



MICHOACÁN

INVESTMENT DESTINATION





MICHOACAN IN NUMBERS



GDP (2024): \$37.8 Billion dollars

Average economic growth in the last four years 3.1%



1st place in agricultural exports and **2nd place** in agricultural production nationwide in 2024

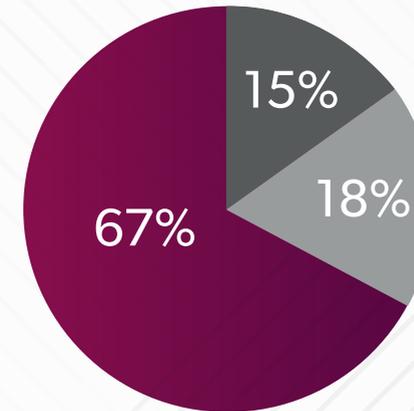


2nd place in steel production & **2nd place** in both iron and copper ore extraction nationwide (2024)



2nd place in public installed capacity for clean source energy generation nationwide (2024)

GDP Activities

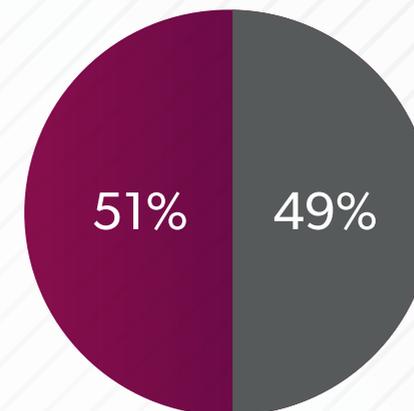


● Primary ● Secondary ● Tertiary

Main sectors:

- Agriculture
- Manufacture:
 - Agroindustry
 - Metal-Mechanic
 - Plastics
- Construction
- Commerce
- Real Estate
- Logistics

Population 4.7 million



● Women ● Men





STRATEGIC LOCATION

**WITHIN A 186 MILES RADIUS
ARE THE CITIES OF**

AGUASCALIENTES, LEON, QUERETARO,
CDMX, GUADALAJARA, PUEBLA, SAN LUIS
POTOSI Y EL PUERTO DE LAZARO CARDENAS

THAT REPRESENT

54%

OF THE NATIONAL POPULATION

60 MILLION

59%

OF THE NATIONAL CONSUMPTION

**648.2 MILLION
DOLLARS**





CONNECTIVITY

ADDITIONAL DATA
to consider from CPKC

Network of 20,000 mi

route between **Mexico-United States-Canada**

TRANSIT TIME
FROM **LAZARO CARDENAS** TO:
LAREDO 72 HOURS
CHICAGO 8 DAYS



**HIGHWAY FROM LAZARO
CARDENAS TO LAREDO**



KANSAS CITY TRACKS



Specialized container terminal I

Specialized vehicle terminal

Specialized container terminal II

Multipurpose terminal I

Multipurpose terminal II and energy fluids

Multipurpose terminal III

Agricultural bulk terminal

Terminal for bulk minerals and steel products

Fluid terminal

Metal and mineral terminal

Fertilizers terminal

Petroleum fluids terminal

Coal Terminal



1

2

3

4

5

6

7

8

9

10

11

12

13



HIGHLIGHTS PORT

Highlights

6th place in operational efficiency nationwide

1st place in automotive cargo movement (804k)

2nd place in TEU's movement nationwide (2.6 million)

2nd place in total cargo movement nationwide (29.2 MT)

AVAILABLE ACRES

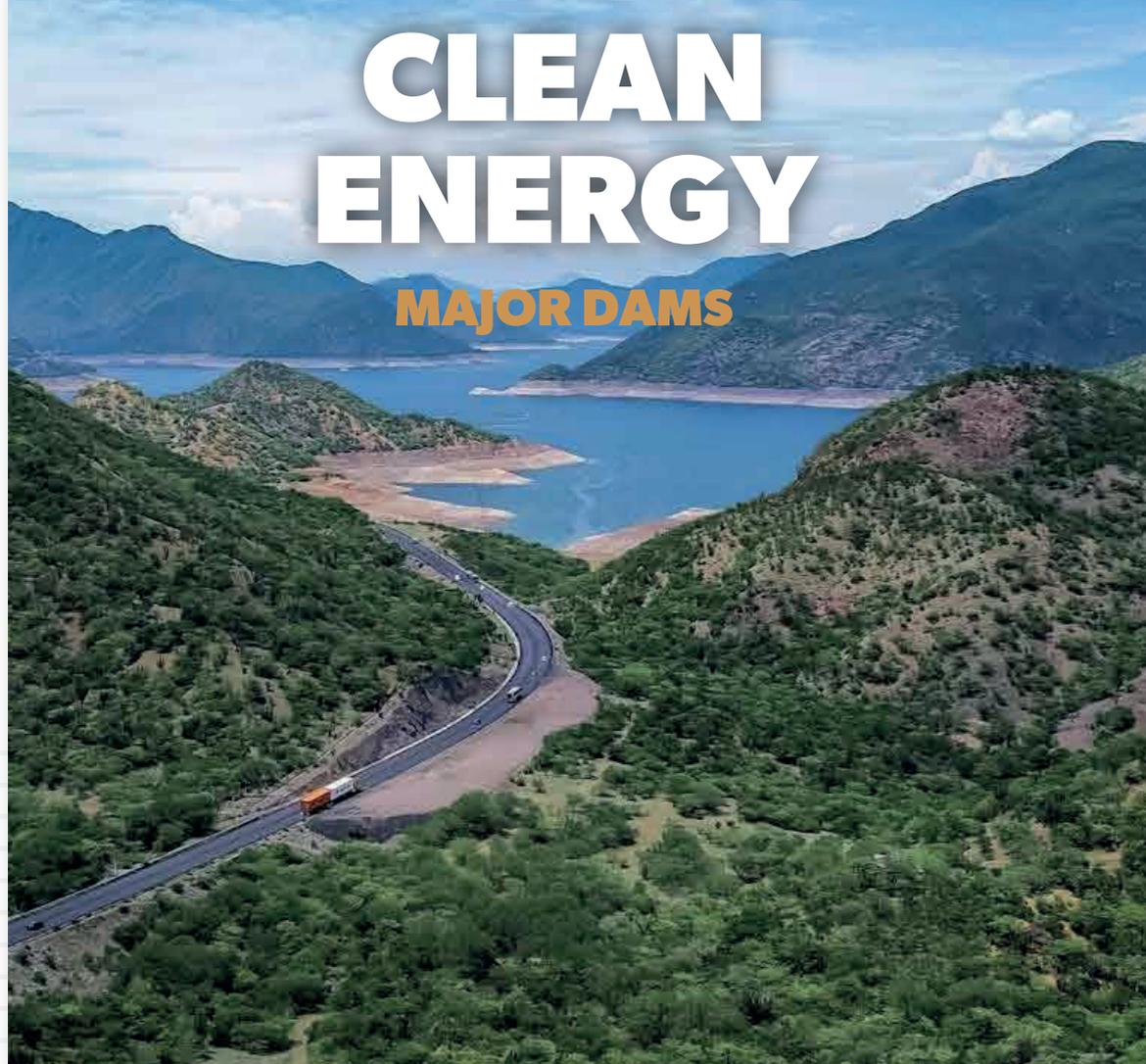
2,948





COMPETITIVE ADVANTAGES ENERGY

100%
**CLEAN
ENERGY**
MAJOR DAMS



INSTALLED CAPACITY 2,000 MW

GENERATES 7,445 GW/HR ANNUALLY



HYDROELECTRIC

INSTALLED CAPACITY 1,790 MW

ENERGY GENERATION 5,845 GW/HR



GEOHERMAL

INSTALLED CAPACITY 210 MW

ENERGY GENERATION 1,600 GW/HR

	Generation	Capacity	Storage
Infiernillo	3,409 GWh/a	1200 MW	8,022 Hm ³
The Villita	1,381 GWh/a	320 MW	546 Hm ³
Cupatitzio	450 GWh/a	80 MW	68 Hm ³
The Cobano	265 GWh/a	60 MW	1 Hm ³





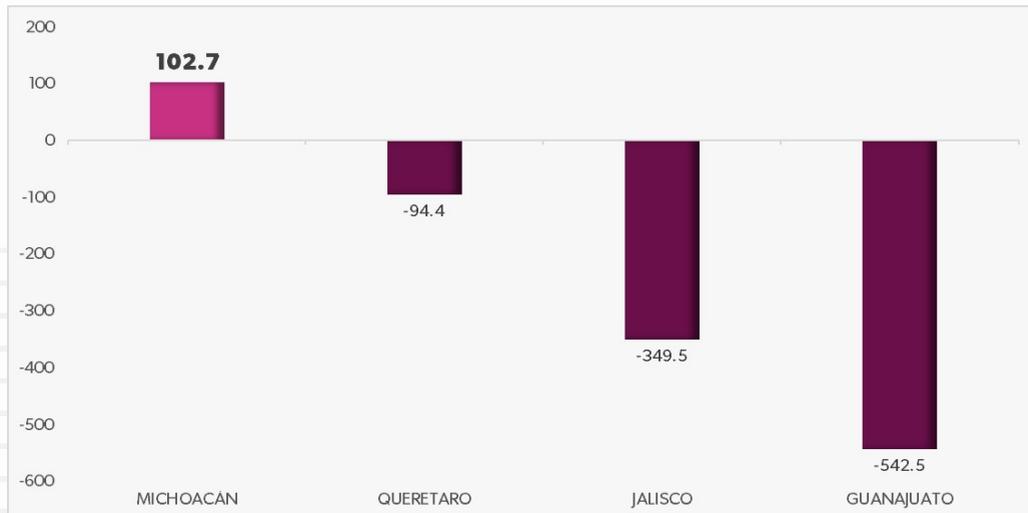
COMPETITIVE ADVANTAGES WATER



WATER AVAILABILITY

- AVAILABLE FOR INDUSTRIAL USE
- NOT AVAILABLE FOR INDUSTRIAL USE

AVAILABILITY OF GROUNDWATER (MILLIONS OF CUBIC METERS)



MICHOACAN

ONLY STATE WITHIN EL BAJIO WITH
WATER AVAILABILITY FOR
INDUSTRIAL PURPOSES





COMPETITIVE ADVANTAGES COST COMPARISON

**MINIMUM WAGE
(MONTHLY INCOME)**

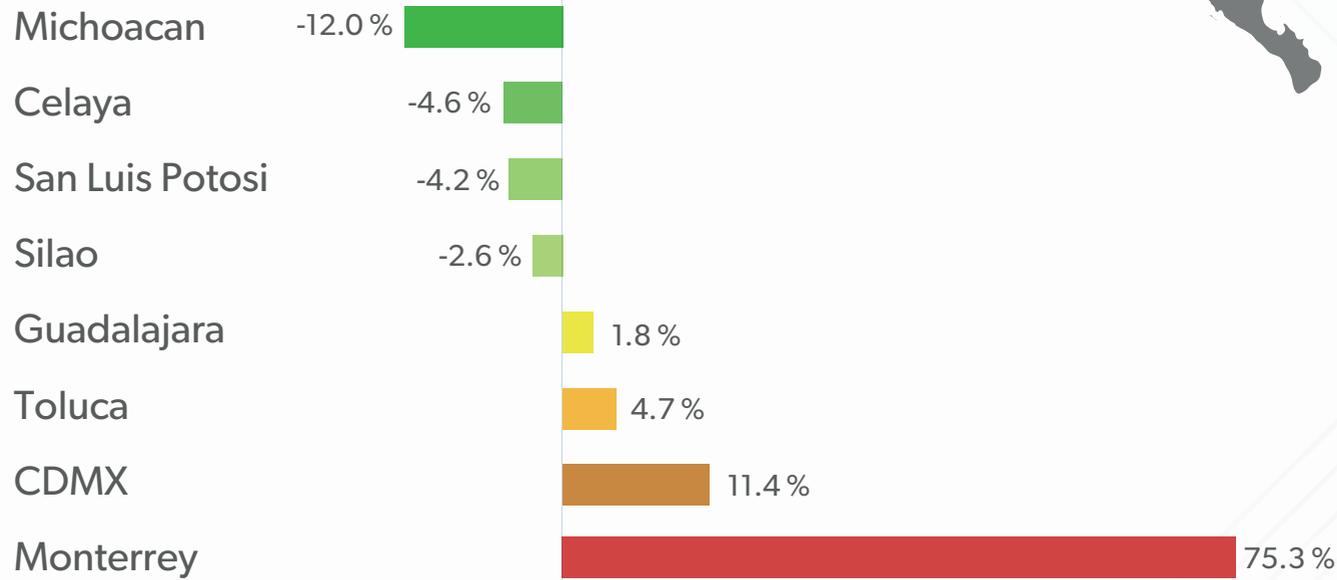
\$559.30 USD

**MONTHLY WAGE
FOR MANUFACTURING
INDUSTRIES**

\$970.68 USD

**12% LESS THAN
EL BAJIO REGION**

**18% LESS THAN
CDMX Y JALISCO**



Considerations:

1. The operating cost of the city of Querétaro is taken as a basis for this analysis.
2. This model is developed for companies in the automotive sector.
3. The rent of industrial warehouses is taken from the manufacturing model.
4. The machinery and equipment are considered imported in their entirety.

*Cost variation compared to 100% of base.





COMPETITIVE ADVANTAGES

HUMAN CAPITAL



ENROLLMENT

138 THOUSAND

HUMAN CAPITAL

+22.5 THOUSAND GRADUATES ANNUALLY
SENIOR TECHNICIAN, UNIVERSITY STUDENTS,
TECHNICAL CAREERS, SPECIALTIES
AND DOCTORATES.

3,700

GRADUATES IN CAREERS STEM
(SCIENCE, TECHNOLOGY, ENGINEERING AND
MATHEMATICS)

322
UNIVERSITIES

19
TECHNOLOGICAL
INSTITUTES

4
OF THE TOP
FIFTEEN
UNIVERSITIES IN
THE COUNTRY





ECONOMIC DEVELOPMENT HUB FOR WELFARE BAJÍO PARK

 **INDUSTRIAL
POTENTIAL**

 **OPERATIVE
COSTS**

Offers favorable conditions for the development of light industrial activities (manufacturing and ICT's), as well as agro-industrial operations.

Its availability with mixed-use land, combined with competitive operating costs and proximity to supply and regional distribution centers.

KEY PRODUCTIVE SECTORS



Agro-industrial



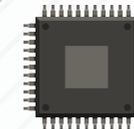
Automotive
& Auto-Parts



Logistics



Machinery &
Equipment



ICT's

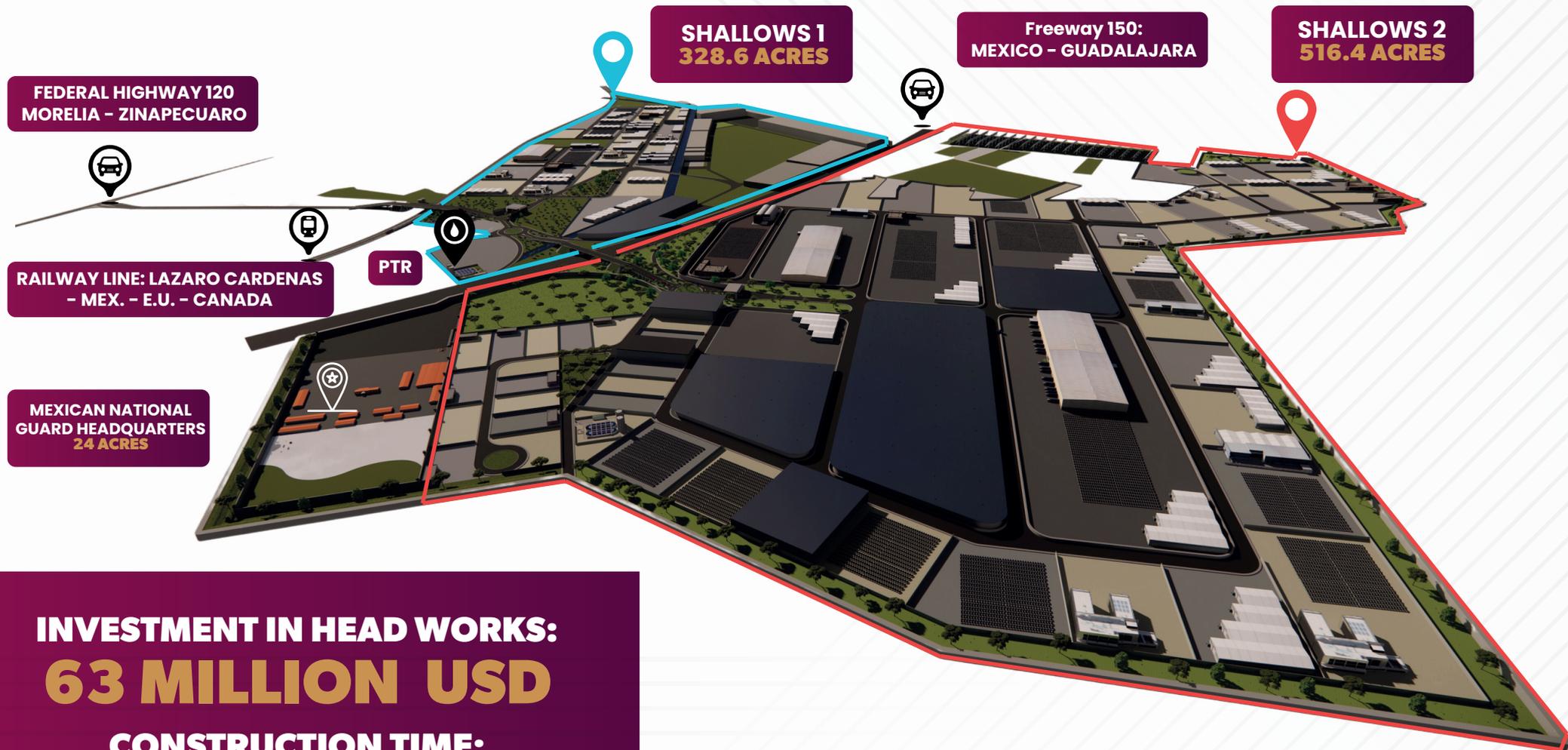




ECONOMIC DEVELOPMENT HUB FOR WELFARE

BAJÍO PARK

845 ACRES



INVESTMENT IN HEAD WORKS:
63 MILLION USD
CONSTRUCTION TIME:
12 MONTHS





INDUSTRIAL OFFER ISLA DE LA PALMA

FEASIBILITIES

1,502 ACRES
1,175 AVAILABLE

LOCATION

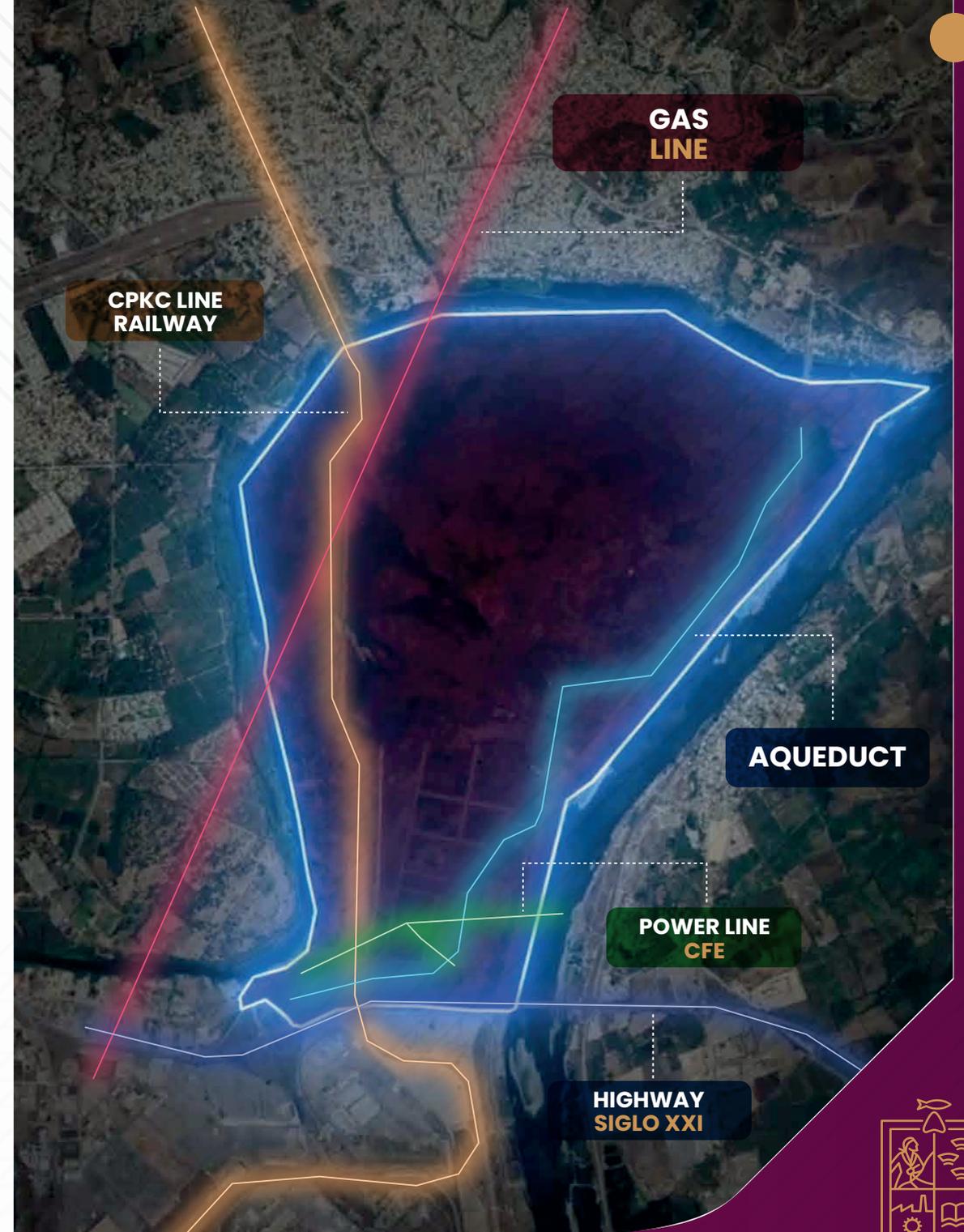
- HALF A MILE FROM THE PORT CUSTOMS OF LAZARO CARDENAS
- 3.7 MILES FROM THE AIRPORT
- UNDER THE AUTHORITY OF ASIPONA

SERVICES

- VIABILITY OF ELECTRIC POWER ON THE RAILWAY LINE OF THE PORT OF LAZARO CARDENAS TO THE UNITED STATES AND CANADAT
- WATER AQUEDUCT
- NATURAL GAS IN THE PROPERTY
- RAILWAY SPUR OPTION
- WATER CAPACITY

TUITION

- 8 TECHNOLOGICAL INSTITUTES AND UNIVERSITIES
- TOTAL NUMBER OF STUDENTS: 2,947





INDUSTRIAL OFFER ELEVAPARK

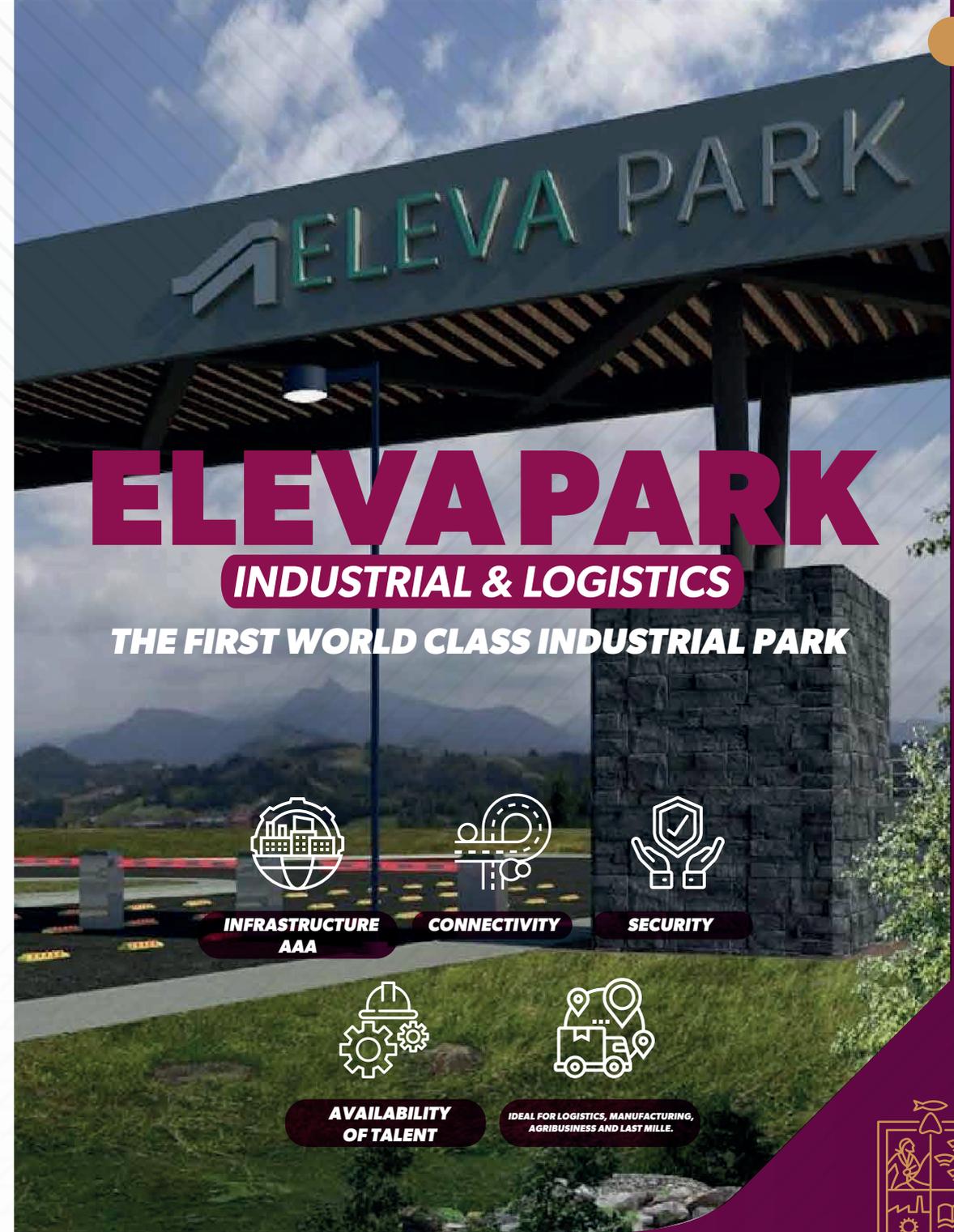
257 ACRES



5 MILES AWAY FROM DOWNTOWN MORELIA

ELEVA PARK IS CONNECTED TO THE MAIN ROADS OF THE CITY AS WELL AS HOSPITALS, SCHOOLS AND OTHER SERVICES.

100% PRIVATE INVESTMENT



ELEVA PARK

INDUSTRIAL & LOGISTICS

THE FIRST WORLD CLASS INDUSTRIAL PARK



**INFRASTRUCTURE
AAA**



CONNECTIVITY



SECURITY



**AVAILABILITY
OF TALENT**



**IDEAL FOR LOGISTICS, MANUFACTURING,
AGRIBUSINESS AND LAST MILE.**



