



PREMIER INDUSTRIAL DEVELOPERS

Family-Owned. World-Renowned.



These logos represent clients featured within this report. For a full listing of all our clients, please visit our website.

THE AMISTAD PROMISE:

**COMMITMENT
TO SERVICE,
RELIABILITY
AND QUALITY.**

Mexico is Thriving in a Global Economy



"YOU KNOW THAT GERMANY AND MEXICO ARE NEIGHBORS. THERE IS ONLY AN OCEAN BETWEEN US; NO WALL. NO TARIFFS. WE HAVE THAT IN COMMON; WE LIKE FREE TRADE ...NOT BORDER WALLS!"

— Joerg Dorbandt, Managing Director, Erich Jaeger

MEXICO CONTINUES TO FLOURISH AT HOME AND ON THE GLOBAL STAGE

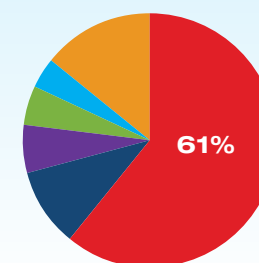
- Mexico's Guanajuato, San Luis Potosi, and Silao are among the top five destination cities worldwide for auto components.
- Germany led 336 manufacturing projects in Mexico in 2016 in the automotive/transportation equipment sector.
- Mexican cities also ranked in the top capital investment category with Monterrey receiving FDI worth of \$5.1 billion and Silao landing 51 projects.
- Mexico held all of the top 10 spots for job creation in Latin America and the Caribbean between 2012 and 2016.

Sources for above info: www.fDintelligence.com April/May 2017 | www.fDintelligence.com April/May 2016

2016 FOREIGN DIRECT INVESTMENT IN MEXICO \$26,739 (MILLION USD)

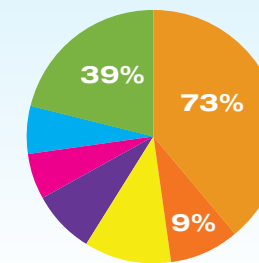
SECTORS:

- 61%** Manufacturing
- 10%** Financial Services
- 6%** Transport
- 5%** Mining
- 4%** Electricity
- 14%** Other



COUNTRIES:

- 39%** United States
- 73%** Spain
- 9%** Germany
- 8%** Israel
- 6%** Canada
- 6%** Japan
- 21%** Others



Source: The Ministry of Economy, Mexico, UNCTAD

Integrated Construction Services



AEROSPACE | 234,256 SQ. FT. | LEASE | CD. ACUNA, COAHUILA

Formally Alcoa, Arconic is a leading manufacturer of aerospace engine parts. Arconic has trusted AMISTAD in the construction of their third manufacturing plant. This 234,256 sq. ft. facility was delivered as a built to suit for lease and will house the production of turbine covers/shells.



AUTOMOTIVE | 183,264 SQ. FT. | SILAO, GUANAJUATO

A Tier 1 supplier to the automotive industry, Summit Polymers specializes in the design, engineering and manufacturing of interior kinetic and decorative components. Summit chose Colinas Industrial Park in Silao, Guanajuato as its home. A highly competitive evaluation process lead Summit to AMISTAD's construction professionals for the erection of its 183,264 sq. ft. facility.



CORPORATE OFFICES | 44,646 SQ. FT. | QUERETARO, QUERETARO

Michelin awarded the construction of its Latin America Corporate headquarters to AMISTAD's construction division. This is the second construction project that the France based company has entrusted to AMISTAD. Michelin boasts 111,200 employees worldwide and has 67 production plants in 17 countries.



AUTOMOTIVE | 130,571 SQ. FT. | LEASE | PIEDRAS NEGRAS, COAHUILA

Japan based Fujikura Automotive has leased its fourth manufacturing facility from AMISTAD. This 130,571 sq. ft. facility was a built to suit and will house wire harness production in Piedras Negras, Coahuila. AMISTAD has been honored by Fujikura's patronage over the past 25 years and looks forward to continuing to partner in their assured growth in Mexico.



AUTOMOTIVE | 105,067 SQ. FT. | LEASE | PIEDRAS NEGRAS, COAHUILA

US Liner Company, a thermoplastics and transportation company, has leased 105,067 sq. ft. in Piedras Negras, Coahuila where it will manufacture trailer skirts and interior wall coverings for the transportation industry in Mexico. This is US Liner's first operation in Mexico facilitated by AMISTAD's shelter division which will provide human resources, accounting and import/export services.



LOGISTICS | 69,322 SQ. FT. | CELAYA, GUANAJUATO

Yusen Logistics, an award-winning global logistics provider with 60 years of expertise in freight forwarding and transportation specializing in supply chain solutions, logistics, and transportation, has chosen AMISTAD's industrial park in El Bajío to house this new 69,322 sq. ft. facility. The proximity to Honda, quality development and seasoned construction team led Yusen to award AMISTAD the contract for this important endeavor.



ELECTRONICS | 43,551 SQ. FT. | LEASE | PIEDRAS NEGRAS, COAHUILA

German owned, Erich Jaeger chose AMISTAD as its partner for the construction of this new production facility in Piedras Negras, Coahuila. Located in AMISTAD's industrial park, Erich Jaeger will manufacture connectors for the automotive and commercial vehicle industries in this, its first operation in Mexico.



Built to Suit Construction



AUTOMOTIVE | 53,331 SQ. FT. | EXPANSION | RAMOS ARIZPE, COAHUILA
AMISTAD expanded Martinrea's axle manufacturing plant in Ramos Arizpe, Coahuila twice in one year! The two phased expansion totaled 181,834 sq. ft. This is the fourth production facility that Martinrea has entrusted to AMISTAD's seasoned construction professionals. Martinrea is a leading Tier 1 automotive supplier in the production of steel and aluminum metal parts.



AUTOMOTIVE | 60,654 SQ. FT. | CASTANOS, COAHUILA
Japan based, Denso, is a leading global supplier of advanced automotive technology. Denso Air Systems has leased a 60,654 sq. ft. from AMISTAD in the city of Castanos, Coahuila where it will manufacture hoses and tubes for automotive air conditioning units. Denso employees 150,000 worldwide.



AUTOMOTIVE | 24,000 SQ. FT. | LEASE | SALTILLO, COAHUILA
Magna, a leading global automotive supplier with 312 manufacturing operations in 29 countries, has leased an additional 24,000 sq. ft. for a total of 91,186 sq. ft. at AMISTAD's industrial park in Saltillo, Coahuila. This facility will house the production of vehicle bumpers for the automotive industry. This is Magna's fourth operation with AMISTAD and we are grateful for the continued partnership.



ARROW ELECTRONICS, INC.

ELECTRONICS | 41,113 SQ. FT. | CD. ACUNA, COAHUILA
A supply channel partner for over 125,000 original equipment manufacturers and over 18,700 employees worldwide, Arrow Electronics, has leased a 41,113 sq. ft. facility from AMISTAD in Ciudad Acuna, Coahuila. This is Arrow's fifth operation in Mexico. Arrow is a Fortune 150 company with 465 locations in 90 countries around the globe.

Expansions



LOGISTICS | 72,679 SQ. FT. | LEASE | RAMOS ARIZPE, COAHUILA



AUTOMOTIVE | 171,433 SQ. FT. | CELAYA, GUANAJUATO



MEDICAL | 41,262 SQ. FT. | SPEC LEASE | DEL RIO, TEXAS



AUTOMOTIVE | 75,341 SQ. FT. | EXPANSION | RAMOS ARIZPE, COAHUILA

Available Buildings



ANTICIPATING THE NEEDS OF GLOBAL MANUFACTURING

With over 40 years experience and 22 million square feet of construction, AMISTAD has a clear understanding of the facility requirements for manufacturing in Mexico. Availability of existing buildings in key locations in Mexico, allows AMISTAD to fast track its clients' start-ups. These spec buildings are ideally suited for light manufacturing, warehousing and distribution, or logistics operations. AMISTAD has a fully integrated construction division with an extensive client portfolio of design build, turn-key construction throughout the country.

Location	Size Sq. Ft.
Celaya, Guanajuato	140,000 sq. ft.
Cd. Acuña, Coahuila	46,821 sq. ft.
Cd. Acuña, Coahuila	32,674 sq. ft.
Cd. Acuña, Coahuila	78,742 sq. ft.
Ramos Arizpe, Coahuila	74,401 sq. ft.
Ramos Arizpe, Coahuila	76,181 sq. ft.
Ramos Arizpe, Coahuila	67,512 sq. ft.
Ramos Arizpe, Coahuila	61,985 sq. ft.
Ramos Arizpe, Coahuila	60,633 sq. ft.

OVER 1,400 ACRES OF PRIME INDUSTRIAL PROPERTY AVAILABLE IN EL BAJÍO

AMISTAD Central Mexico Industrial Parks

AMISTAD Central Mexico, located in the State of Guanajuato, offers three strategically located, master planned industrial parks. The Bajío area is the heart of Mexico; a place where one can smell

and taste the richness of the country and fully experience its culture. Central Mexico is home to Honda, Toyota, Nissan, Mazda, BMW, Ford, Volkswagen and General Motors, all of whom have chosen to build their manufacturing plants transforming the area into an important industrial corridor.



Highest concentration of Automotive Original Equipment Manufacturers (OEM) is in Mexico's Bajío region.



Fast Track Start-Up with Existing Facilities



AUTOMOTIVE | 104,167 SQ. FT. | SPEC BUILDING | CELAYA, GUANAJUATO

Tenneco is an \$8.6 billion dollar global manufacturing and distribution leader of clean air and ride performance products. Tenneco has leased a 104,167 sq. ft. warehouse facility from AMISTAD in El Bajío. Located in AMISTAD's industrial park, Tenneco will serve the growing demands of the automotive industry in the region.



AUTOMOTIVE | 72,343 SQ. FT. | SPEC BUILDING | RAMOS ARIZPE, COAHUILA

China based Sanhua has leased a 72,343 sq. ft. facility from AMISTAD at its Ramos Arizpe Airport Industrial Park. Sanhua will manufacture heaters and HVAC parts for the automotive industry; GM and Chrysler in particular from this, their second Mexico operation with AMISTAD. AMISTAD's shelter division will facilitate the start-up providing administrative support services.



LOGISTICS | 85,824, SQ. FT. | SPEC BUILDING | RAMOS ARIZPE, COAHUILA

Go Global has chosen AMISTAD as its real estate partner in its third operation in Mexico. A full service logistics operator, Go Global has leased 85,824 sq. ft. in AMISTAD Ramos Arizpe Industrial Park in Coahuila.



AUTOMOTIVE | 63,091 SQ. FT. | SPEC BUILDING | RAMOS ARIZPE, COAHUILA

Metaldyne, a leading global designer and supplier of metal-formed components and assemblies for powertrain applications, has leased a 63,091 sq. ft. facility in Ramos Arizpe, Coahuila from AMISTAD. Metaldyne will be manufacturing automotive transmission parts such as valve bodies, end cover assemblies and clutch modules. This is Metaldyne's third operation with AMISTAD.



AUTOMOTIVE | 51,408 SQ. FT. | SPEC BUILDING | CELAYA, GUANAJUATO

S&A Industries, a joint venture between Sekiso Industries of Japan and Akron Polymer Products of Ohio, chose AMISTAD's industrial park from which to supply Toyota HVAC and engine plastics. This is S&A's first operation in Mexico.

AMISTAD Group



AMISTAD Builders, a division of AMISTAD Industries, has its most recent premier commercial real estate venture located in the border city of Del Rio, Texas. "Los Olivos" opened July 2017 and has only three bays left. This prime development is located in a high-traffic area surrounded by nationwide retailers, financial institutions and major hotel chains.

AMISTAD is proud to announce Petsense as the anchor commercial tenant at Los Olivos. Petsense is a national chain of small market pet specialty stores focused on pet store exclusive supplies like Blue Buffalo, Hill's Science Diet, Taste of the Wild, and many others. The chain offers professional pet grooming services and promotes animal adoption through local shelters & rescues. Petsense was acquired by Tractor Supply Company in 2016 and currently operates over 150 stores in 24 states with aggressive growth plans for the future. Petsense opened its 6,000 sq. ft. store in September 2017.

COMMITMENT TO SERVICE, RELIABILITY AND QUALITY.



OUR DIVISIONS

NEW BUSINESS DEV. ▶

- Start-up Management
- Joint Venture
- Consulting



◀ CONSTRUCTION

- Turn-Key Construction
- Built to suit Facilities
- Construction Management
- In-House Design & Engineering



REAL ESTATE ▶

- Site Selection
- Industrial Parks
- Infrastructure Development
- Asset Management
- Sale/Lease



◀ LOGISTICS

- Transportation Services
- Warehousing and Distribution solutions in the United States and Mexico
- Customs Brokerage and Consulting
- Cross dock services along U.S.-Mexico borders





AMISTAD GROUP Co-Chairmen: Claudio Fabián Ramón (L) and Marco Alberto Ramón (R)

A Foundation of Service and Gratitude

On behalf of the RAMON family, we wish to thank our clients for entrusting AMISTAD with their important investments in Mexico. We are very proud of all the professionals that form part of our AMISTAD family and appreciate the passion with which they serve our clients. In the midst of a changing world, we adapt and realign but what remains constant at AMISTAD is our faith, our family, and our desire to serve.



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