

2024

CURRENT PROJECTS  
**FINCA SAN JOSÉ**  
**FINCA SANTA ROSA**



**GUATEMALA: GATEWAY TO THE WESTERN HEMISPHERE**  
**MANUFACTURING POWER, STRATEGIC LOCATION, SEAMLESS TRADE**





## WHO WE ARE

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**T**ransshipping World Company, S.A. (TWC) is a leading provider of integrated solutions for large-scale logistics technology and infrastructure. We are exploring investment and financing opportunities for our flagship projects, Finca San José (FSJ) and Finca Santa Rosa (FSR), to transform these areas into high-value commercial and industrial zones.

TWC is committed to creating mutually beneficial funding options, ensuring successful project execution and investor prosperity. As a privately held company registered in Guatemala, we focus on developing significant logistics and infrastructure projects in the region, offering our stakeholders secure and promising investment opportunities.

Founded by visionary businesspeople from Mexico and Guatemala, TWC operates offices in both countries. Our endeavors are supported by a robust Board of Administration composed of seasoned professionals from key business and industrial sectors. Our team's expertise and strategic vision drive our mission to deliver sustainable and profitable solutions for our stakeholders.





## DEVELOPMENT NOTES

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### OVERVIEW

Our investment opportunity features three strategic plots adjacent to Puerto Quetzal on Guatemala's Pacific coast and an airport. Puerto Quetzal is an industrial port primarily used for cargo handling, including container shipping and bulk goods, serving as a critical hub for importing and exporting.

Each plot offers unique development potential with comprehensive legal and regulatory certainty. This proposal highlights key aspects and benefits, including strategic connectivity, expansion potential, infrastructure development, and foreign investment protection.

**FOREIGN INVESTMENT PROTECTION:** Guatemala's Ley de Protección a la Inversión Extranjera (Foreign Investment Protection Law) ensures the protection of foreign investments. The country has a strong record of honoring contracts, even amid political corruption cases. The Finca San José plot is leased from the Guatemalan retired military pension fund.

**ZDEEP:** Our projects can be registered as a ZDEEP (Zona de Desarrollo Económico Especial Público/Public Special Economic Development Zone). This registration offers significant advantages, including tax incentives such as no VAT on stored products and a 10-year income tax exemption on exports, maximizing profitability.

**DOMINICAN REPUBLIC-CENTRAL AMERICA FREE TRADE AGREEMENT (CAFTA-DR):** Located in Guatemala, our projects benefit from the country's CAFTA-DR with the United States, allowing products produced or transformed in Guatemala to qualify for "Made in Guatemala" status and granting seamless access to the U.S. market. These benefits effectively reduce trade barriers and tariffs, and improve market accessibility, presenting a highly attractive option for international manufacturers seeking to optimize costs and expand their market reach.

**USAID:** Our efforts are registered with the United States Agency for International Development underscoring our commitment to maximizing the project's social impact on the community.

**LEED CERTIFIED:** We are developing Finca San José and Finca Santa Rosa as LEED-certified facilities, highlighting our dedication to sustainability, energy efficiency, and environmental responsibility. This certification ensures our projects meet top green building standards, promoting a healthier environment and reducing operational costs. Investing in TWC's LEED-certified developments supports resource efficiency, lowers carbon footprints, and fosters long-term environmental stewardship.



# DEVELOPMENT SUMMARY

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## TOTAL COMPANY VALUATION

**The total company valuation is estimated at approximately USD 400M.**

This is based on the planned Hydrocarbon Storage and Distribution Facility (HSDF) a midstream facility, FSR Industrial Park valuations, and the most basic scenario for FSJ, which is as solely an industrial park.

## FUNDING REQUIREMENTS

**The total project requires USD 500-600M for completion.**

## GOVERNMENT APPROVALS

TWC secured construction licenses at the end of 2023, which are significant intangible assets. In Guatemala, obtaining these licenses requires paying a percentage of the project's estimated cost to the municipality and complying with deliverables like blueprints, cost estimates, construction timelines, engineering studies, and environmental permits.

## STRATEGIC ADVANTAGES

- TWC leases land in strategic locations at low prices compared to fair market value.
- Projects like HSDF maximize income per m<sup>2</sup>
- Simple operations like leasing warehouses are still highly profitable due to significant arbitrage.
- The land is currently on a 25-year lease, which can be extended to 50 years.
- The principals own 90% of TWC, while Nuvoil, S.A. de C.V. shareholders hold 10% as part of a broader deal.
- Affordable manufacturing power meets strategic location.
- Seamless Trade Advantage: Free Trade Agreement with U.S.
- TWC linked Finca Santa Rosa to the sea through leasing Franja Este Puerto Quetzal.
- We have obtained permits for HSDF and industrial park construction.
- Engaged Nuvoil, S.A. de C.V., a Mexican company specializing in oil and gas infrastructure, to develop and operate the HSDF.

## LAND LEASE CONTRACT PARTNERS

**EPQ:** Guatemala's largest seaport is managed by Empresa Portuaria Quetzal ("EPQ"). TWC leases Franja Este Puerto Quetzal (76,144m<sup>2</sup>) from EPQ, enabling Finca Santa Rosa to gain sea access.

**IPM** is a decentralized public organization that generates revenue for social benefits for retired military personnel. Two plots of land are leased from IPM: Finca Santa Rosa (191,288m<sup>2</sup>) adjacent to EPQ and Finca San José (562,380m<sup>2</sup>) within San José Airport.

## THREE VALUABLE CONTRACTS

### 1. FINCA SAN JOSÉ (FSJ)

**Lease with IPM:** 25 years (option to extend to 50 years)

**Area:** 562,380m<sup>2</sup> inside the airport

**Development:** Key infrastructure, including customs, flight school, private hangars, FBO, national and international terminals, commercial zones, and industrial zones.

### 2. FINCA SANTA ROSA (FSR)

**Lease with IPM:** 25 years (option to extend to 50 years)

**Area:** 191,288m<sup>2</sup> near the 3rd entrance to Puerto Quetzal

**Development:** Industrial park (warehouses), hydrocarbon and industrial liquids storage and distribution facilities. Included are mono buoys for liquid cargo on and off-shore loading operations.

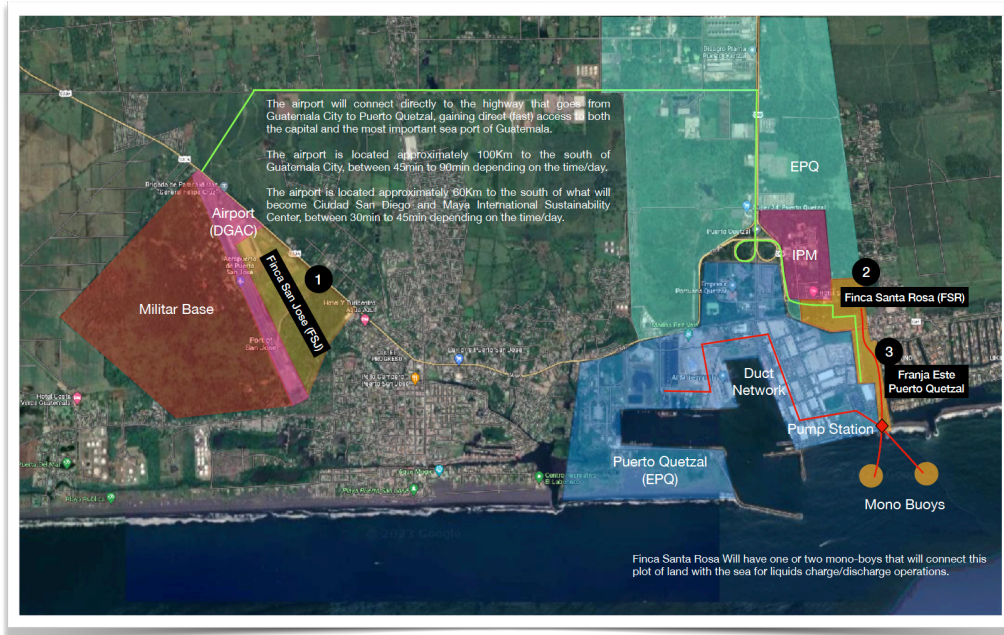
### 3. FRANJA ESTE PUERTA QUETZAL (FEPQ)

**Lease with EPO:** 25 years (option to extend)

**Area:** 76,144m<sup>2</sup> inside Puerto Quetzal, near Finca Santa Rosa

**Development:** Private entrance to the port, roads, perimeter fences, up to two mono buoys, a pumping station, and pipeline infrastructure connecting Finca Santa Rosa and other facilities to the mono buoys, operated by TWC or strategic partners.

Contracts 2 and 3 have been secured with IPM and EPO on non-federal land that was previously disincorporated and donated to these entities. This allowed TWC to register these contracts in the Public Property Registry (PPR), ensuring that the land cannot be sold, as the contracts are recognized as liabilities.





# Welcome To FINCA SAN JOSÉ

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With its strategic location inside Aeropuerto San José, FSJ boasts significant development potential. As La Aurora International Airport in the capital city reaches capacity, the government is transforming this former military airfield, adjacent to a military base, into a cargo hub. This conversion will enhance FSJ's logistical advantages, supported by comprehensive infrastructure plans and positioning it as a prime opportunity for growth and investment.

## Development Opportunities

- **Area:** 562,380m<sup>2</sup> inside Aeropuerto San José

### Industrial Park

- Support for manufacturing and logistics companies with direct access to the port, just 5 km away, allowing tenants to leverage FSJ's logistical advantages for efficient distribution and supply chain management.

### Commercial Zone

- A designated area for businesses benefiting from airport proximity fosters economic growth and creates job opportunities.

### Critical Airport Infrastructure

#### Fixed-Based Operation (FBO) and Flight School

- Student pilots currently use Aeropuerto San José for training before returning to La Aurora. Establishing a flight school and an FBO offering fuel (fuel concession), maintenance, hangars, and flight support would attract aspiring pilots and seasoned aviation professionals.

#### Private Hangars

- Catering to private aviation needs will attract high-net-worth individuals and private companies.

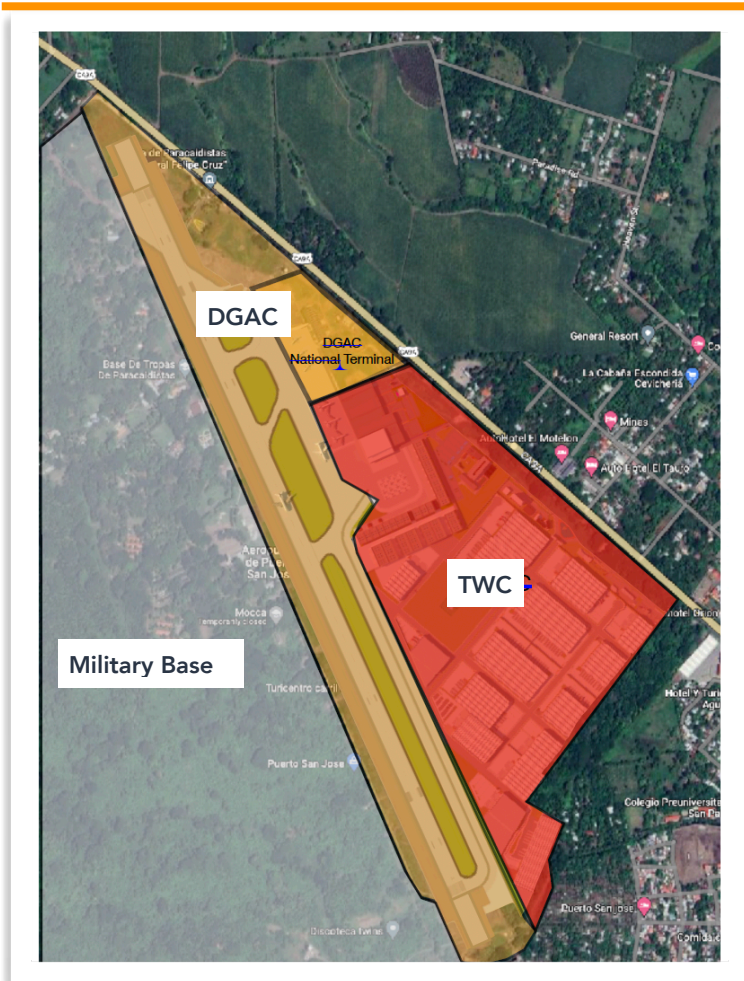
#### Customs Warehouse

- Streamlining the processing of international cargo will enhance the efficiency of air freight operations.

#### Expansion Potential: International Passenger Terminal

- Due to the limited capacity for growth at La Aurora International Airport, there is growing interest and support for potential expansion, which will attract international travelers, boost the local economy, and increase airport capacity and functionality.

# FINCA SAN JOSÉ



The current IPM project could be revised to include an international passenger terminal with commercial spaces.

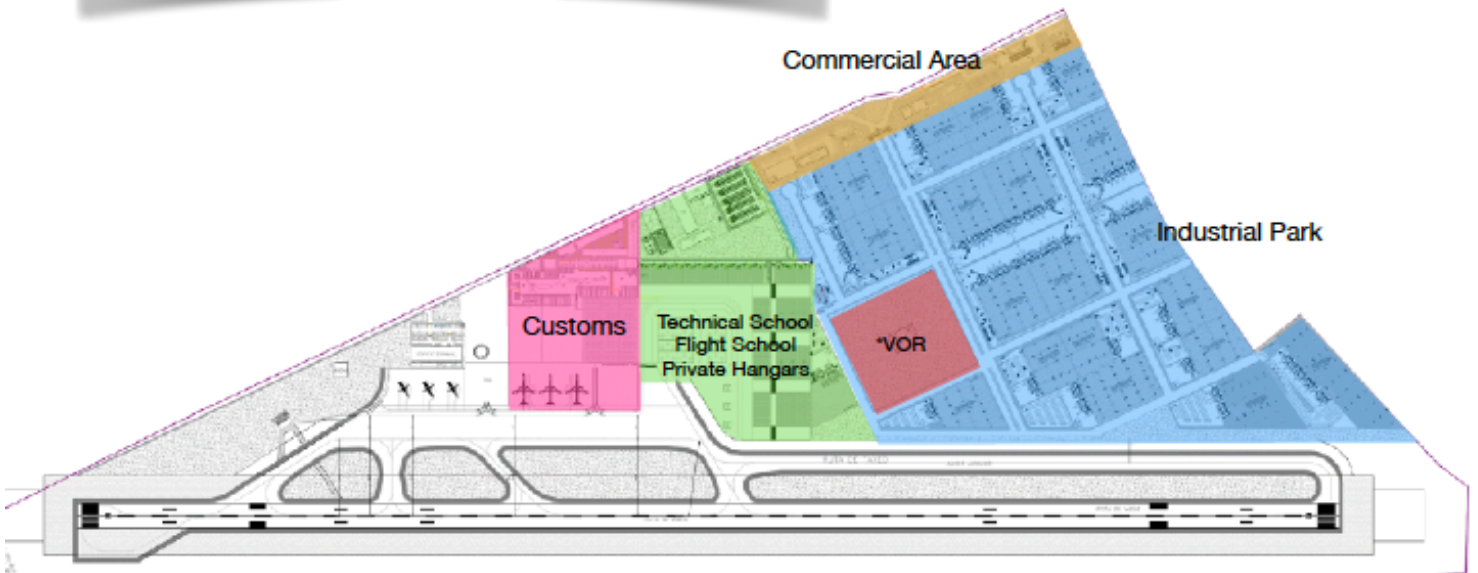
Since Guatemala has no airport concessions, the DGAC will continue to operate the airport, while TWC or an SPV may develop and lease the terminal.

The National Terminal can become an FBO if DGAC agrees to its relocation.

The new terminals will occupy the area designated for the technical school, flight school, and private hangars, which could be moved to the industrial park.

TWC can propose changes to IPM with data support.

We await DGAC's confirmation that they will relocate the VOR navigation system to allow construction to proceed.



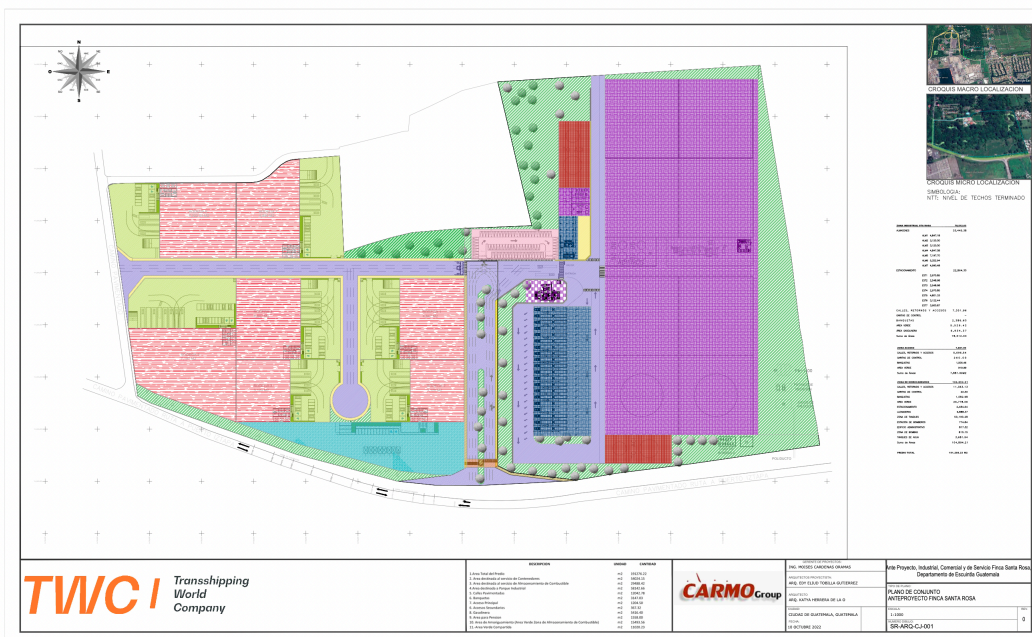
# Welcome To FINCA SANTA ROSA

Finca Santa Rosa's strategic location, seamlessly connected to both the highway and the sea, provides unparalleled advantages for logistics and distribution. This project involves the establishment of a Hydrocarbon Storage and Distribution Facility (HSDF) and an industrial park. An investment in Finca Santa Rosa offers a unique opportunity to capitalize on a strategically positioned infrastructure project with significant long-term growth potential.

## Development Opportunities

### Hydrocarbon Storage and Distribution Facility (HSDF)

- **Location:** Finca Santa Rose (FSR) & Franja Este Puerto Quetzal (FEPO)
- **Developer:** Nuvoil, S.A. de C.V., a leading Mexican company that specializes in processing, refining, and transporting hydrocarbons
- **Area:** 110,000m<sup>2</sup> inside FSR and 76,144m<sup>2</sup> inside FEPO
- **Infrastructure:** Private port entrance, roads, perimeter fences, mono buoys, pumping station, and necessary pipeline infrastructure.
- **Capacity:** 500,000 barrels nominal capacity. Expansion potential to 800,000 - 1,000,000 barrels
- **Phase 1 Investment:** \$200-300M
- **Potential Returns:**
  - 22% IRR for Nuvoil
  - \$1.57B positive cash flow over 25 years
  - \$747M positive cash flow over 25 years for TWC without financing, building, or operating the facility





# FINCA SANTA ROSA

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## FSR Industrial Park/Warehouse Leasing

- **Location:** Finca Santa Rosa
- **Area:** 76,144m<sup>2</sup> inside FSR, near the 3rd entrance to Puerto Quetzal, the only undeveloped private land plot available for crucial infrastructure development.
- **Total Investment:** \$42M. The \$42M budget for the 76,144m<sup>2</sup> industrial park assumes a development cost of \$551 per m<sup>2</sup>.
- **Initial Annual Income:** \$9.6M on an estimated \$42M investment
- **Space Available for Rent/Lease:** 68,000m<sup>2</sup>
- **Initial Rent:** USD 10.00 per m<sup>2</sup> for finished warehouses within a ZDEEP (special economic zone)
- **Annual Escalation Rate:** 4.00%
- **Operation Costs:** Projected at 10.00% of total income
- **Payback Period:** Less than five years



## Interested Companies:

- **ExpoGranel:** Export company of the National Sugar Association (AZASGUA)
- **American PET-to-Diesel** production facility
- **Concrete Company:** Planning to import large quantities of cement/concrete for specialized mixing



## COMPETITION & TARGET MARKETS

Our strategic location and infrastructure provide significant advantages in a market controlled by a few key players.

### INVESTOR BENEFITS

- **High Market Potential:** Tap into the 80% market share dominated by existing players.
- **Strategic Location:** Benefit from proximity to critical infrastructure and the Free Trade Agreement with the USA.
- **Growth Opportunities:** Leverage the industrial park development boom and Aeropuerto San José's transformation.

### PRINCIPAL COMPETITORS

Our main competitors, Trafigura (PUMA Energy), UNO, and Chevron, dominate over 80% of fuel imports into Guatemala through their Pacific coast facilities equipped with mono buoys. Shell exited the market 10-15 years ago, selling its assets to UNO. UNO and Chevron operate a joint venture at a midstream facility near Puerto Quetzal, but they are otherwise competitors in a market dominated by these three companies.

### MARKET INTEREST

Nuvoil, S.A. de C.V. has committed to developing the HSDF, enhancing our storage and distribution capacity, and positioning us as a key player in the fuel import market.

### INDUSTRIAL PARK BOOM

Guatemala is experiencing a surge in industrial park construction, driven by the ZDEEP (special economic zone) framework and near-shoring opportunities linked to the Free Trade Agreement with the USA.

### STRATEGIC LOCATION ADVANTAGE

Most new industrial parks are being constructed between the capital and the Pacific coast in the South. Our projects hold strategic locations near an airport and connected to a large port.

### AIRPORT INFRASTRUCTURE

Guatemala's primary international airport, La Aurora, is saturated and cannot expand further. Aeropuerto San José, previously a military airport, is being transformed into an international airport with air cargo facilities, private aviation space, and flight schools.

#### Potential Proposal

Given the South's economic activity and real estate growth, we have proposed adding an international passenger terminal at Aeropuerto San José, enhancing its capacity and further driving regional growth.

Finca Santa Rosa & Finca San José offer a unique opportunity to invest in Guatemala's booming expansion in the industrial sector in a prime location.

# PROJECT TIMELINE & EXPECTATIONS



## HSDF

Negotiations: Target to close in Q3-Q4 2024

Construction Start: Q4 2024

Construction Period: 2 years

Operational Date: Q4 2026

## INDUSTRIAL PARK FSR

Contract Target: Land contracts in Q3 2024

Construction Start: Immediately after contracts

Construction Period: 1 year

Operational Date: Q3 2025

## FINCA SAN JOSÉ

Government Construction Resumption: Expected in Q3 2024

Completion Date: Q1 2025

Business Scenarios: Clarity expected upon completion

## LONG-TERM EXPECTATIONS

TWC expects this project's maturity to take 5 to 7 years. At this point, cash flows will be stable and predictable, allowing for the exploration of the sale of specific parts of TWC, depending on market dynamics.

## KEY CONSIDERATIONS FOR SALE

Before exploring a sale, TWC will collaborate with IPM and EPQ to enhance lease contracts, aiming to extend them from 25 years to a maximum of 40-50 years. Particularly for the HSDF, TWC holds leverage as the facility depends on two independent contracts (IPM + EPQ).

TWC is not required to surrender any infrastructure built in Puerto Quetzal, and improved contract conditions with IPM could be negotiated in exchange for longer contract durations, given the potential for significant business development.

## EXIT STRATEGY

Develop and Mature Business Opportunities:

Independently or in alliances with specific partners, such as for the HSDF.

Maximize Financial Metrics:

Enhance the quantity and certainty of cash flows and Net Present Value (NPV).

Extend Contract Durations:

Increase the duration of contracts with IPM and EPQ from 25 to 40 to 50 years.

Maximize Returns through Sale:

Sell the business in whole or parts, depending on what maximizes returns.



## INVESTMENT OPPORTUNITIES

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### TWC SEEKS STRATEGIC INVESTORS WITH THE FOLLOWING CAPABILITIES:

- **Liquidity:** Provide funds according to negotiated disbursement schedules.
  - **Business Development:** Enhance TWC's efforts to improve and accelerate tasks, maximizing ROI.
  - **Extensive Business Network:** Introduce potential partners, including companies specializing in industrial parks and airports, interested in investing in Guatemala.
  - **Financial Expertise:** Maximize cash flows and execute an effective exit strategy.
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### REVENUE MODEL

TWC will lease land from IPM at low rates and sublease it at higher rates, ensuring significant returns. The project seeks funding to meet contractual obligations and cover initial development costs.

For large projects like the HSDF, TWC offered Nuvoil, S.A. de C.V. complete operational control. They will pay fixed and variable rents.

For simple land leasing operations, TWC offers potential tenants a 10-15-year fixed rent with annual inflationary increases, plus the option to lower the fixed rent with an upfront payment. Solid guarantees are required to use these contracts to secure financing from financial institutions.

### FUNDING OPTIONS FOR TWC

#### **TWC is actively seeking**

**Investors:** Willing to purchase equity in TWC.

**Strategic Partners:** To undertake large projects providing upfront payments (lump sums) for exclusive rights.

**Other Companies:** To lease industrial warehouses in exchange for upfront payments (lump sums).

# CURRENT RAISE & FUNDING OPTIONS

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## CURRENT INVESTMENT NEEDS

### USD 10M Equity Investment in TWC

#### Purpose:

- To ensure essential civil works and infrastructure are completed (contractual obligations with IPM and EPQ).
- To cover TWC's rent obligations for 18 months, regardless of the speed at which customer payments are received.
- To support operational costs for business development and commercial activities leading to contracts and payments from customers, partners, and allies.

### USD 42M Investment or Financing

#### Purpose:

- To build the ~76,144m<sup>2</sup> industrial park, including finished warehouses in Finca Santa Rosa.
- TWC already has letters of interest for all available space and is negotiating contractual terms, including upfront payments, which can reduce the overall financing need.

#### Other Opportunities:

Most investments are expected to be made by specialized partners that TWC brings in.

**For Example:** Nuvoil will own the HSDF, using its balance sheet to secure funding for construction and operation via a wholly-owned subsidiary. In return, Nuvoil will pay TWC fixed and variable rents.

## Funding Options for Current Raise

TWC is open to exploring various funding options that provide a win-win situation for all parties involved. The most suitable options for the current raise are:

### USD 10M Equity Investment in TWC

- **Direct Equity Investment:** Both parties agree on a pre-money valuation of TWC.
- **Convertible Note:** Future valuation rules are stated, providing flexibility and clarity for both parties.

### USD 42M Investment or Financing

- **Special Purpose Vehicle (SPV):** An SPV can be created to manage the building, operation, and leasing of the industrial park in Finca Santa Rosa.
- **Direct Equity Investment in SPV:** Investors can directly invest in the SPV. Once contracts with potential tenants are signed, upfront fees and secured credit lines may significantly reduce the equity investment needed, thus lowering overall risk.
- **Credit Lines by Investors:** The same group of investors may provide the credit lines, further aligning interests and reducing risk.



## FUNDING & PROPOSED VALUATIONS

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TWC is open to reviewing projected financial numbers with potential investors to agree on mutually beneficial positions regarding pre-money valuations, convertible note terms, and fair interest rates.

### HSDF

#### Example Valuation of HSDF for Partner & TWC:

- Nominal Capacity: 500,000 barrels with a throughput of 3 cycles per month.
- Average Selling Price: USD 5.00 per barrel processed (in and out) with a constant annual inflation of 4.00%.
- Total Investment: USD 176,000,000.00 (70% CAPEX, 30% OPEX) on a 15-year loan at a 6.00% interest rate.
- Operating Costs and ASP: Based on a similar facility in Mexico.

#### Financial Metrics:

- NPV: USD 451M (discounted at 10.00%)
- IRR: 29.68%
- FCF over 25 years: USD 2,231M
- Payback: 6 years

**Potential Growth:** The facility may grow to a nominal capacity of 1 million barrels, multiplying its value.

#### For TWC Only:

- Fixed Rent: Starts at USD 4.00 per m<sup>2</sup> (110,000 m<sup>2</sup>)
- Variable Rent: Starts at USD 1.00 per barrel processed with a constant annual inflation rate of 4.00%.

#### Financial Metrics for TWC:

- NPV: USD 210M (discounted at 10.00%)
- FCF over 25 years: USD 747M

#### Financial Metrics for Partner:

- NPV: USD 265M (discounted at 10.00%)
- IRR: 21.82%
- FCF over 25 years: USD 1,567M
- Payback: 7 years

**Conclusion:** TWC makes 44% of the NPV and 32% of total cash flows in this scenario.

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## FINCA SANTA ROSA (FSR) INDUSTRIAL PARK

### Model:

- Space Available for Rent/Lease: 68,000 m<sup>2</sup>
- Rent: Starts at USD 10.00 per m<sup>2</sup> for finished warehouses inside a ZDEEP (special economic zone) with an annual escalation rate of 4.00%.
- Operation Costs: Projected 10.00% of total income (higher end).
- Total Investment: USD 42M for an 76,144 m<sup>2</sup> industrial park with an improvement margin of USD 525 per m<sup>2</sup> developed.

### Financial Metrics:

- NPV: USD 32M (discounted at 10.00%)
- IRR: 19% This will increase as construction costs come down.
- FCF over 25 years: USD 194M
- Payback: 7 years

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## MINIMUM VALUATION OF FINCA SAN JOSÉ (FSJ) AIRPORT

- NPV: USD 156M (discounted at 10%)
- FCF over 25 years USD 515M

The valuation assumes 75% of the land is leased to an industrial park developer at USD 3/m<sup>2</sup> per month, with a 4% annual escalator, while the remaining 25% generates no revenue.

### Challenges:

- **Operational Delays:** The timeline for the airport to become operational for civil aircraft, including air cargo and passenger flights, remains uncertain. Currently a military airport, we await the new administration to finalize plan review and resume construction.

### Potential:

- **High-Value Businesses:** TWC is expected to build/operate high-value businesses within this plot of land, such as customs areas, once operational.



## BREAKDOWN OF INVESTMENT FUND USE

							0.128
<b>FRANJA ESTE PUERTO QUETZAL (FEPQ)</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price (UP)</b>	<b>UP in USD</b>	<b>Total in Q</b>	<b>Total in USD</b>	
Main access security checkpoint	m2	88.27	Q4,458.34	\$ 571.58	Q393,538	\$ 50,454	
Perimeter fence construction	m.L	1,158.00	Q2,430.75	\$ 311.63	Q2,814,809	\$ 360,873	
Cleaning/deforestation of land	m2	191,288.23	Q2.20	\$ 0.28	Q420,834	\$ 53,953	
Preparation of land	m2	76,144.18	Q83.71	\$ 10.73	Q6,374,029	\$ 817,183	
					Q10,003,210	\$ 1,282,463	
<b>FINCA SANTA ROSA (FSR)</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price (UP)</b>	<b>UP in USD</b>	<b>Total in Q</b>	<b>Total in USD</b>	
Main access security checkpoint	m2	88.27	Q4,458.34	\$ 571.58	Q393,538	\$ 50,454	
Perimeter fence construction	m.L	2,603.00	Q2,430.75	\$ 311.63	Q6,327,242	\$ 811,185	
Cleaning/deforestation of land	m2	191,288.23	Q2.20	\$ 0.28	Q420,834	\$ 53,953	
Preparation of land	m2	191,288.23	Q52.18	\$ 6.69	Q9,981,420	\$ 1,279,669	
					Q17,123,034	\$ 2,195,261	
<b>18 MONTHS OF RENTS</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price (UP)</b>	<b>UP in USD</b>	<b>Total in Q</b>	<b>Total in USD</b>	
Finca San Jose (FSJ)	USD	18		\$ 17,135.34	Q2,405,802	\$ 308,436	
Finca Santa Rosa	USD	18		\$ 11,304.82	Q1,587,197	\$ 203,487	
Franja Este Puerto Quetzal	USD	18		\$ 9,472.33	Q1,329,916	\$ 170,502	
					Q5,322,914	\$ 682,425	
<b>BUSINESS DEVELOPMENT (*)</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price (UP)</b>	<b>UP in USD</b>	<b>Total in Q</b>	<b>Total in USD</b>	
Hydrocarbons "HSDF" in FSR & FEPQ		1%		\$ 200,000,000	Q15,600,000	\$ 2,000,000	
Industrial Park with ZDEEP in FSR		1%		\$ 42,000,000	Q3,276,000	\$ 420,000	
Customs & Fiscal Warehouse in FSJ		1%		\$ 30,000,000	Q2,340,000	\$ 300,000	
Industrial Park with ZDEEP in FSJ		1%		\$ 100,000,000	Q7,800,000	\$ 1,000,000	
Airport Terminal & Infrastructure		1%		\$ 120,000,000	Q9,360,000	\$ 1,200,000	
					Q38,376,000	\$ 4,920,000	
(*) Business Development includes expenses attributable to internal/external areas of expertise hired by "TWC" according to each project needs including basic engineering, architecture, renders, market research, legal, financial and tax advise, marketing materials, sales, etc.							
<b>18 MONTHS ADMINISTRATIVE EXP.</b>	<b>Unit</b>	<b>Quantity</b>	<b>Unit Price (UP)</b>	<b>UP in USD</b>	<b>Total in Q</b>	<b>Total in USD</b>	
Office in Guatemala		18		\$ 6,000	Q842,400	\$ 108,000	
Office in Mexico		18		\$ 6,000	Q842,400	\$ 108,000	
Personnel Expenses		18		\$ 30,000	Q4,212,000	\$ 540,000	
Other Expenses		18		\$ 20,000	Q2,808,000	\$ 360,000	
					Q8,704,800	\$ 1,116,000	
<b>SUM of Total</b>					<b>Q79,529,958</b>	<b>\$ 10,196,148</b>	





## SOURCE OF CAPITAL TO DATE

- Direct capital contributions by principals
- Indirect capital contributions by principals, such as expenses paid by shareholders/ companies
- Shareholder company deliverables
- Other indirect capital contributions, such as civil works, benefit the project executed by the government as part of negotiations with TWC.

TWC is currently covering rent and operational expenses.

## CAPITAL CONTRIBUTED BY PRINCIPALS

EXPENSE	Q	USD
Preliminary Studies	Q1,460,225	\$186,909
Earth Work	Q15,056,921	\$1,927,286
Concrete Work	Q13,360,888	\$1,710,194
Sewer	Q1,620,415	\$207,413
Infrastructure Lines	Q11,196,572	\$1,433,161
Environmental Mitigation	Q3,057,373	\$391,344
Potable Water System	Q1,668,007	\$213,505
Sanitation/Drainage System	Q1,353,660	\$173,268
Perimeter Fence	Q1,565,248	\$200,352
Warehouse	Q3,236,363	\$414,254
Business & Travel Expenses	Q700,000	\$89,600
<b>Total</b>	<b>Q54,275,673</b>	<b>\$6,947,286</b>

ASSETS STATEMENT	Q	USD
Current Assets	Q5,273,754	\$678,209
Fixed Assets	Q57,153,833	\$7,350,030
Intangible Assets	Q76,781,864	\$9,874,211
<b>Total Assets</b>	<b>Q139,209,451</b>	<b>\$17,902,450</b>



## PRINCIPAL SHAREHOLDERS

TWC's shareholders include nationals from Guatemala and Mexico.

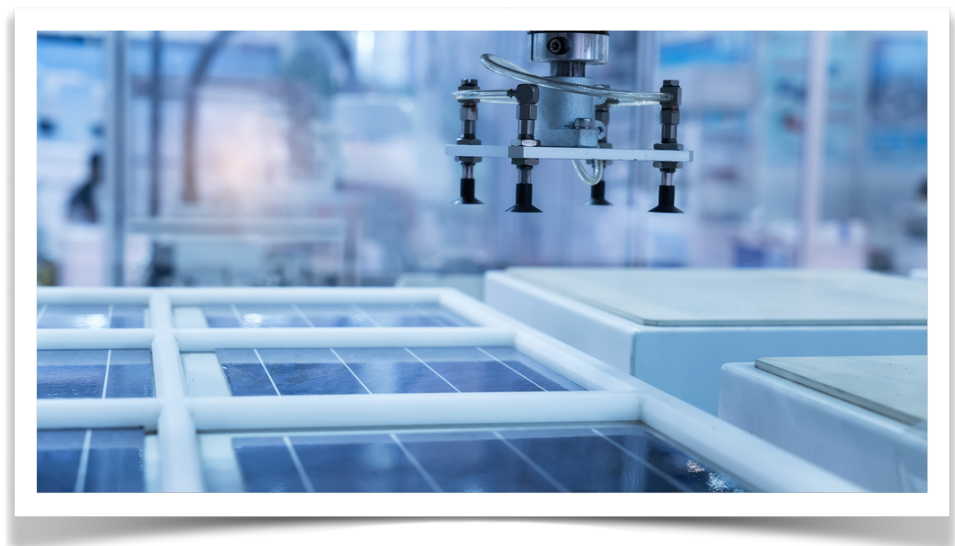
- **Josué Alexander Barrios (Guatemala/Mexico):** Josué has more than 20 years of experience managing companies in Mexico, demonstrating extensive expertise in various business sectors. He envisioned and meticulously aligned the necessary elements to bring the project to fruition.
- **Ricardo Mier (Mexico):** Over ten years of experience managing companies in Mexico. Former Business Development head at Sanofi, overseeing Public Private Partnerships and investments exceeding USD 200M. Ricardo is an expert in complex contractual negotiations with governments.
- **Hugo Barrios (Guatemala):** With over 30 years of experience managing construction companies and participating in large infrastructure projects in Guatemala, Hugo brings local construction expertise to ensure timely and cost-effective execution of TWC's plans.
- **Ricardo Barrios (Guatemala):** Before retiring from the military, Ricardo served as General Manager and Head of Finance at IPM. With over ten years of experience managing construction companies and large infrastructure projects, he brings a deep understanding of Guatemala's political and operational development aspects.
- **Moises Cárdenas (Mexico):** With over 20 years of experience in family-owned companies providing engineering and construction services for the oil & gas industry in Mexico, particularly PEMEX, Moises's expertise was crucial in developing the HSDF project for Finca Santa Rosa.
- **Flor Cañaveral (Mexico):** She brings over 20 years of experience as a top executive at Mexican seaports and as a businesswoman. Her extensive background and expertise have significantly contributed to the strategic planning and development of the Finca Santa Rosa project.





## CAPITALIZATION TABLE

SHAREHOLDER	SHARES	% OWNERSHIP
Josué Alexander Barrios Galindo	670,000	30.45%
Ricardo Mier Ibarra	670,000	30.45%
Victor Hugo Barrios Ortega	160,000	7.27%
Ricardo Francisco Barrios Ortega	160,000	7.27%
Rodrigo Barrios Perez	160,000	7.27%
Moises Cardenas Oramas	120,000	5.45%
Flor deMaria Canaveral Pedrero	60,000	2.73%
SPV Nuvoil Shareholders*	200,000	9.09%
<b>Total Issued &amp; Outstanding</b>	<b>2,200,000</b>	
*Issued after receipt of balance of funds		





## CONTACT US

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We invite prospective investors to reach out for additional information. We're happy to arrange a Zoom call with our principals to help you understand better our innovative projects at Finca Santa Rosa and Finca San José.

We look forward to discussing the potential for collaboration and answering any questions you may have.

Please get in touch to schedule a meeting.

George H. Blackstone

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