



MZT AEROSPACE PARK



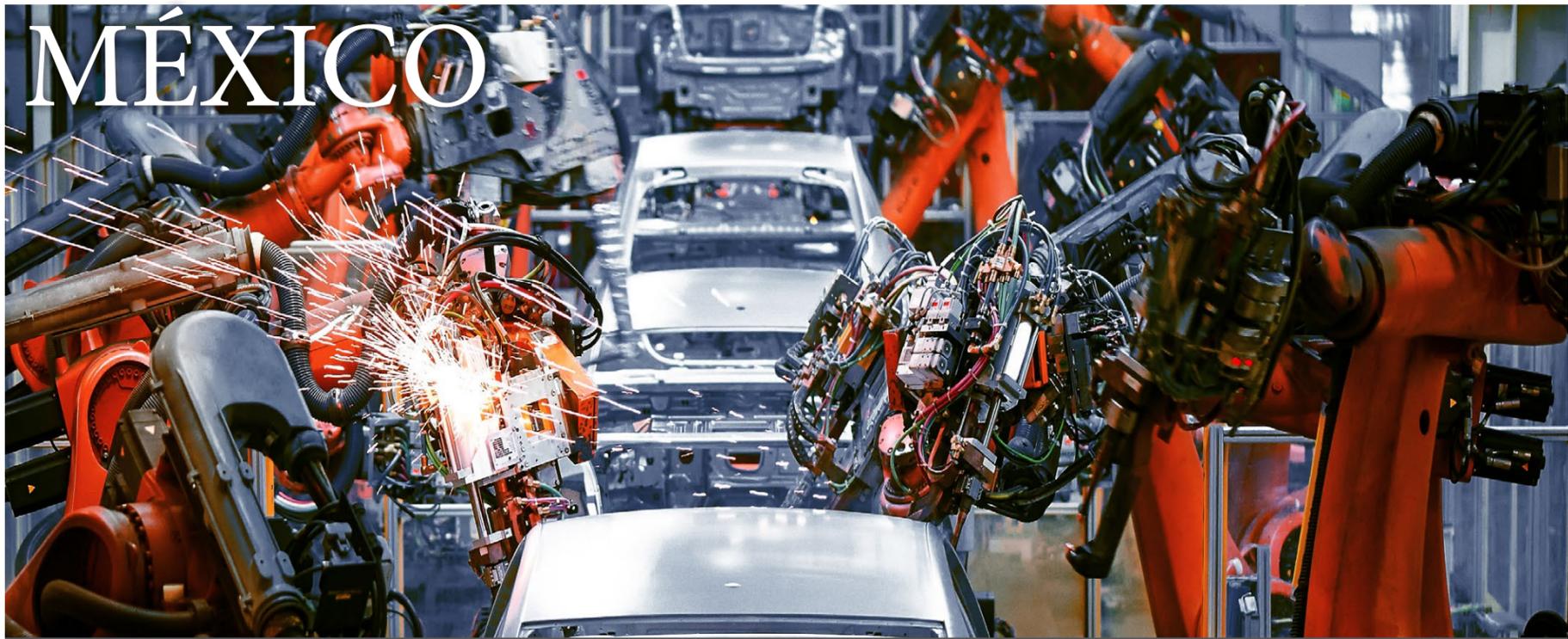
MZT Aerospace has been born from the need to create an infrastructure for a OEM UAV company from Europe, company of which our company is partner. We have worked the last 4 years in the search for the best location for the project and in obtaining the licenses to begin its construction.

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.



MÉXICO



Mexico approved the amended United States-Mexico-Canada (USMCA) protocol in December 2019, the United States in December 2019, and Canada in March 2020, providing a boost in confidence to investors hoping for continued and deepening regional economic integration. The USMCA entered into force July 1, 2020.

The automotive manufacturing industry in Mexico has played a crucial role in the economy over the past decade, attracting some of the world's largest assemblers like Chrysler Fiat, Ford, GM, and Toyota to name a few. Mexico is also South America's largest automotive manufacturer with an annual production of close to 4,000,000 units. It is estimated that 82% of these units are exported.

In the late sixties, the Mexican Government's Maquiladora Export Program (now known as the IMMEX Program) began laying the foundation for this industry. It is mostly responsible for expanding industrialization, employment opportunities and most importantly, allowing the importation of goods to be assembled and exported without import duties or taxes. Aerospace companies have taken advantage of these manufacturing opportunities in Mexico.

Although many industries are moving their manufacturing to Mexico, the most prominent industries in Mexico are the automotive, aviation and aerospace, medical device, apparel and textile, and consumer products industries. Mexico's large, diversified labor pool continues to grow across most manufacturing industries, both in size and sophistication. Mexico's large, diversified labor pool and its proximity to the United States, coupled with wage and transportation inflation in China, is driving the largest Mexico manufacturing expansion over the past twenty years. There is now a highly skilled, and educated workforce that can excel in all the major industries in Mexico.

INDUSTRY

312 INDUSTRIAL INSTALLATIONS

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

EXPORTS: \$7,649 MILLIONS OF USD (2017)

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

EXPECTATION FOR 2010:

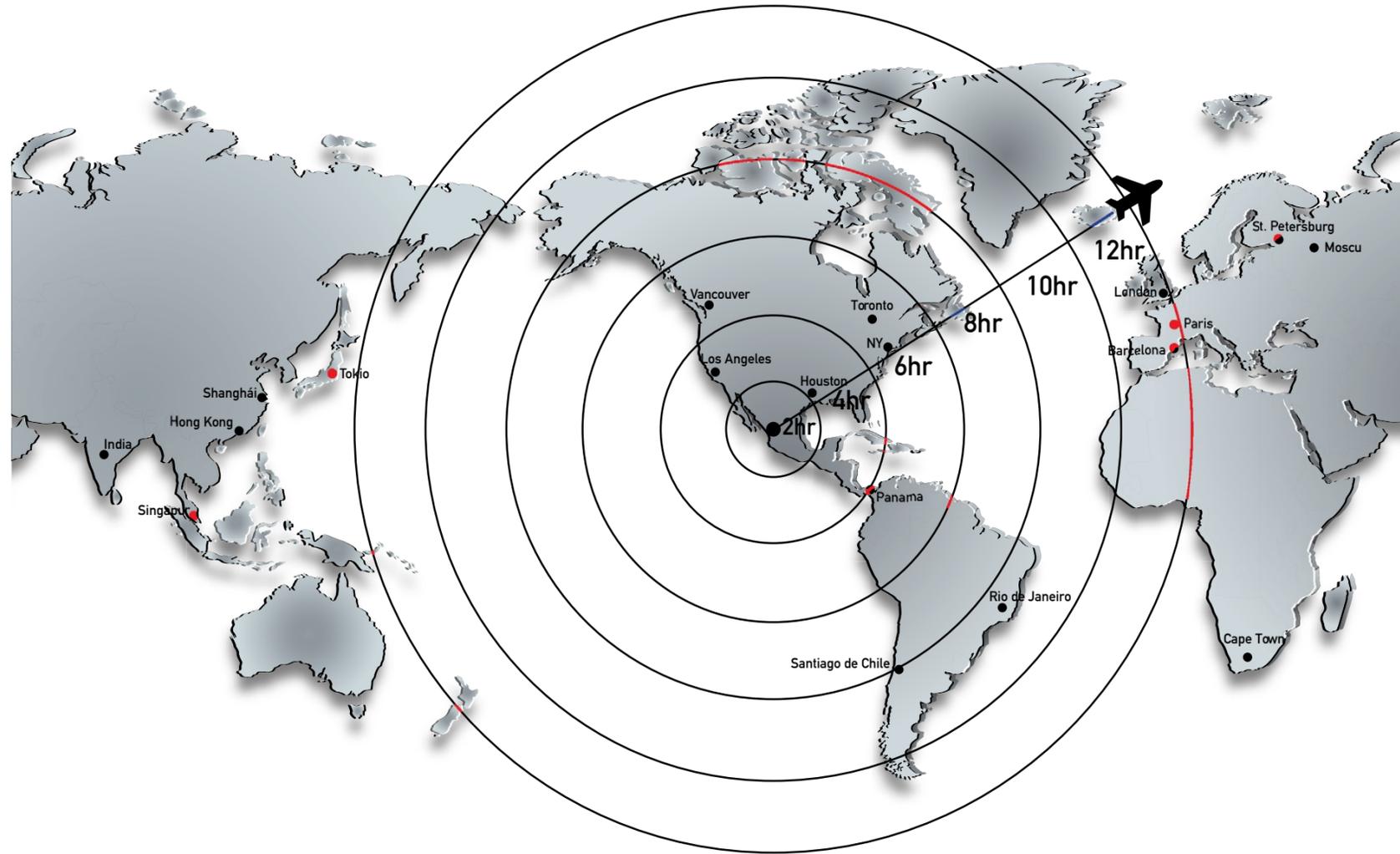
- 60,000 jobs.
- 340+ industrial facilities.
- Exports around 8,300 million USD.
- 20% surplus commercial balance.

MANUFACTURING PLATFORM COMPETITIVE IN LESS THAN 10 YEARS

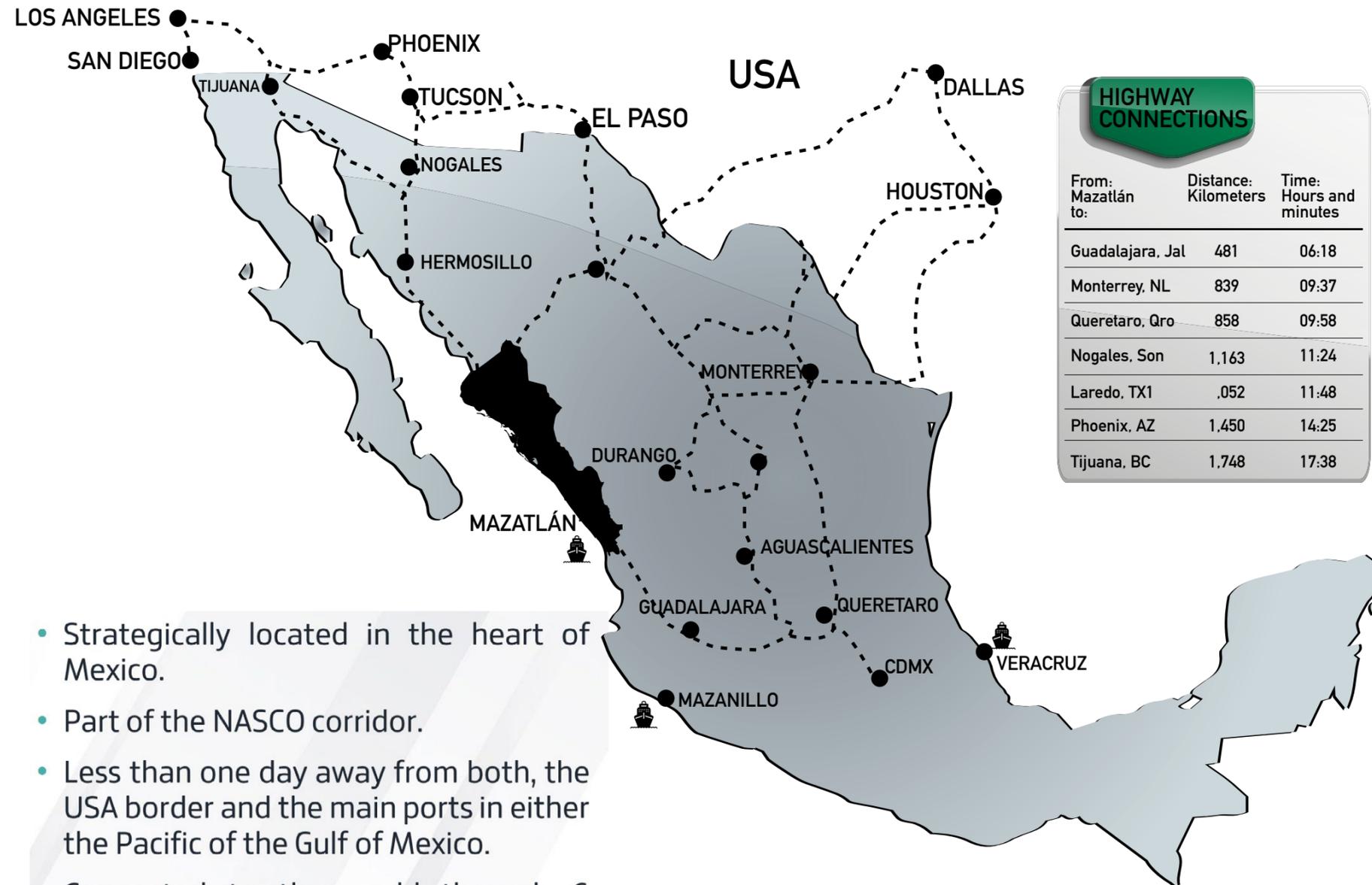
Mexico is the 12th place in the global ranking of the industry.



MÉXICO IN THE WORLD



ESTRATEGIC LOCATION



- Strategically located in the heart of Mexico.
- Part of the NASCO corridor.
- Less than one day away from both, the USA border and the main ports in either the Pacific or the Gulf of Mexico.
- Connected to the world through 6 international airports.
- Home of Highways 45 and 57, the two main roads in Mexico.

SINALOA

The infrastructure found in Sinaloa turns the state into a trade corridor towards the United States and the Pacific Basin, as it offers three international airports, the ports of Mazatlan and Topolobampo, and the railroad network which crosses the state longwise. All this advantages allows the state to compete internationally, as in the case of the grain sector.

In the same line regarding competitiveness, the state operates no less than ten hydroelectric and thermoelectric plants, which produce twice the amount of energy the state actually requires, the rest of which can be sold back to the regional or national grids.



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.

SINALOA

- 1° seafood Latin America
- 9° Meat Exports World
- 1° Department Stores Mexico
- 1° Vegetable Production Mexico
- Naval Industry Export 5 Continents



ECONOMIC CORRIDOR

60% Commercial flow of North America.

27% Manufacturing Industry.

58% Manufacture and assembly industry.



INFRASTRUCTURE

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

MAZATLÁN

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.



PORT OF MAZATLAN

- MODERN INFRASTRUCTURE
- 8.203 FT. LONG – 361 FT. WIDE
- 40 FT. DEEP
- 4.265 FT. BERTHING LINE
- 1.5 MILLION SQ.FT. OPEN YARD SPACE
- 150 PLUG AND REEFERS
- TIF VERIFICATION SITE
- 5 RAILWAYS CONNECTION



TERRITORIAL EXTENSION

- 3,068.5 Km² LOCATED IN THE SOUTHERN PORTION OF SINALOA
- 5.3% TOTAL SURFACE OF THE STATE

POPULATION

- 502,547 INHABITANTS
- 2nd PLACE OF THE STATE



ECONOMIC CORRIDOR

- 60% DEL COMERCIO INTERNACIONAL DE AMERICA DEL NORTE.
- 27% DE LA INDUSTRIA MANUFACTURERA.
- 58% DE LA INDUSTRIA MAQUILADORA DEL PAÍS



QUALITY OF LIFE

- LARGEST TOURIST MARINA
- 175 HOTELS
- 2 GOLF COURSE
- 50 RESTAURANTS
- COMERCIAL CENTERS
- YEAR ROUND CULTURAL EVENTS
- SOCCER AND BASEBALL STADIUM



LOCATION

Culiacán Sin.
2Hr



MZT AEROSPACE PARK

Hoteles // Zona Residencial
9 min



Zona Dorada
20 min



Zona Centro / Zona Portuaria
30 min



Zona Aeropuerto

Direct Highway connection

Located at km 9 of the Mazatlán-Culiacán Highway
and is less than 10 minutes from the Residential and Hotel zone.



-Zona Dorada (20min)



- Mazatlán Centro // Zona portuaria (30 min malecón)



- Aeropuerto (30 min libramiento)

<http://www.aerospacpark.mx/>

MZT Aerospace

It will be the unique aerospace industrial park in the country with its own proper landing strip with all the necessary services, where the companies in the sector that will be installed will have exclusive access, facilitating that their aircraft can leave their factories directly to perform flight tests or take off directly to a destination.

Mission

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 supplies and services.
- Research, technological development and innovation.
- Training and specialized education of manufacturing, supplies and services.



MASTER PLAN



86 Lots
23 Front Avenue & Aerodrome
46 Front Avenue
3 Locals (Food Service, Laundry and Kindergarden)
Workshop & Formation Center
Government & Business Center
Private Hospital
Bus Station

2 Infrastructure Water, Voice & Data
3 Infrastructure Gas and Energy
3 Km Large Runaway
Common Green Area
Custom Tax
Dry Port
Vehicle Test Track
Gas Station

PHASE 1

Industrial Park Mazatlán



30 Lots

7 Front Avenue & Aerodrome

14 Front Avenue

3 Locals (Food Service, Laundry and Kindergarden)

Workshop & Formation Center

Government & Business Center

Private Hospital

Bus Station

Infrastructure Water, Voice & Data

Infrastructure Gas and Energy

1,143 Km Large Runaway

Construction

Industrial Park:

October 2020 – March 2022

Aerodrome:

September 2021 – December 2022

PHASE 2

Industrial Park Mazatlán

56 Lots
16 Front Avenue & Aerodrome
32 Front Avenue
Common Green Area
Custom Tax
Dry Port
Vehicle Test Track
Gas Station
Infrastructure Water, Voice & Data
2 Infrastructure Gas and Energy
1,801 Km Large Extension Runaway

Construction
Industrial Park:
December 2021 – December 2023

Aerodrome:
December 2022 – December 2024



SERVICES



NATURAL GAS

- Underground Instalation
- Private Provider: GASPASA

- Underground Instalation
- Natural gas turbines cogeneration
- Provider: Fortius

NATURAL GAS COGENERATION

- Water system
- Provider: Veolia
- 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

- Recreation Area with:
 - 2 Soccer Field
 - 2 Multiporpose Court
 - Eating Area with Grills
 - Outdoor Gym
 - Walking Areas
 - 50 cm Sydewalks with endemic plants
 - 4 m Midwalks with endemic trees

WATER SYSTEM

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

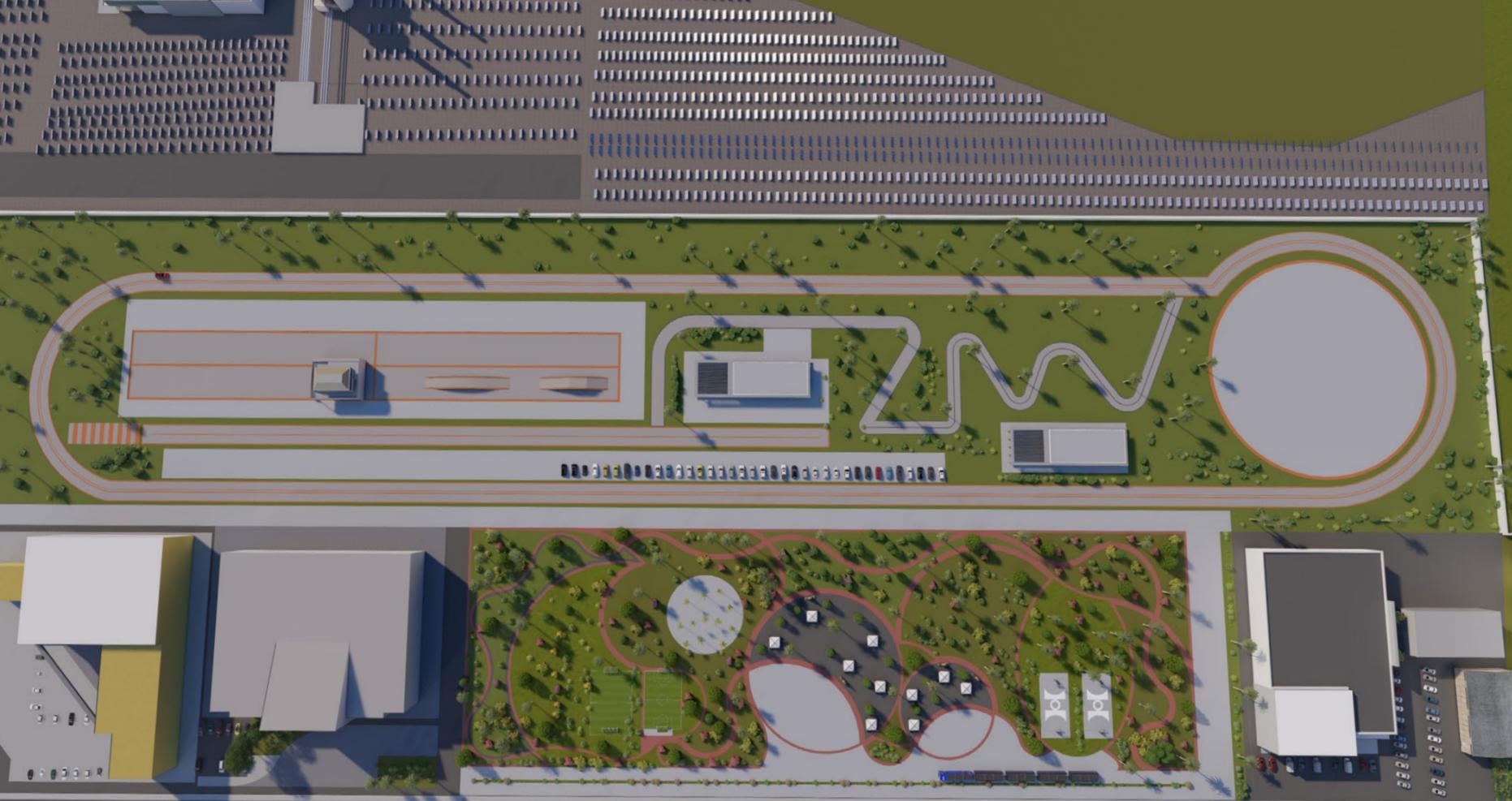
SECURITY

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

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)

TELECOMMUNICATIONS



VEHICLE TEST TRACK

Experimental Testing Track

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

The Strategic Fiscalized Area

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

It is a customs regime, contemplated in Article 135-A of the Customs Law, which 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 the 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 the merchandise, since there is less manipulation.



MODES OF PARTICIPATION

PARTNERSHIP MODELS

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

LANDLORD/SALE

- We will lease or sale land to you.
- You will develop the required infrastructure and operate the business.

TURNKEY PROJECT

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

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 INCENTIVES

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





MAZATLÁN
DONDE SE ROMPEN LAS OLAS
LA CIUDAD DEL CARNAVAL

