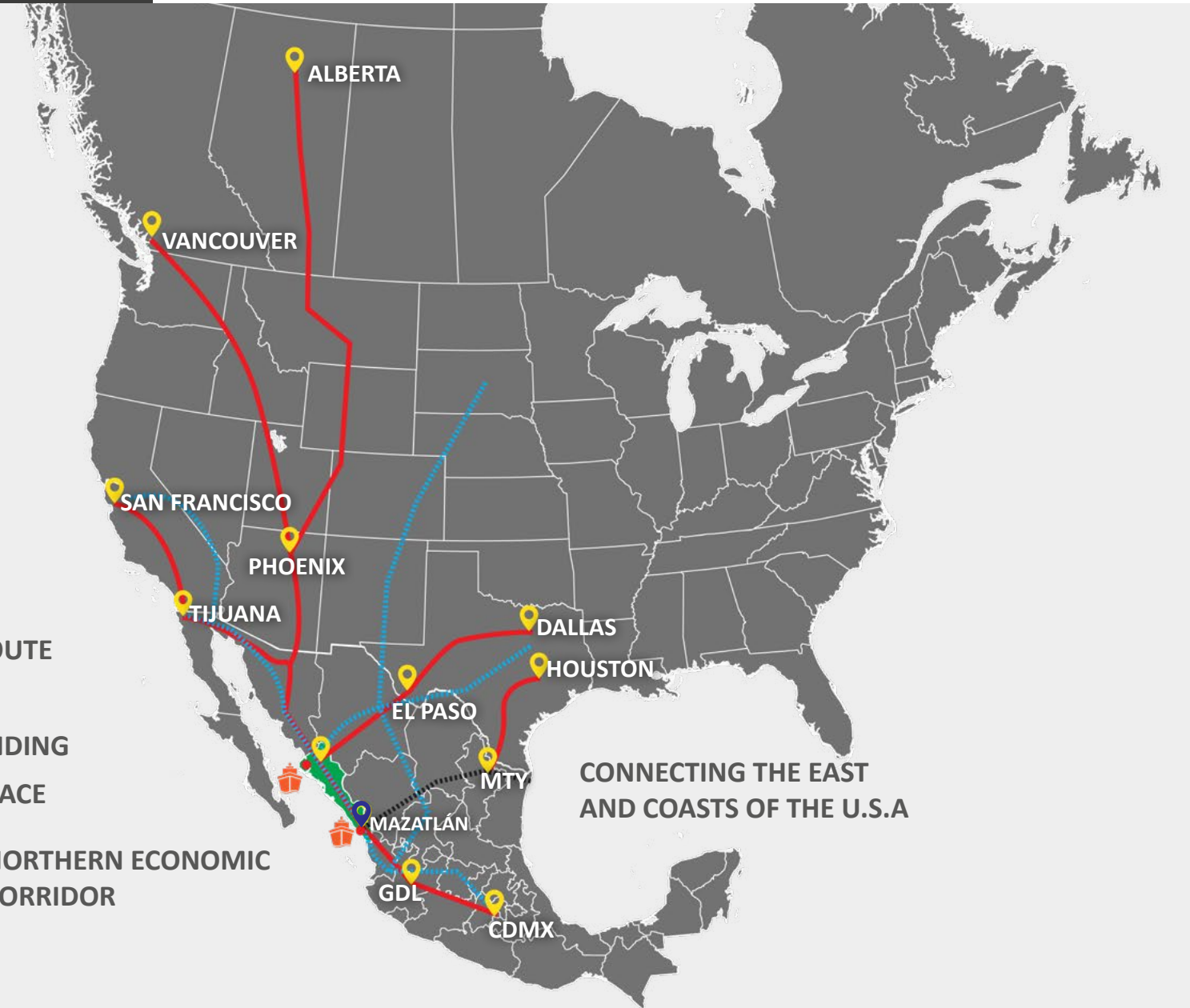
MANUFACTURING PLATFORM COMPETITIVE IN LESS THAN 10 YEARS

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

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

NORTHERN ECONOMIC
CORRIDOR

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





SINALOA

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

ECONOMIC CORRIDOR

- 60% Of international trade in north america.
 - 27% Of the manufacturing
- 390 Miles coast line.
 - 2 International seaports.
 - 3 International Airports.
 - 10 Hydro and Thermoelectric Plants.
 - 11 Dams 22 Billion m³.
 - Natural Gas.

INFRASTRUCTURE



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.

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.



QUALITY OF LIFE

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





Mazatlán is a destination that combines sun and beach with the architectural richness of its historic downtown with details and finishes of neoclassical and French Baroque, which provide it with a unique beauty among the Mexican tourist destinations.

Mazatlán has the right activity for you, the beauty of its natural attractions; its paradisiacal beaches, rich in marine fauna; the weather; the people; the gastronomy; the culture; the activities; the sports; the architecture and the nightlife will make of it one of your favorite places to visit.



1st place in Mexico and 5th place in Latin America, as well as the medium city with the highest economic expectation and profitability IN "EFFECTIVENESS OF COST".

- The Financial Times



No. 6 ranking of the best beach destinations in Mexico and No. 15 of the best places to visit in Mexico 2018.

- U.S. News



Mazatlan was chosen for the fourth consecutive year as the Best Tourist Destination in Mexico and Central America.

- World Travel Awards



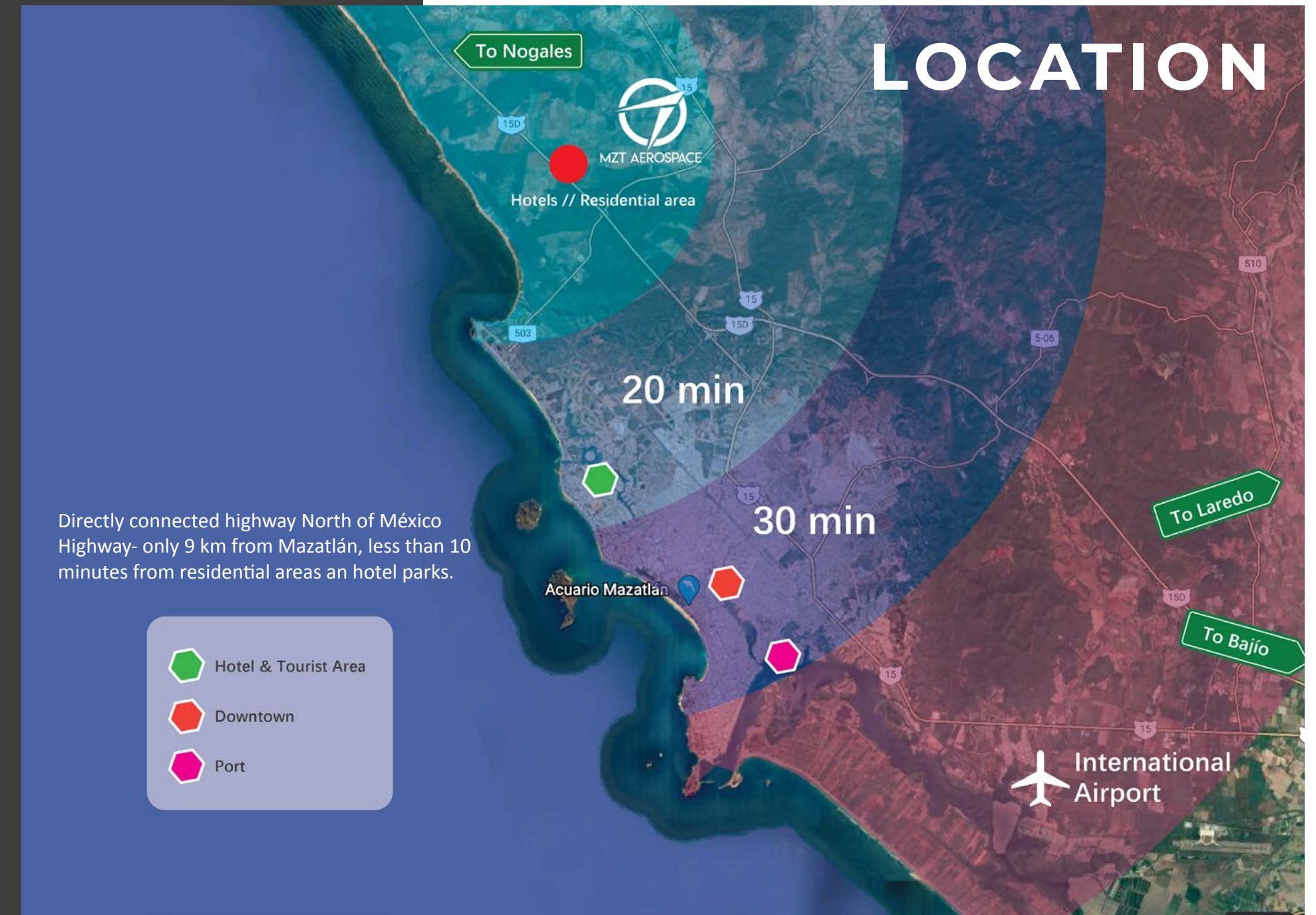
No. 4 of the ranking of the cities with the best services in Mexico 2018.

- Gabinete de Comunicación Estratégica.
Strategic Communications.

LOCATION

Directly connected highway North of México Highway- only 9 km from Mazatlán, less than 10 minutes from residential areas an hotel parks.

-  Hotel & Tourist Area
-  Downtown
-  Port





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

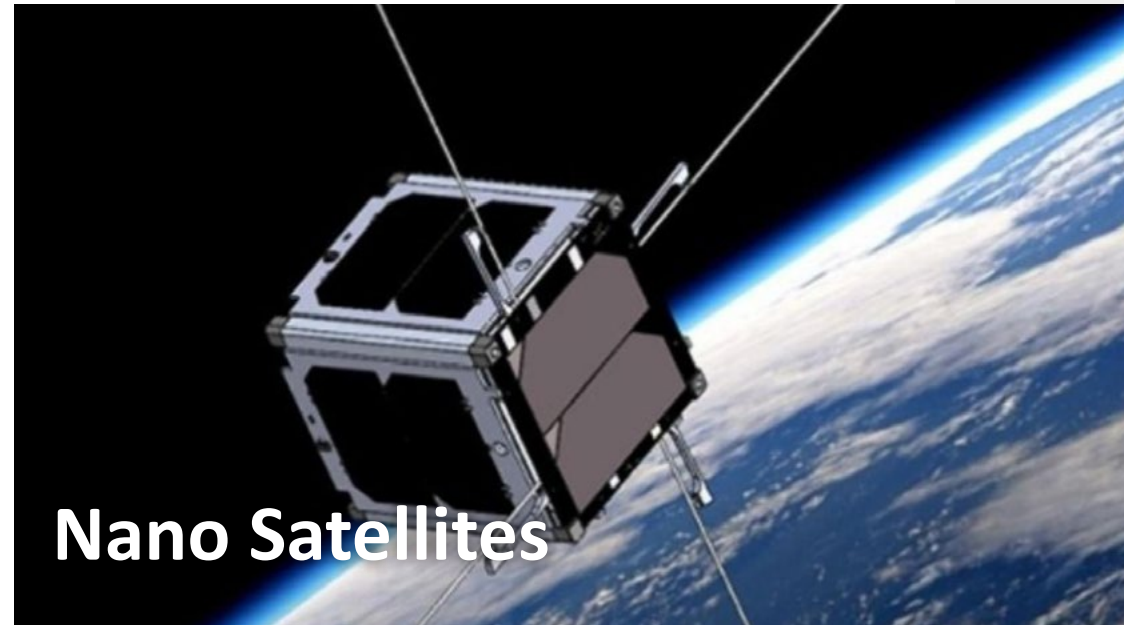
To be the leading mixed-use aerospace industrial complex in Latin America.

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.



DESIGNED
FOR:



SERVICES

NATURAL GAS

- Underground installation
- Natural gas turbines co-generation
- 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
- Hydrants on main road
- Air condition chillers

GREEN AREAS:

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

TELECOMMUNICATIONS

- Underground Optical Fiber (3 providers)
- Cell Coverage (Provider Telcel)
- Free Wifi Recreation Area

CONSTRUCTION

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

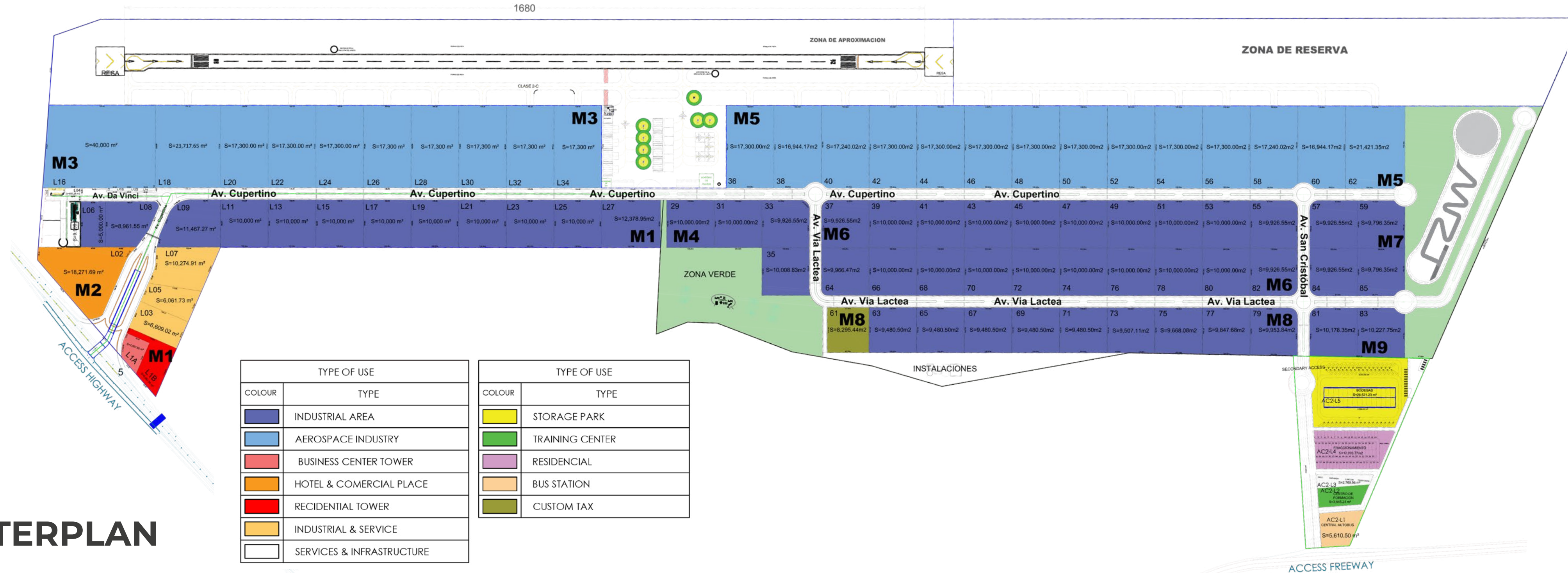
SECURITY

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

LEED CERTIFICATION



MASTERPLAN



TYPE OF USE	
COLOUR	TYPE
	INDUSTRIAL AREA
	AEROSPACE INDUSTRY
	BUSINESS CENTER TOWER
	HOTEL & COMERCIAL PLACE
	RECIDENTIAL TOWER
	INDUSTRIAL & SERVICE
	SERVICES & INFRASTRUCTURE

TYPE OF USE	
COLOUR	TYPE
	STORAGE PARK
	TRAINING CENTER
	RESIDENCIAL
	BUS STATION
	CUSTOM TAX

MASTERPLAN

Both phases take place in an area of approximately 494 acres.
Runway length will be 1,799m (5902 ft) and width 45m (147 ft).

86 Lots for sale: 32 in phase 1 and 54 lots in phase 2.

86 Lots in total:

- 24 lots with aerospace use
- 51 industrial lots
- 1 lot for apartment tower
- 1 lot for Hospital
- 1 lot for Business Center
- 1 lot for hotel use with mall
- 3 lots for Services
- 2 lots for Infrastructure.
- 1 lots for custom tax area
- 1 corporate building

Outside project: Access 2

- 1 mini industrial park
- 1 lot for Residential
- 1 lot for Commercial Plaza and Training Center
- 1 bus 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
- 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 Phase 2 will extend the track until it reaches 1,680m.

Construction Period

Industrial Park:
January 2021 – March 2023



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

54 private lots:

- 39 lots in front of the main road
- 14 lots with access to the runway
- 2 lots for infrastructure
- 1 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:
January 2023 – June 2024



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

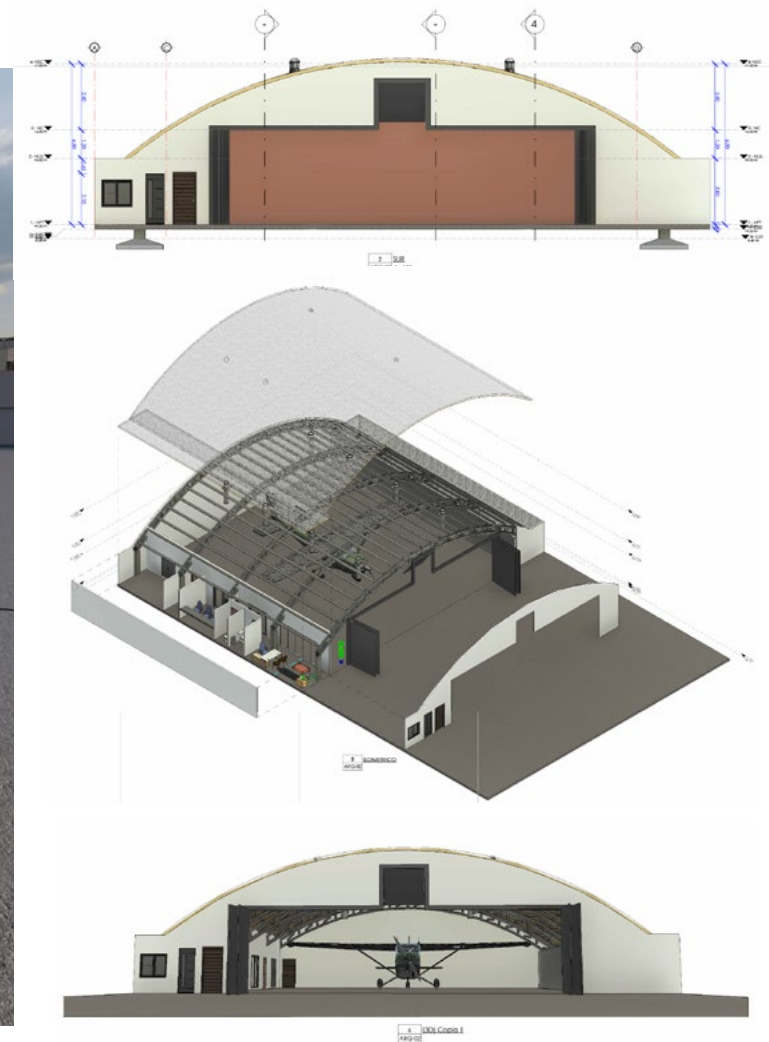
Customs regime contemplated in Article 135-A of Customs Law, consists of the introduction, for a limited time, of foreign, national or nationalized goods, to the strategic controlled areas, to be subject to handling, storage, custody, exhibition, sale, distribution, elaboration, transformation or repair.

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.



THE STRATEGIC FISCALIZED AREA



TEST PLATFORM

EXPERIMENTAL TESTING TRACK

- Research platform for jr companies to develop their experimental passenger aircraft or drones.
- Hangar with offices.
- Gantry.
- Workshops.



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.



MZT AEROSPACE

INDUSTRIAL PARK

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