



**DANHOS INDUSTRIAL** | CUAUTITLAN I  
STATE OF MEXICO, MEXICO



The purpose of this Confidential Project Presentation (the “Presentation”) is to introduce the reader to Grupo DANHOS (“Danhos”) first major investment in the State of Mexico for the design, construction and development of a full-size industrial park located within the Municipality of Cuautitlan, State of Mexico (the “Project”) less than 8 KM from the Tepetzotlan toll booth, allowing quick access to highway 57 (formerly known as “NAFTA Highway”) and 3.3 KM from the Circuito Exterior Mexiquense.

The Project will allow users to serve the robust Mexico City metropolitan area, which ranks as the largest in the Americas and third largest in the world, with more than 21MM inhabitants<sup>1</sup>. With the ability to deliver two cross-dock “logistics-to-suit” flexible buildings totaling more than 2,000,000 square feet, Danhos will be able to satisfy the demand for bulk, big box warehousing driven by distribution/logistics services along with light manufacturing/assembly and e-commerce oriented operations.

The sole purpose of this Presentation is to provide general Project information, without making any commitments to information presented herein including but not limited to masterplan, general specifications or delivery timing. This Presentation does not purport to be all-inclusive or to contain all the information that a prospective tenant may require in evaluating a potential transaction. If interested, Danhos will provide additional information needed to resolve all related questions.

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<sup>1</sup> Mexican National Institute for Statistics and Geography (INEGI).

Founded in 1976, Grupo Danhos is a Mexican development group dedicated to build, lease, operate and manage premier-quality retail space, offices and mixed-use projects in the Mexico City Metropolitan Area and in the Puebla City Metropolitan Area.

The origin of Grupo Danhos comes from the decision of brothers David and José Daniel to diversify its business from the textile industry to construction, focusing primarily on assets that produce a complementary income in an industrial sector with high potential of growth. In 1997 Salvador Daniel (second generation) joined the company. Grupo Danhos experience resides mainly in the creation, development and administration of premier quality properties, generating value in their properties and their surroundings.

Current portfolio consists of 15 properties that include retail space, offices and mixed-use projects, all of them iconic, premier-quality properties, built in a prime location and developed and operated sustainably with the highest construction and design standards.



 **MISSION**

To create, operate and innovate iconic, premier properties with outstanding identity and quality of life.

 **VISION**

To transform select urban spaces into metropolitan areas through the acquisition or development, renewal and administration of retail, office and mixed-use properties, expanding our portfolio and generating value for all our stakeholders.

 **VALUES**

- Transparency
- Vocation for service
- Honesty
- Equal treatment
- Respect for free competition

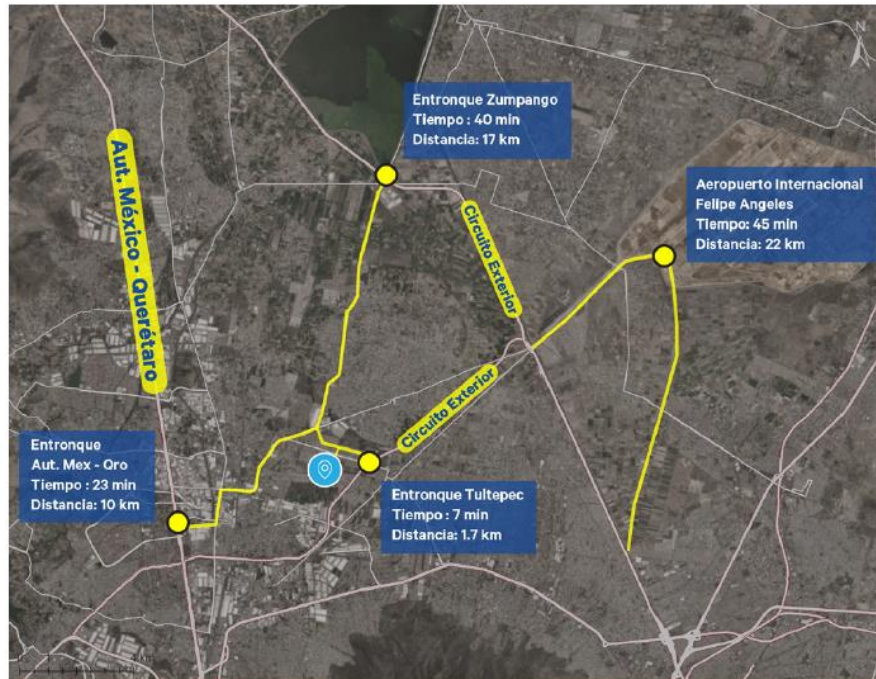
These principles are the solid bedrock on which we have built this company. They sustain our actions toward every one of our stakeholders and are the basis of the policies that constitute our regulations.

# PROJECT DESCRIPTION | CUAUTITLAN I



## LOCATION

- FIBRA Danhos' first major and full industrial development project in the State of Mexico located less than 8 KM from the Tepotzotlan toll booth, allowing quick access to highway 57 (formerly known as "NAFTA Highway") and 3.3 KM from the Circuito Exterior Mexiquense.
- Danhos Industrial Cuautilan I (the "Park") is located in the Municipality of Cuautilan Mexico, State of Mexico, which is part of the most representative submarket serving Mexico City's Greater Metropolitan Area and it's recognized as the most important consolidation/deconsolidation cargo hub in the country.



# PROJECT DESCRIPTION | CUAUTITLAN I



## GENERALITIES

- Privileged location in Mexico City's logistics hub. Operate from Mexico City's Circuito Exterior Mexiquense to serve CDMX, Bajío, Central and North Regions.
- Ideal solution for logistics operations focused on domestic consumption, including e-commerce.
- Large continuous spaces, cross-dock configuration.
- Logistics-to-Suit; flexible buildings adapt to specific customer needs.
- All concrete car parking, internal roads and truck maneuvering areas.
- Efficient access through reversible entry and exit lanes, day and night.
- Perimeter architectural fence and concrete wall, CCTV monitoring, access control and 24/7 private (non-armed) security.



# CUAUTITLAN I | SITE PLAN & GENERAL SPECIFICATIONS

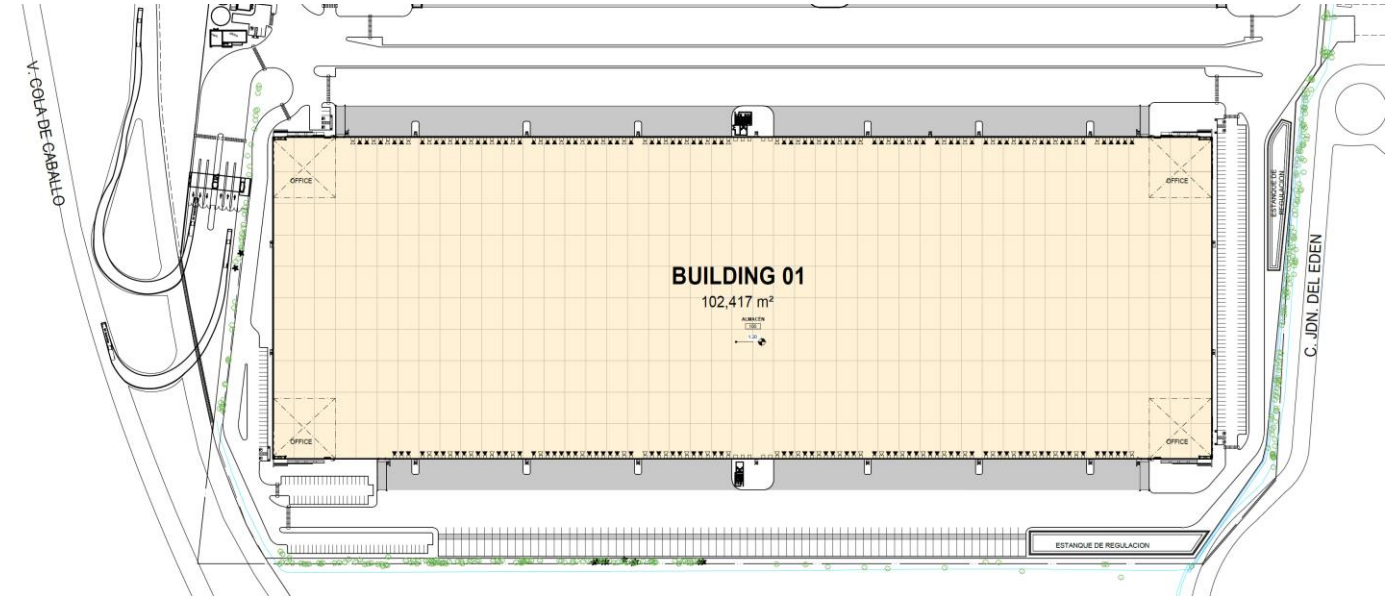


- Total land area: 36.65 has.
- Approximate Net Rentable Area 102,417 m<sup>2</sup> (2,204,833 SF).
- 55.89% FAR.
- Up to 4,000 kVA's (electric rights) mid-voltage supply.
- Water well with an authorized underground water volume of 691,000 m<sup>3</sup>/year (in two water concession titles).
- 2-lane (11 m) 100% heavy duty concrete main road (at the center).
- Security guardhouse / Controlled access & Secured perimeter (fully fenced: architectural fence at main entrance and concrete/block/razor wire).
- State-of-the-art CCTV for common areas including main access, perimeter, and internal roads.



## GENERAL AREAS & MEASURES

- Total Building Area: 102,417 m<sup>2</sup>
- Building Length: 546.20 meters (1,792 feet)
- Width: 185.90 meters (610 feet)
- Bay Size: 12.1 x 18.3 meters (39'-10" x 60')
- Speed Bay Size: 12.1 x 19.8 meters (39'-10" x 65')
- Maneuver Patios Depth: 40 meters (131 feet)
- Automobile Parking Spaces (light vehicles): 528 spaces
- ADA Automobile Parking Spaces (light vehicles): 16 spaces
- Truck Parking Spaces (heavy vehicles): 127 spaces
- Loading/unloading positions: 132 docks (64 knock outs)
- Drive-in ramps: 4 ramps



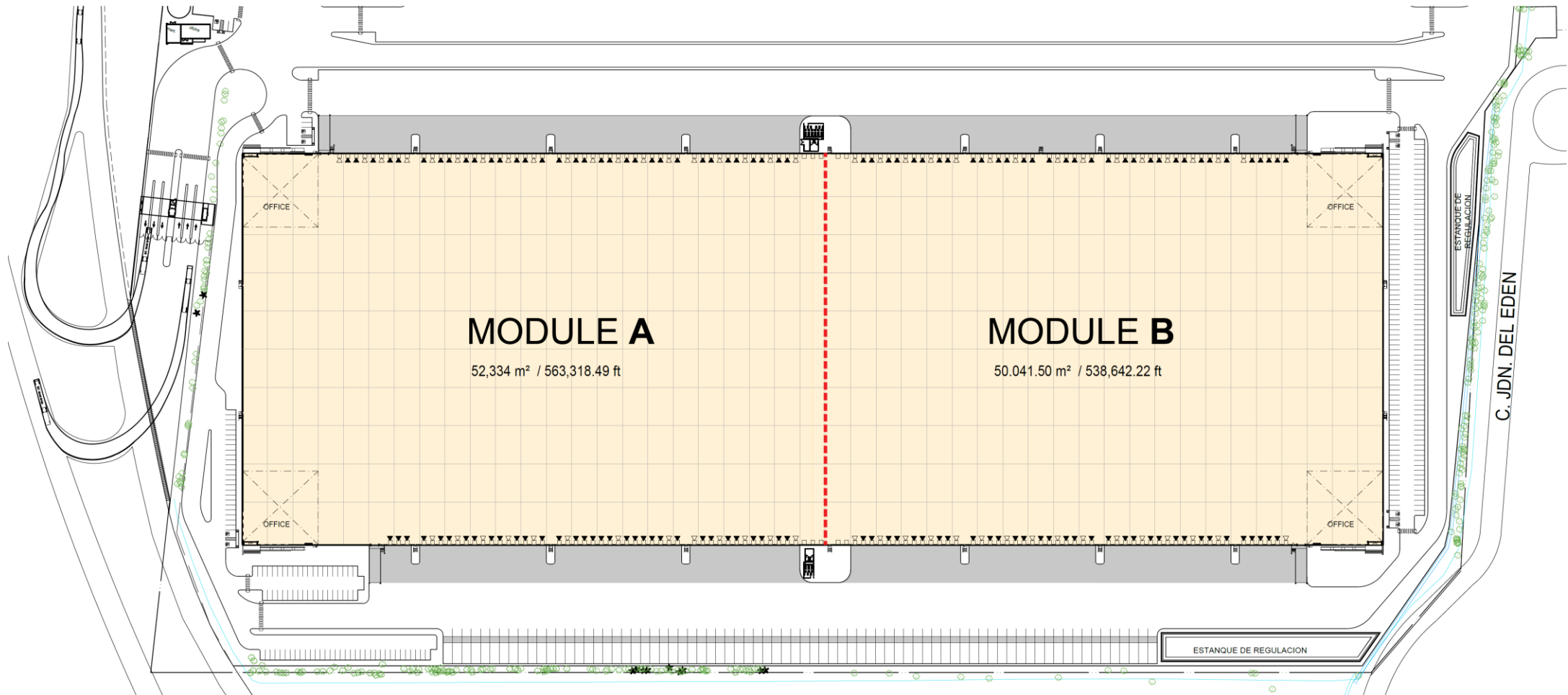
## MAIN ACCESS | GENERAL SPECIFICATIONS

- The full 36.65 has are fully fenced and secured.
- Fully gated & guarded main “6-lane” access, equipped with a state-of-the-art CCTV system for internal roads and common areas.
- Pedestrian controlled independent access.
- The front of the Industrial Park includes a tubular architectural fence with 2.1 meter height and a concrete base of 0.60 meter.
- The rest of the perimeter considers a concrete base of 0.60 m. and concrete block with 2.10 meter height.
- Each lane includes access bars and spikes for puncture tires that are activated automatically when the access bar is not open.
- The guardhouse includes a control room that houses the 24/7 manned CCTV system.

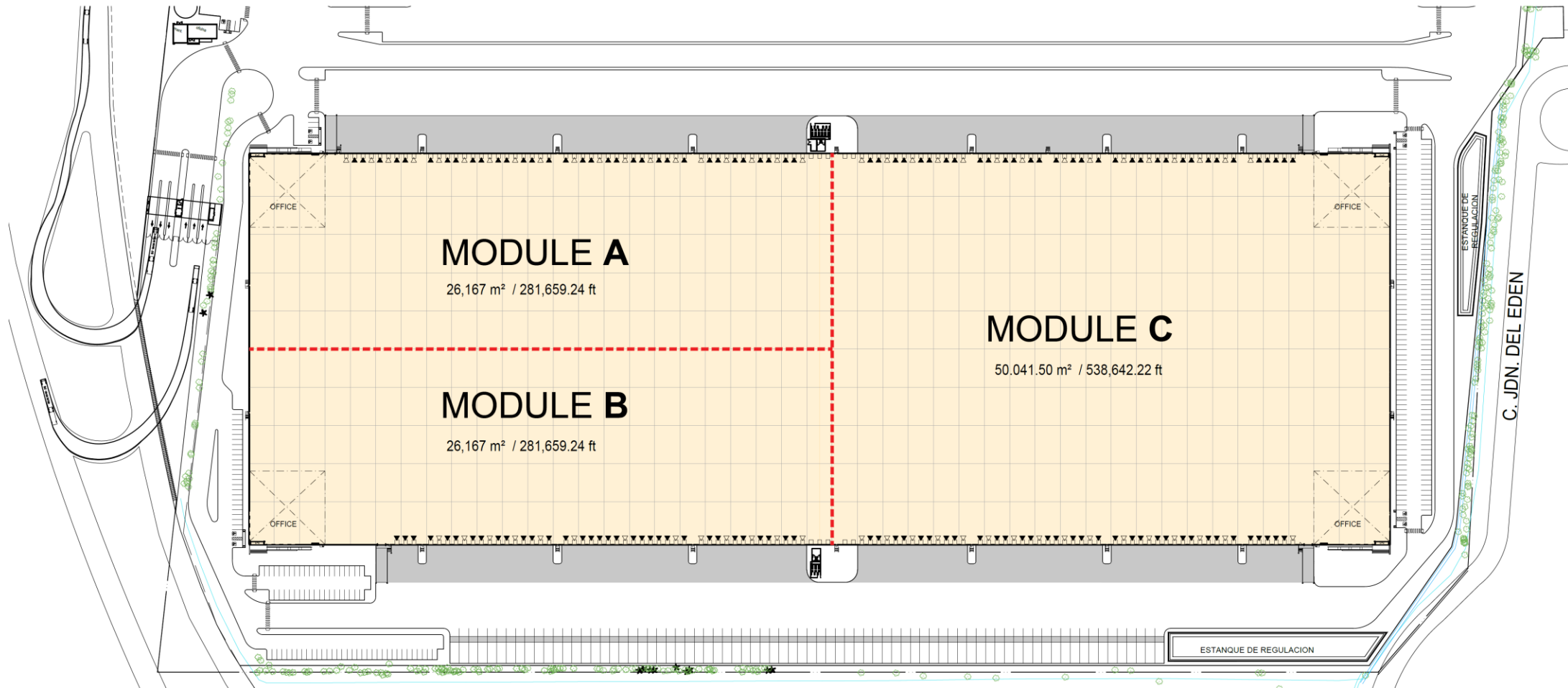




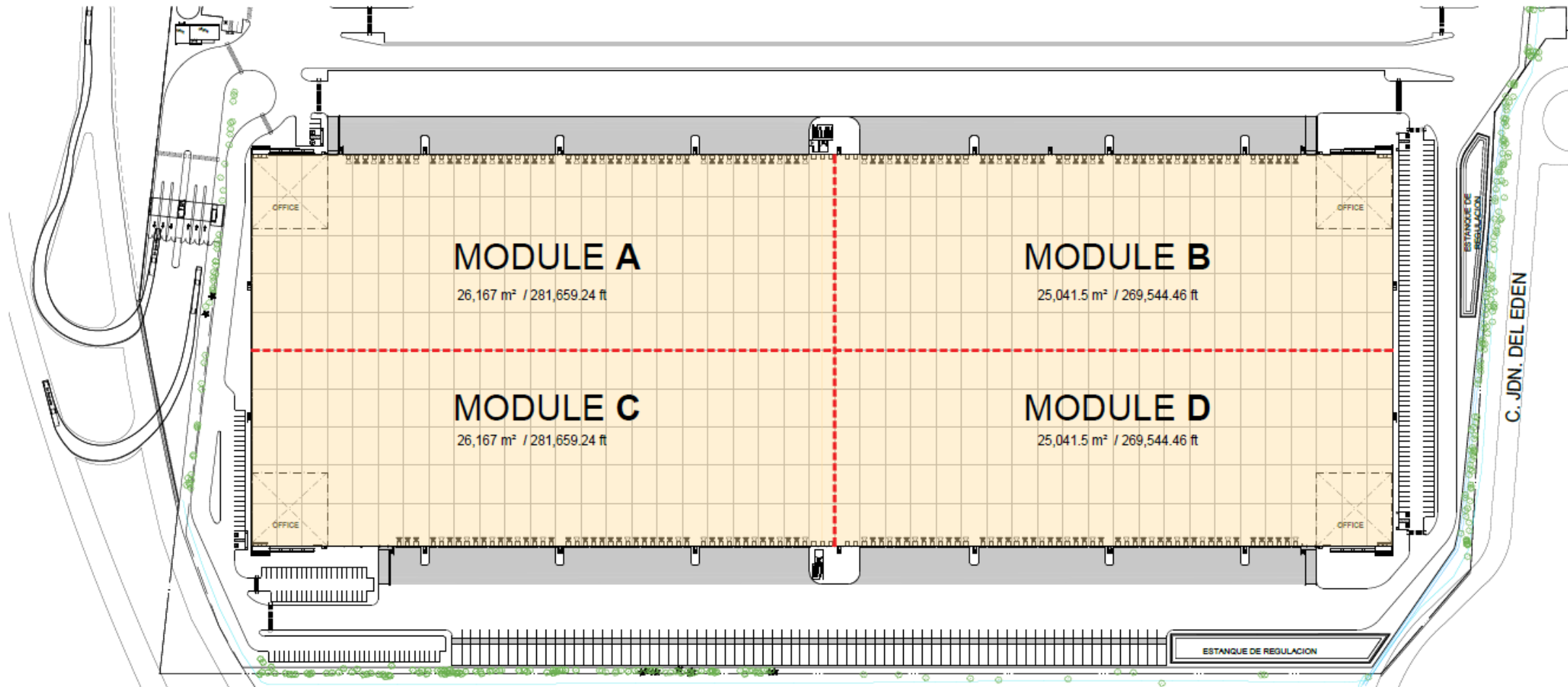
# BUILDING 01 | DEMISING ALTERNATIVE "A" | 2 MODULES



# BUILDING 01 | DEMISING ALTERNATIVE "A" | 3 MODULES



# BUILDING 01 | DEMISING ALTERNATIVE "A" | 4 MODULES





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