

## Marine Infrastructure investment opportunity Coatzacoalcos, Ver



## Area overview

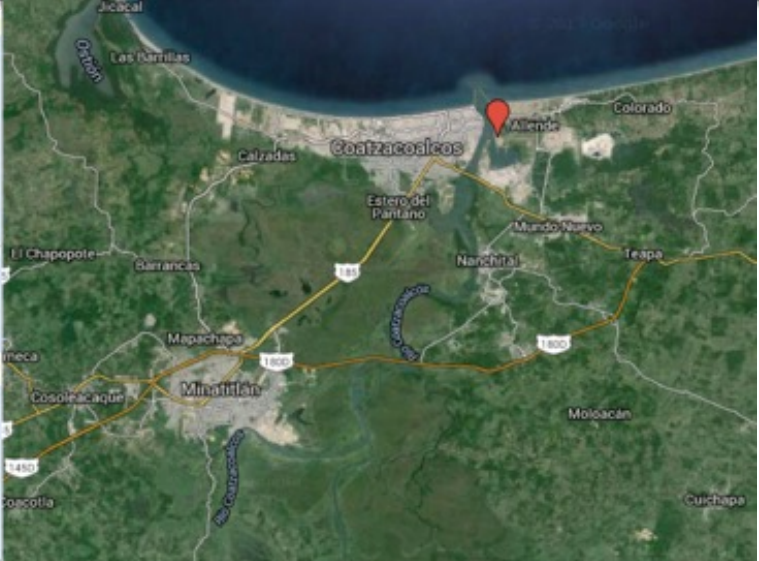
### Coatzacoalcos

- Coatzacoalcos is located in the state of Veracruz in Mexico.
- It has a population of approx. 350,000 hab.
- Highly qualified labor, specialized in the energy industry
- The dominating industry is petrochemical and is home of 5 of the largest PEMEX's complexes in the country; Pajaritos, Cosoleacaque, Morelos, Cangrejera and new Etileno XXI.
- Located 25 miles from the Minatitlan refinery
- Has an international airport
- The Port of Coatzacoalcos is an international port of entry that provides loading and unloading services of oil, fuels and petrochemicals
- The CG Railway operates train ferries between the Port of Coatzacoalcos and the Port of Mobile in Alabama, USA
- The distance to Villahermosa is 100 miles and to Ciudad del Carmen 180 miles
- 3rd biggest port in Mexico
- Gulf end of the Itsmos corridor that connected with Salina Cruz in the pacific by train, road and LNG pipelines
- Only 200 miles between the gulf and the pacific, making it the stretches part of the continent after panama canal, having ports on both coasts, connecting the Minatitlan and the Salina Cruz refineries.





Geographical location



“Logistics Corridor of Meixco’s Isthmus of Tehuantepec”

## Bridging commerce between the Americas and Asia.

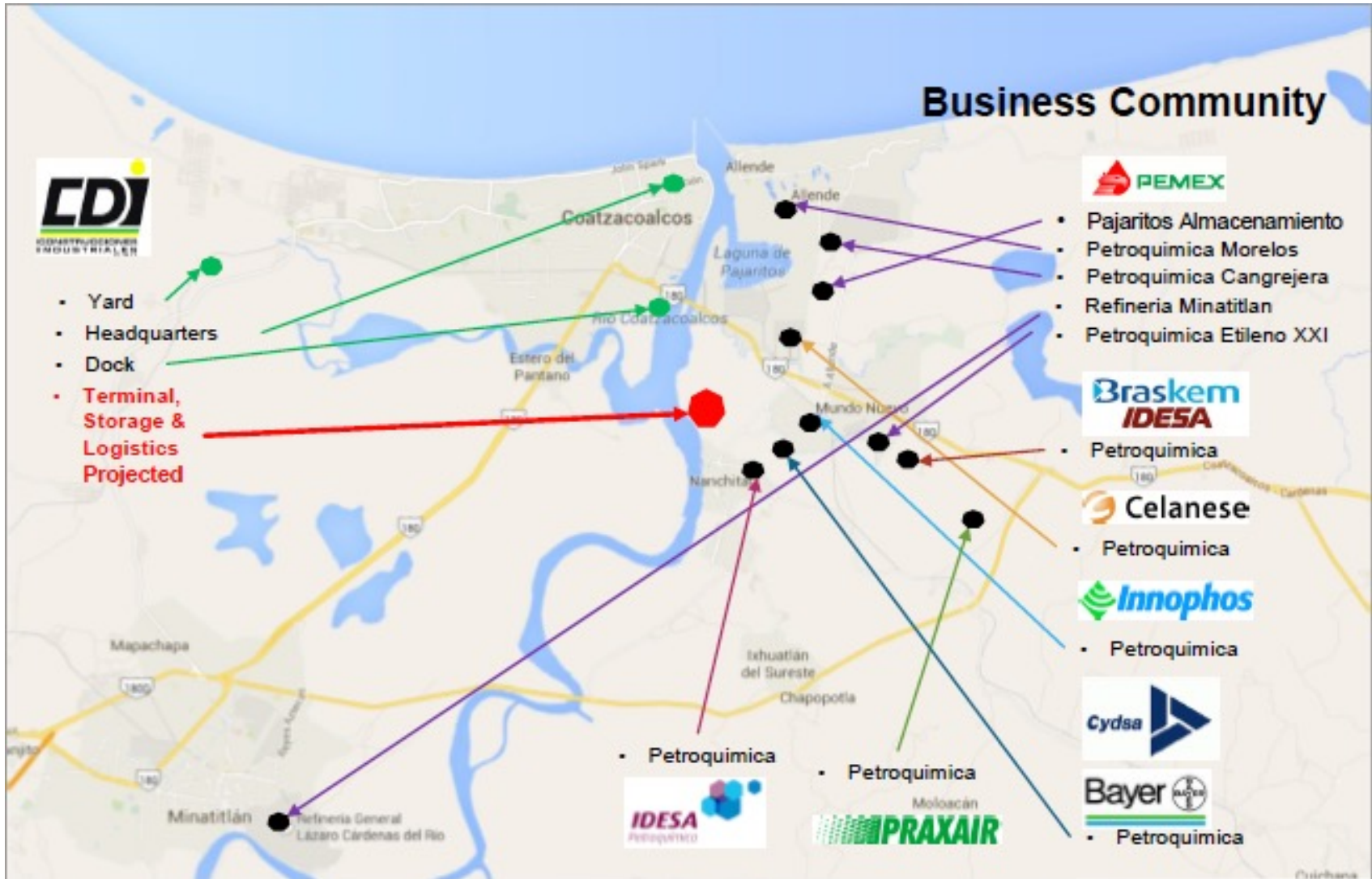
This project aims to fulfill foreign and local demand, becoming an alternative for transporting commerce between Asia, Australia and the Americas. It would also provide logistic, transportation and industrial transformation services through its projected railway, road networks, communications infrastructure, two sea ports and two airports; not to mention its reach for international markets.



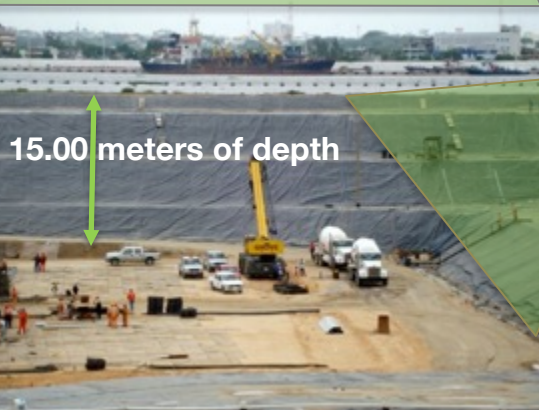
PEMEX pipeline corridor that goes Transistmico Birds, Veracruz, Salina Cruz, Oaxaca, which connects the Gulf of Mexico to the Pacific, allowing transport fuels cheaper, cleaner and insurance.



### Local Business community overview



### Dock Infrastructure



#### Existing infrastructure

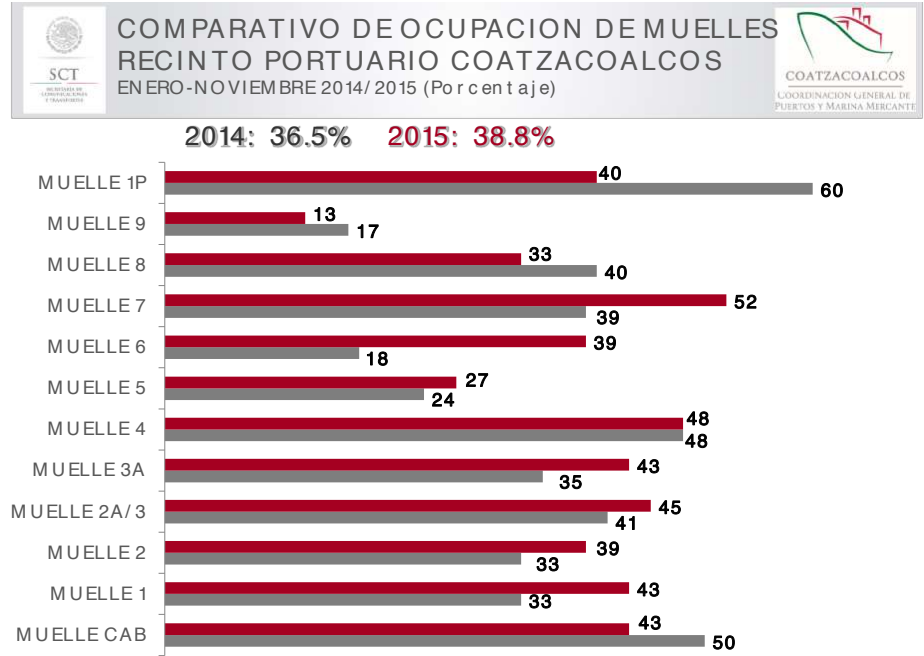
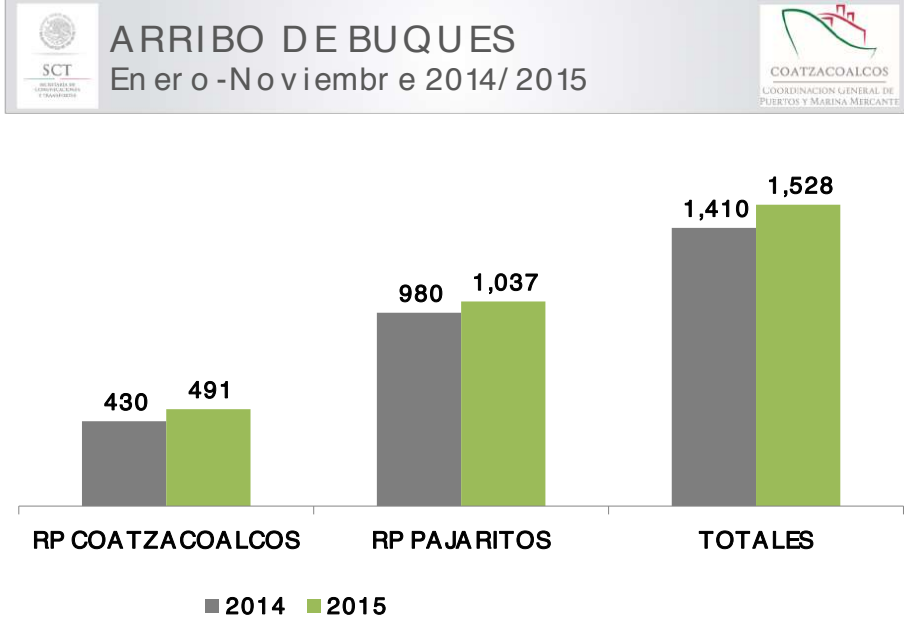
- ✓ The total area of the property is 353,260.00 square meters.
- ✓ Wet dock covers an area of 174,810.00 square meters.
- ✓ Dock wall 21,820 square meters based on a 60cm thick plastic slurry.
- ✓ 15 m deep
- ✓ bottom is reinforced concrete.
- ✓ The investment for the construction of the dry dock in the years 2009-2010 was \$ 200'000,000.00 Mexican pesos.

An area of 353.260 m2 was loaned to the Government of the State of Veracruz for the construction of a Dry Dock, to be used as the manufacturing facility of the immersed tunnel sections.

The area granted as a loan is made up of: 174.810 m2 for Dry-dock, 36,700 m2 site installations and 141,750 for the collection of excavated material.

Dock Infrastructure





*Líder de México en Carga a Granel*



*Líder de México en Carga a Granel*





New Oil & Gas exploration and production concessions near the area

Area is an strategic location for many of CNH round 0 and round 1 contractual areas



Coatzacoalcos, Ver.

## Surrounding area development projects



### Property Description

- Property located north of the "Pajaritos" lagoon.
- Underutilized vacant lot without actual use, however, in an strategical location:

### Current situation

1. Access solely by the Morelos Boulevard east of Premises.
2. Path distance of 12 km by Federal highway No.180, a 2 lane road from Coatzacoalcos.
3. Journey time 45 mins from Coatzacoalcos.
4. Median dam H or dry dock without commercial use.

## Surrounding area development projects

### Submerged road tunnel (under construction)

#### Advantages

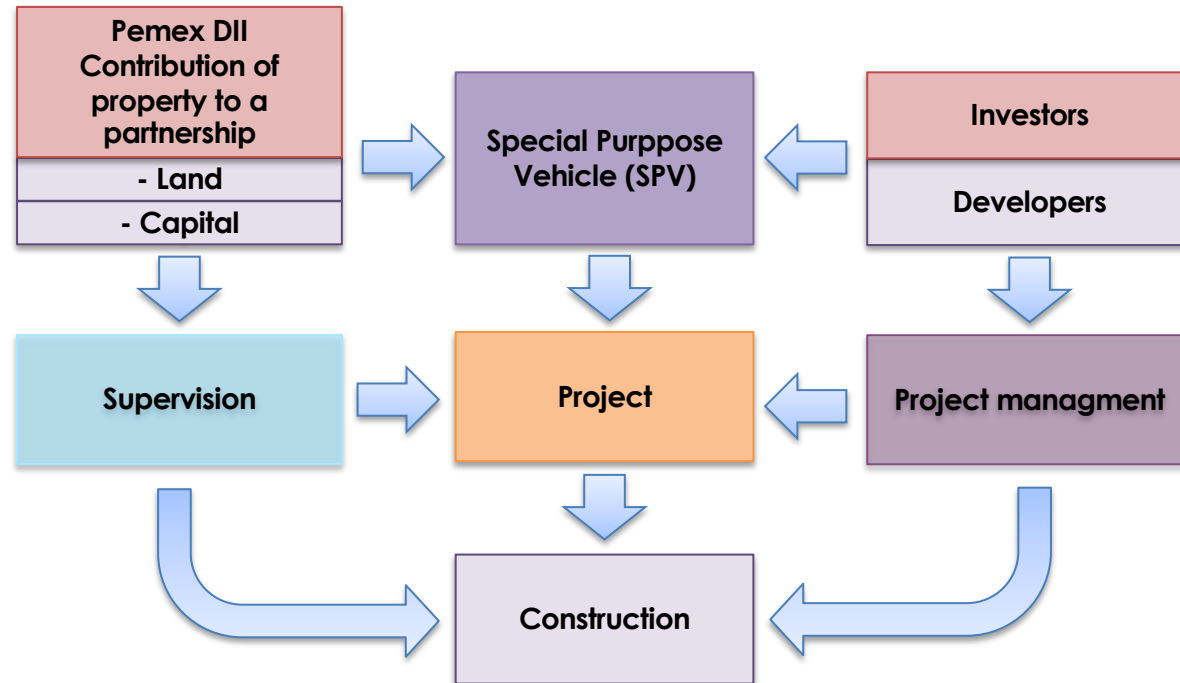
1. Direct access to the property from the center of Coatzacoalcos drive about 2 km.
2. Direct access to the dry dock and pier.
3. New option of communication by “boulevard Morelos” to the federal Coatzacoalcos-Villahermosa highway.
4. Possible additional output path thru the industrial area to Villahermosa.
5. Put-on donation equal to 5% of the land surface (309 ha.) Or a total of 165,232.72 sq m.
6. Decrease in travel time from the center of Coatzacoalcos to the industrial area by 30 mins.
7. Improved connectivity with “Rabon Grande”

#### **Conditions for donation of the property to the County (contribution)**

- A. Change of of ground use license from equipment and/or industrial to mixed use.
- B. Roads to be at least 2 lanes and up to 4 lanes.
- C. Access to the property by the new road.
- D. Lighting.
- E. Provision of services.



Business proposal overview



**Business opportunity:** We are looking for an association of Pemex DII with investors and developers through an SPV, for the construction, development and administration of a shipyard to provide services to ship users in the area.