



COAHUILA

PA' DELANTE





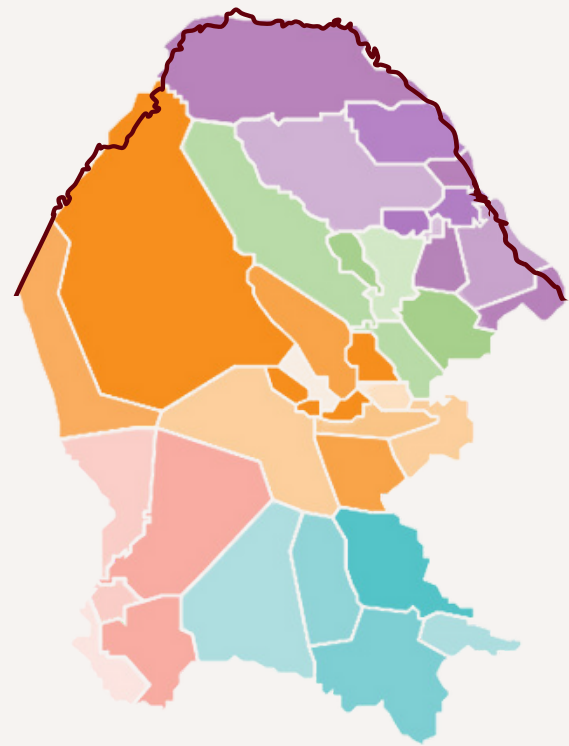
Google Earth
Data SIO, NOAA, U.S. Navy



POPULATION

TERRITORY AND POPULATION

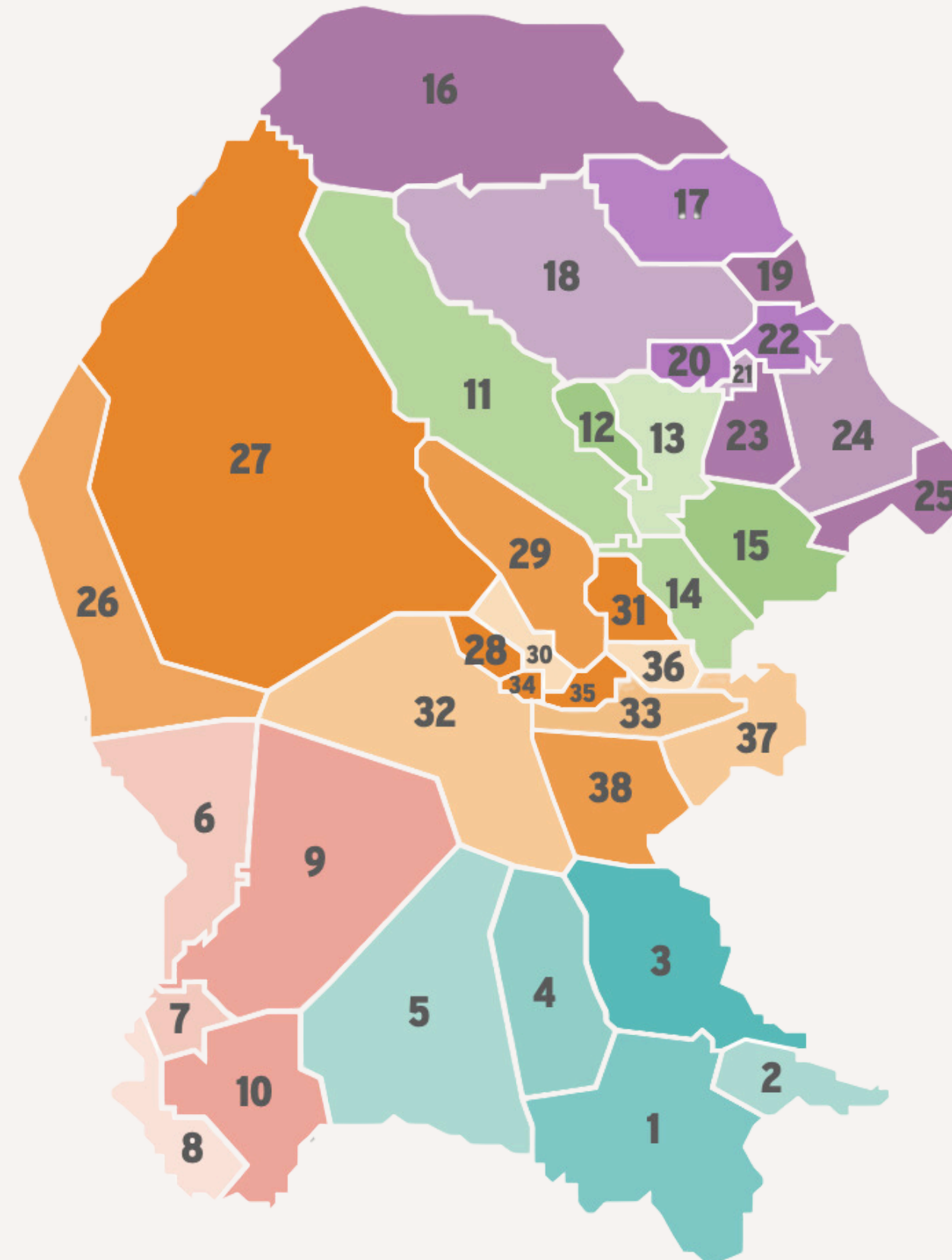
COAHUILA IS THE THIRD LARGEST STATE IN THE COUNTRY, AND IT IS DIVIDED INTO 5 REGIONS



**COAHUILA SHARES
512 KM OF BORDER
WITH THE UNITED
STATES**

CENTER	
26	SIERRA MOJADA
27	OCAMPO
28	LAMADRID
29	SAN BUENAVENTURA
30	NADADORES
31	ESCOBEDO
32	CUATRO CIENEGAS
33	MONCLOVA
34	SACRAMENTO
35	FRONTERA
36	ABASOLO
37	CANDELA
38	CASTAÑOS
TOTAL POPULATION: 419,834	

LAGUNA	
6	FRANCISCO I. MADERO
7	MATAMOROS
8	TORREÓN
9	SAN PEDRO
10	VIESCA
TOTAL POPULATION: 1,555,629	



NORTH	
16	ACUÑA
17	JIMENEZ
18	ZARAGOZA
19	PIEDRAS NEGRAS
20	MORELOS
21	ALLENDE
22	NAVA
23	VILLA UNION
24	GUERRERO
25	HIDALGO
TOTAL POPULATION: 435,701	

CARBON-MINING	
11	MUZQUIZ
12	SAN JUAN DE SABINAS
13	SABINAS
14	PROGRESO
15	JUAREZ
TOTAL POPULATION: 183,521	

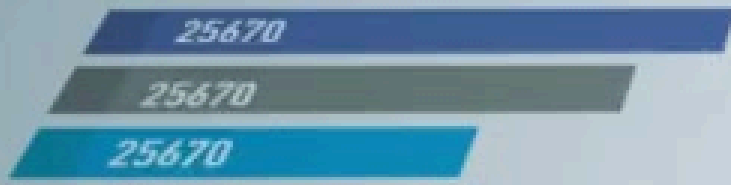
SOUTHEAST	
1	SALTILLO
2	ARTEAGA
3	RAMOS ARIZPE
4	GENERAL CEPEDA
5	PARRAS DE LA FUENTE
TOTAL POPULATION: 1,088,149	

STATISTICS

1965



Venezuela redenominated its currency on August 20, 2018, by replacing 100,000 bolivares Fuertes (VEF) with 1 bolivar Soberano (VES). Local currency data, including the historical data, for Venezuela are expressed in the new currency beginning with the October 2018 WEO database.



JAN - MAR

APR - JUN

- SEP

- DEC

development at the global level and in major countries. The WEO is released in April and is updated in October each year.

Use this database to find data on international accounts, inflation, unemployment rates, government expenditures, fiscal indicators, trade for countries and country groups (aggregates), and commodity prices whose data are reported by the IMF.

Data are available from 1980 to the present, and projections are provided through 2021. Additionally, medium-term projections are available for selected indicators for some countries. Data are not available for certain years.

Due to the high level of uncertainty in current global economic conditions, the April 2020 WEO database and statistics tables contain only these indicators: real GDP growth, consumer price index, current account balance, unemployment rate, and capita GDP growth. Projections for these indicators are provided only through 2021.

The Timorese authorities have revised the compilation methodology of GDP and, under the new classification, of revenue before September 2019, which was previously classified as export in national accounts, is now classified as income.

As of February 1, 2020 the United Kingdom is no longer part of the European Union. Data for the United Kingdom is no longer included in the European Union composites.

The COVID-19 pandemic is inflicting high and rising human costs worldwide, and the necessary protective measures are severely impacting economic activity. As a result of the pandemic, the global economy is projected to contract by 3 percent in 2020, much worse than during the 2008–09 financial crisis. In a baseline scenario—where the pandemic fades in the second half of 2020 and containment efforts can be gradually unwound—the global economy is projected to grow by 5.8 percent in 2021 as economic activity normalizes, helped by policy support. More severe outcomes, however, are substantial. Effective policies are essential to forestall the most adverse outcomes, and the necessary measures to reduce contagion and protect lives are an important part of protecting human and economic health. Because the economic fallout is acute in specific sectors, policy



**AVERAGE AGE IN
THE STATE IS
29 YEARS**

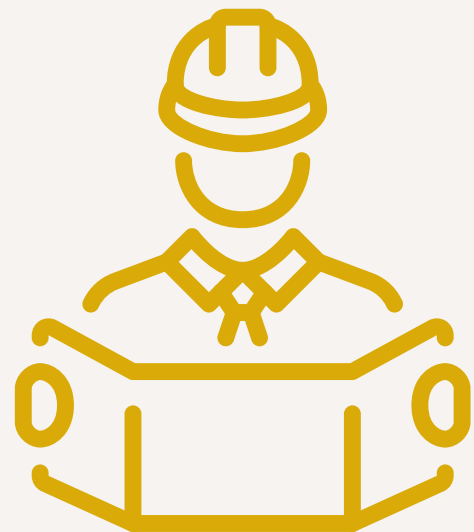
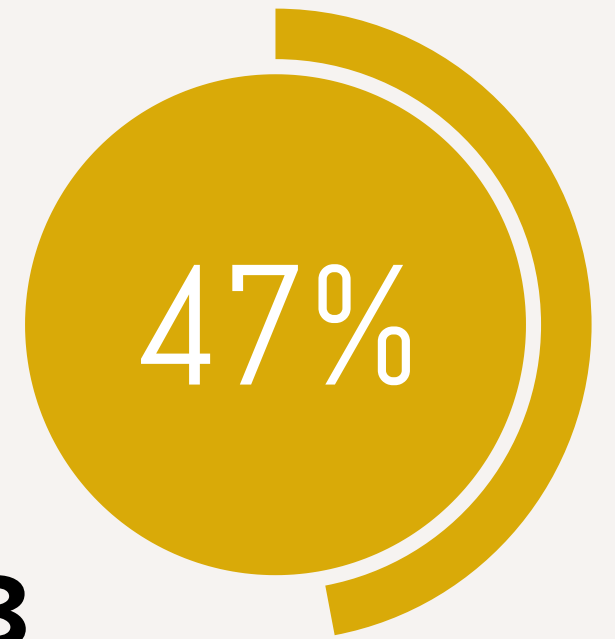


**TOTAL POPULATION
3,146,771 INHABITANTS**



1,488,638

**ECONOMICALLY ACTIVE
POPULATION**



8,883

**ENGINEERING
MANUFACTURING
CONSTRUCTION**



23,948

**UNIVERSITY GRADUATES
PER SCHOOL CYCLE**



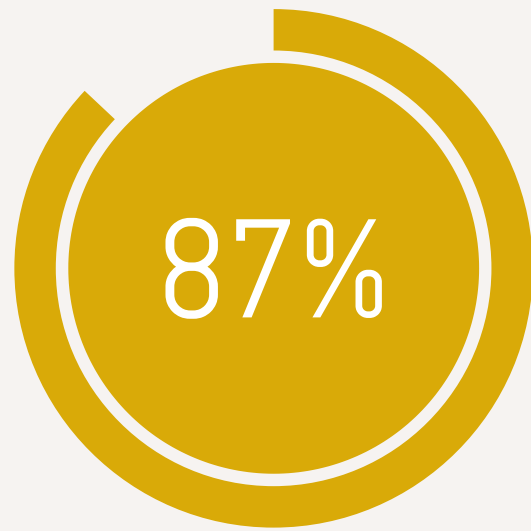
111

**UNIVERSITIES
AND TECHNICAL
SCHOOLS**



COAHUILA

STATISTICS



OVERALL **EXPORTS**
ARE **MANUFACTURING**

1ST
PLACE



IN **VEHICLE PRODUCTION**
IN THE COUNTRY



5.2%
UNEMPLOYMENT RATE



31 YEARS WITHOUT
STRIKES

+ 100

INDUSTRIAL ZONES AND PARKS



MOST COMPETITIVE
STATE IN THE COUNTRY



GLOBAL COAHUILA

ORIGIN OF ALL INVESTMENTS



UNITED STATES OF AMERICA

37%



CHINA

15%



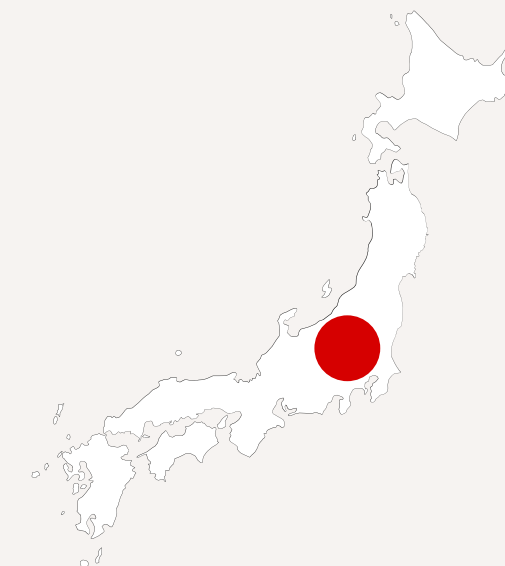
KOREA

11%



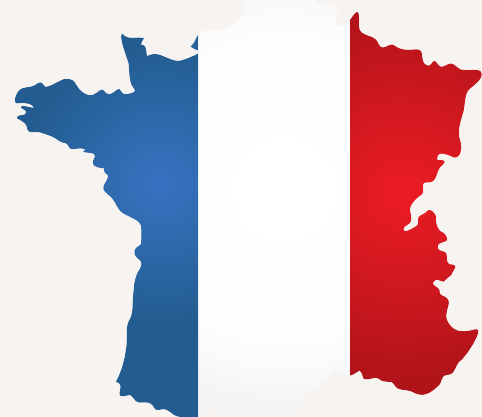
CANADA

8.7%



JAPAN

4.7%



FRANCE

4.7%



GERMANY

4.7%



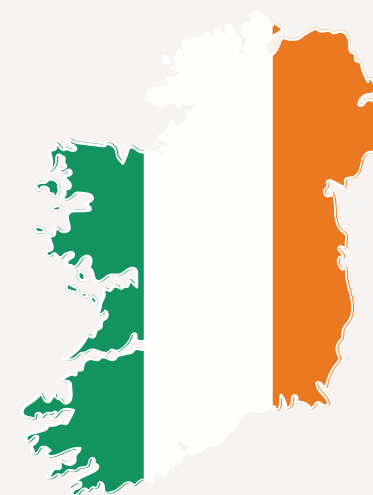
ITALY

2.4%



SPAIN

1.6%



IRELAND

1.6%

PORTUGAL,
SWEDEN, BRAZIL,
DENMARK, INDIA
ENGLAND, POLAND,
SINGAPORE, TURKEY

8.6%

A dark blue world map is centered in the background, overlaid with a light blue grid. Numerous semi-transparent circular markers of varying sizes and colors (white, yellow, blue) are scattered across the map, representing data points or locations. The text 'NEARSHORING' is prominently displayed in the center of the image.

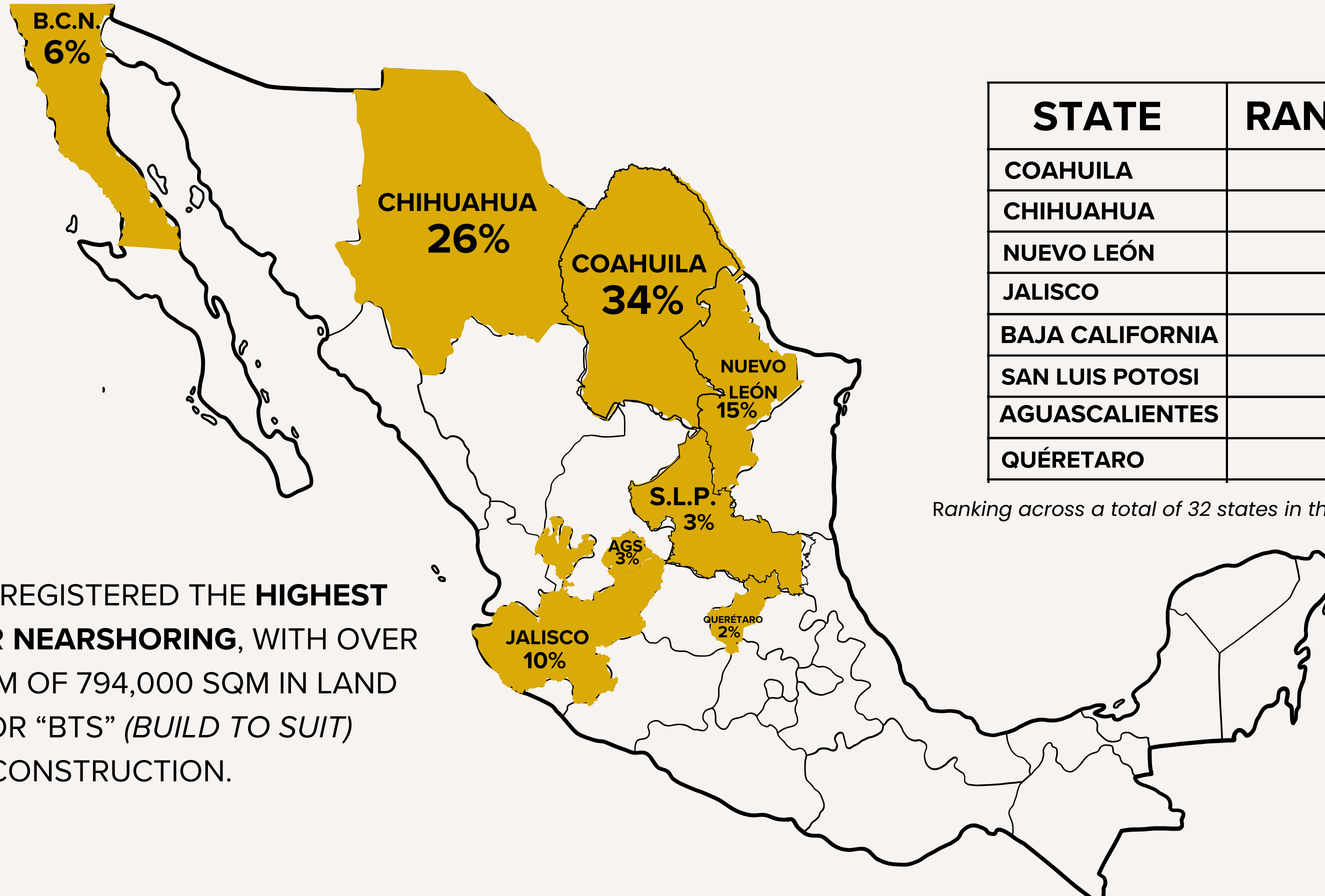
NEARSHORING



SEC
Secretaría
de Economía

MEXICO NEARSHORING

GROSS ABSORPTION FOR NEARSHORING IN 2023



STATE	RANKING
COAHUILA	1
CHIHUAHUA	2
NUEVO LEÓN	3
JALISCO	4
BAJA CALIFORNIA	5
SAN LUIS POTOSI	6
AGUASCALIENTES	6
QUÉRETARO	8

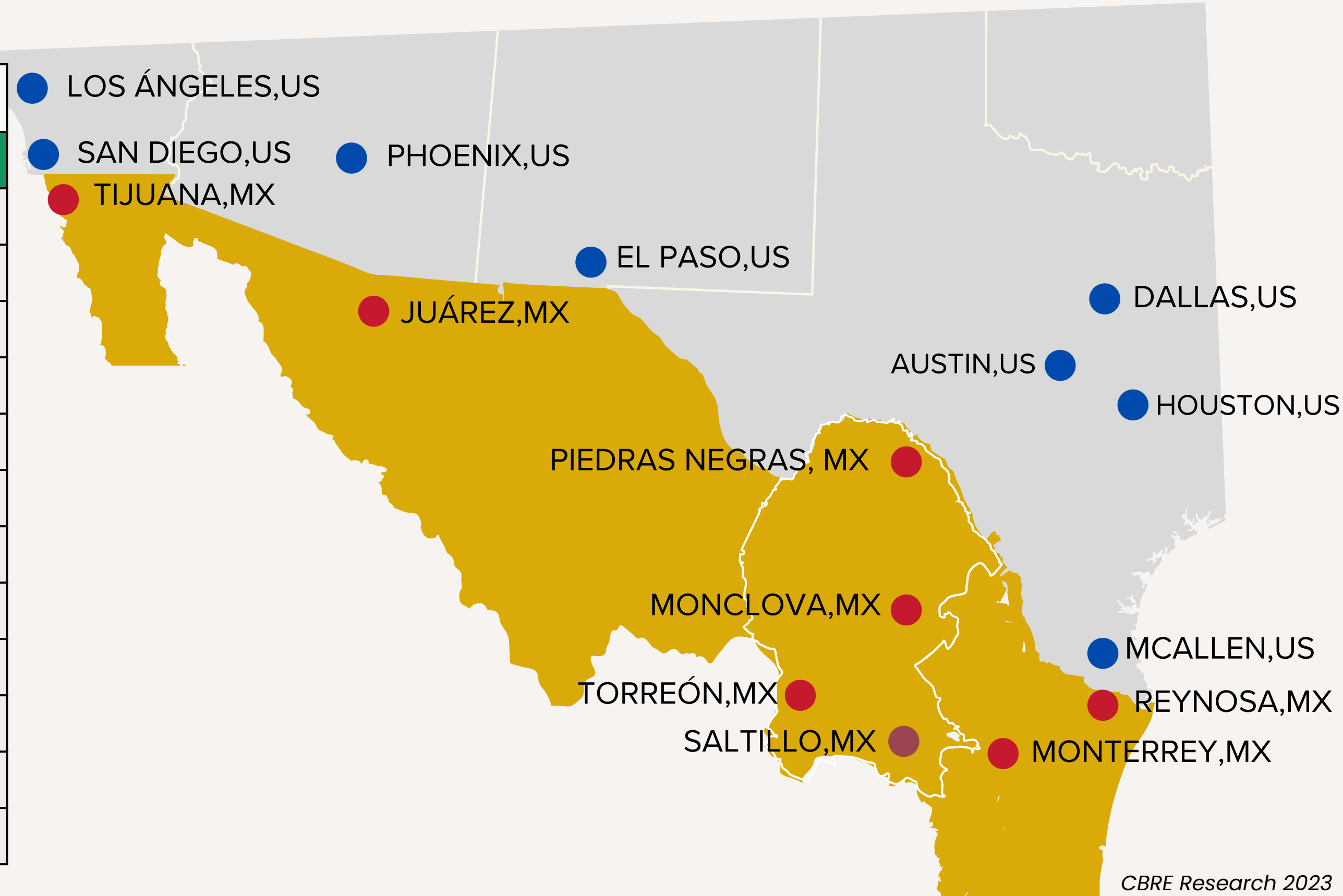
Ranking across a total of 32 states in the Mexican Republic

COAHUILA REGISTERED THE HIGHEST DEMAND FOR NEARSHORING, WITH OVER 265,000 SQM OF 794,000 SQM IN LAND SALES FOR “BTS” (BUILD TO SUIT) CONSTRUCTION.

INVENTORY, VACANCY RATE, AND RENTAL PRICE

PRIMARY INDUSTRIAL MARKETS IN THE NORTH OF MEXICO AND THE SOUTHERN UNITED STATES OF AMERICA

CITY (US/MX)	STARTING PRICE (USD/M2/MONTH)	VACANCY RATE (%)	INVENTORY (M2)
SALTILLO	\$ 4.72	1.10%	4.1 M
MONTERREY	\$ 6.48	1.60%	13.4 M
REYNOSA	\$ 6.61	1.10%	3.2 M
DALLAS	\$ 6.66	6.40%	88.4 M
JUÁREZ	\$ 6.75	0.90%	4.5 M
TIJUANA	\$ 7.50	0.60%	3.8 M
MCALLEN	\$ 7.94	1.40%	1.1 M
EL PASO	\$ 8.49	5.70%	2.9 M
HOUSTON	\$ 8.83	4.80%	56.5 M
AUSTIN	\$ 10.20	8.30%	10.7 M
PHOENIX	\$ 11.95	5.70%	2.9 M
SAN DIEGO	\$ 17.87	3.60%	16.9 M
LOS ÁNGELES	\$ 18.19	1.50%	92.0 M





LAND COST AND LEASE RATE COMPARATIVE

BETWEEN COAHUILA AND NUEVO LEÓN STATES

COAHUILA

COAHUILA 📍	LAND COST 💰	LEASE RATE 📈
ACUÑA	\$55.00 - \$70.00	\$4.10 - \$4.95
PIEDRAS NEGRAS	\$55.00 - \$75.00	\$4.25 - \$4.95
SALTILLO	\$70.00 - \$100.00	\$4.42 - \$5.40
RAMOS ARIZPE	\$65.00 - \$100.00	\$4.56 - \$5.45
MONCLOVA	\$40.00 - \$55.00	\$4.30 - \$4.65
TORREÓN (LAGUNA)	\$45.00 - \$70.00	\$4.50 - \$5.10

NUEVO LEÓN

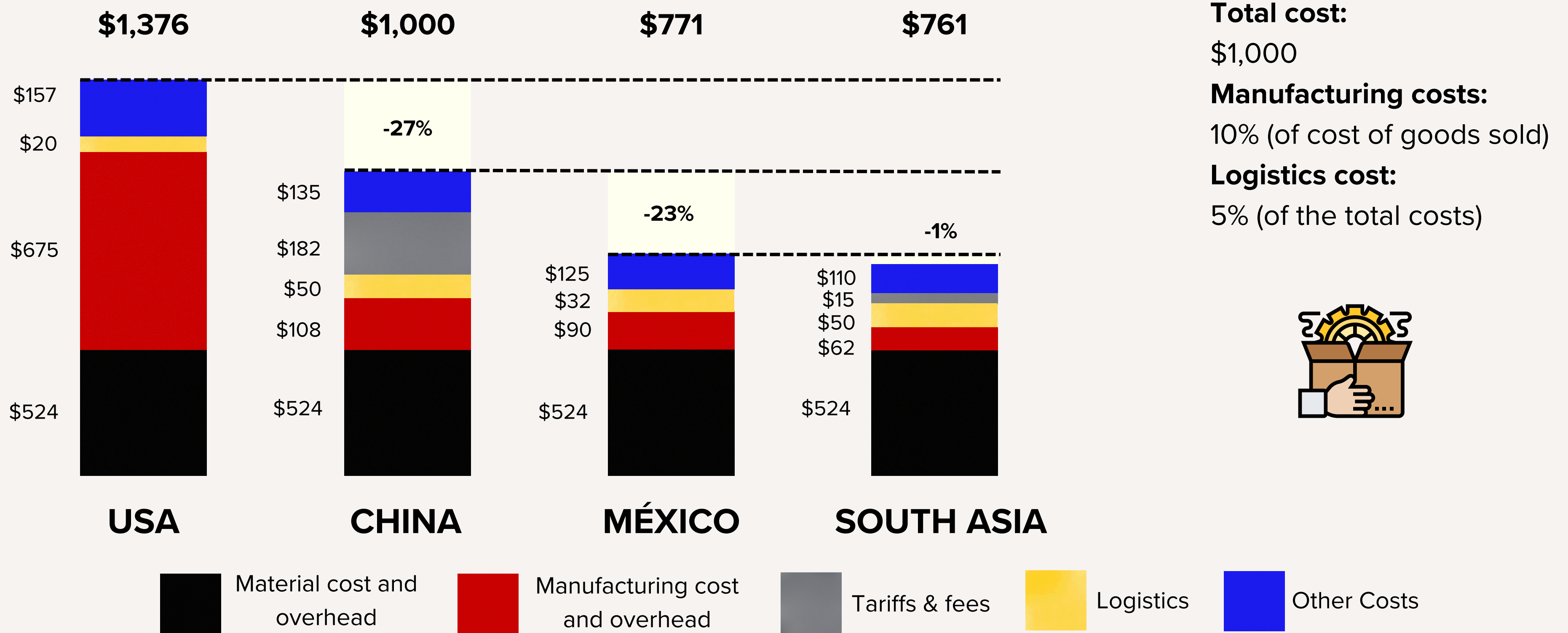
NUEVO LEÓN 📍	LAND COST 💰	LEASE RATE 📈
APODACA	\$100.00 - \$170.00	\$5.30 - \$6.40
ESCOBEDO	\$85.00 - \$170.00	\$4.90 - \$5.90
GUADALUPE	\$90.00 - \$165.00	\$4.80 - \$6.80
MONTERREY	-	\$7.00 - \$7.25
PESQUERÍA	\$60.00 - \$70.00	\$4.20 - \$5.30
SANTA CATARINA	\$80.00 - \$165.00	\$4.70 - \$5.60



COMPARATIVE COST IN MEXICO

ACCUMULATION OF OPERATING COSTS OF A HYPOTHETICAL INDUSTRIAL PRODUCT

THE HYPOTHETICAL PRODUCT IS CURRENTLY MADE IN CHINA



PUBLIC SAFETY



Status ● online ● 00:00:10:20 cam_01 ● 00:00:10:20 cam_03 ● 00:00:10:20
● 00:00:10:20 cam_02 ● 00:00:10:20 cam_04 ● 00:00:10:20

COAHUILA PUBLIC SAFETY

C4 - COMMUNICATIONS, COMPUTING, CONTROL, AND COMMAND CENTER

19

Alarm points or panic buttons



128

Facial recognition cameras

715

High-tech cameras

163

License plate recognition cameras



255

Antennas

13

Relay points

202

Intelligent monitoring points



424

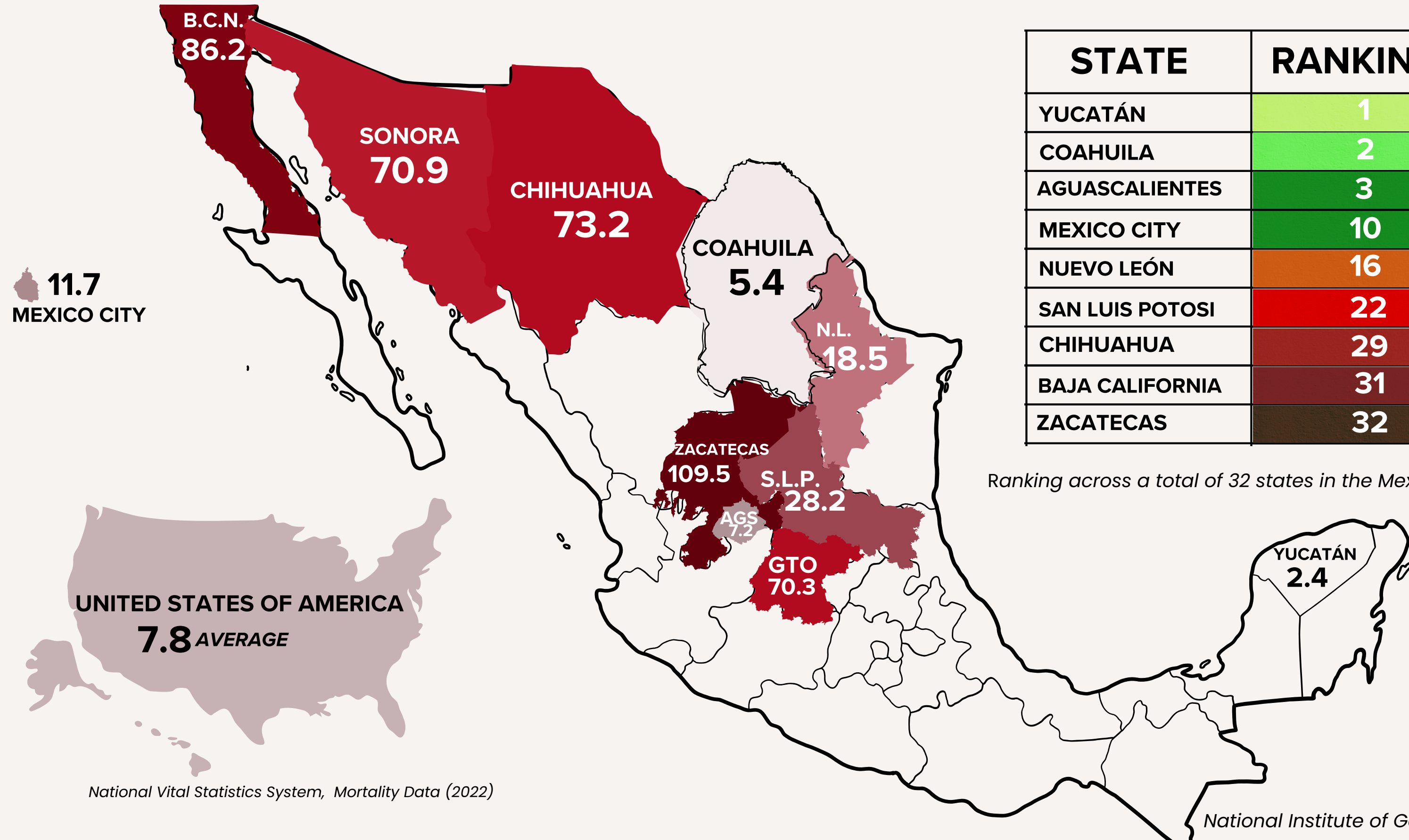
Video surveillance camera



SEC
Secretaría
de Economía

PUBLIC SAFETY IN MEXICAN STATES AND USA

STATES WITH LESS HOMICIDES PER 100,000 INHABITANTS



STATE	RANKING
YUCATÁN	1
COAHUILA	2
AGUASCALIENTES	3
MEXICO CITY	10
NUEVO LEÓN	16
SAN LUIS POTOSI	22
CHIHUAHUA	29
BAJA CALIFORNIA	31
ZACATECAS	32

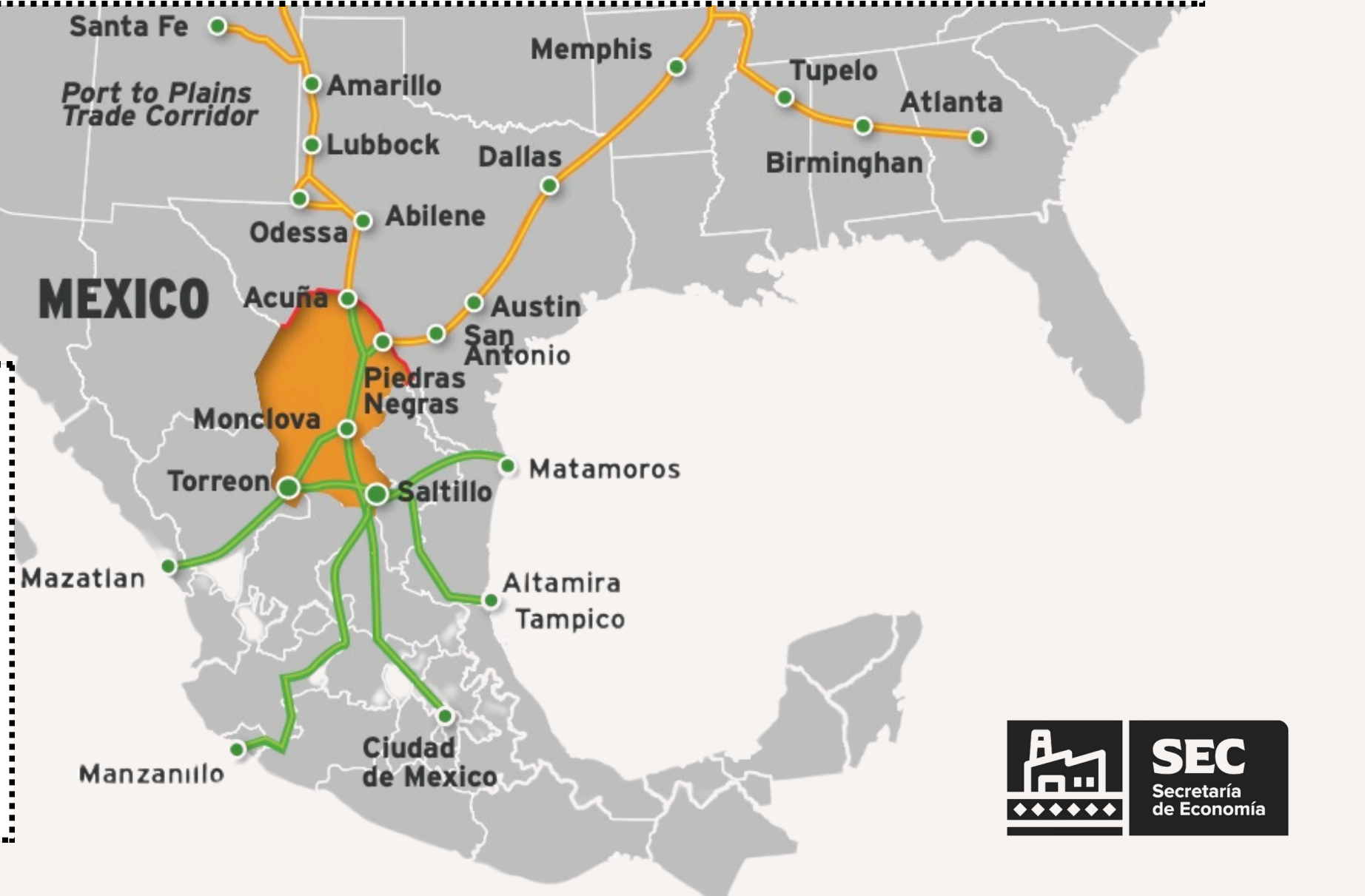
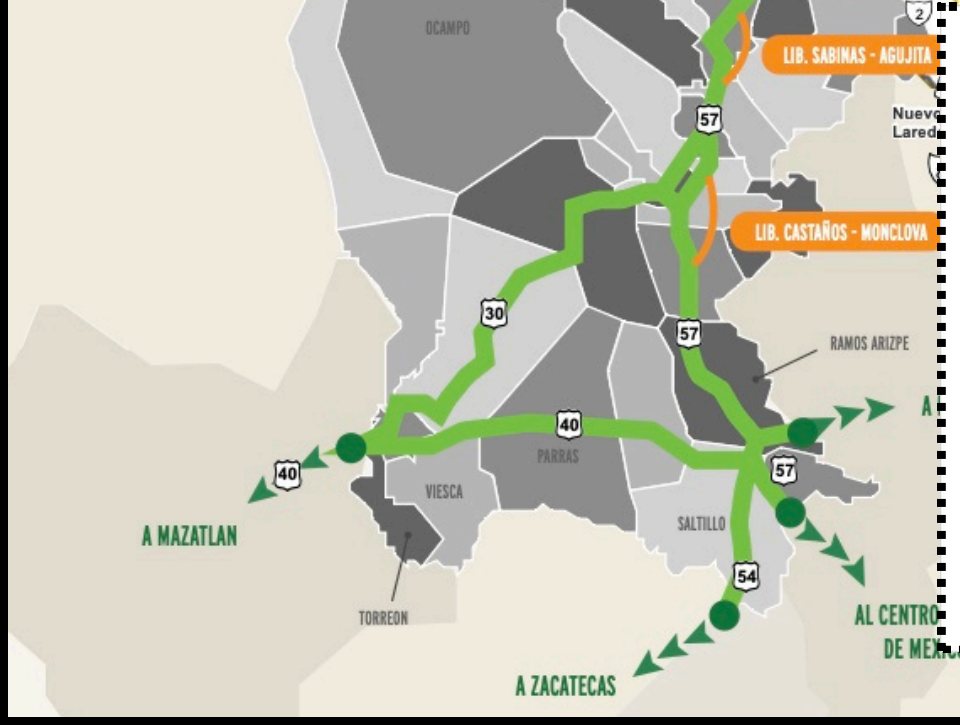
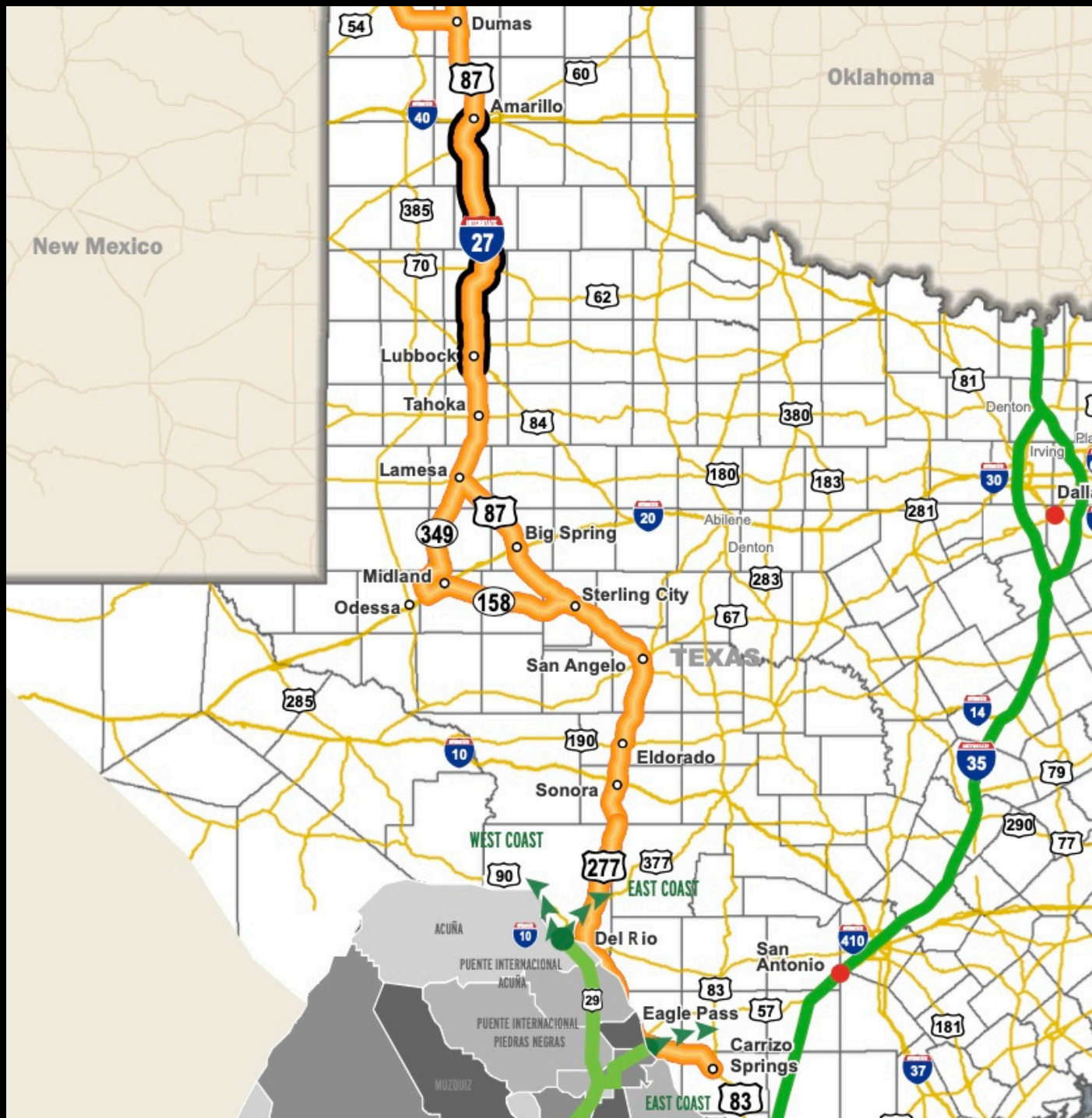
Ranking across a total of 32 states in the Mexican Republic

National Vital Statistics System, Mortality Data (2022)

National Institute of Geography and Information (2022)

A nighttime photograph of a city skyline reflected in a body of water. The sky is dark blue, and the city lights are visible in the background. The water in the foreground is dark, with several bright blue light trails that appear to be reflections of lights or perhaps light trails from a long exposure. The overall scene is serene and modern.

MARKET OPPORTUNITIES





FIVE AUTOMOTIVE OEM'S IN LESS THAN 2:15 HOURS

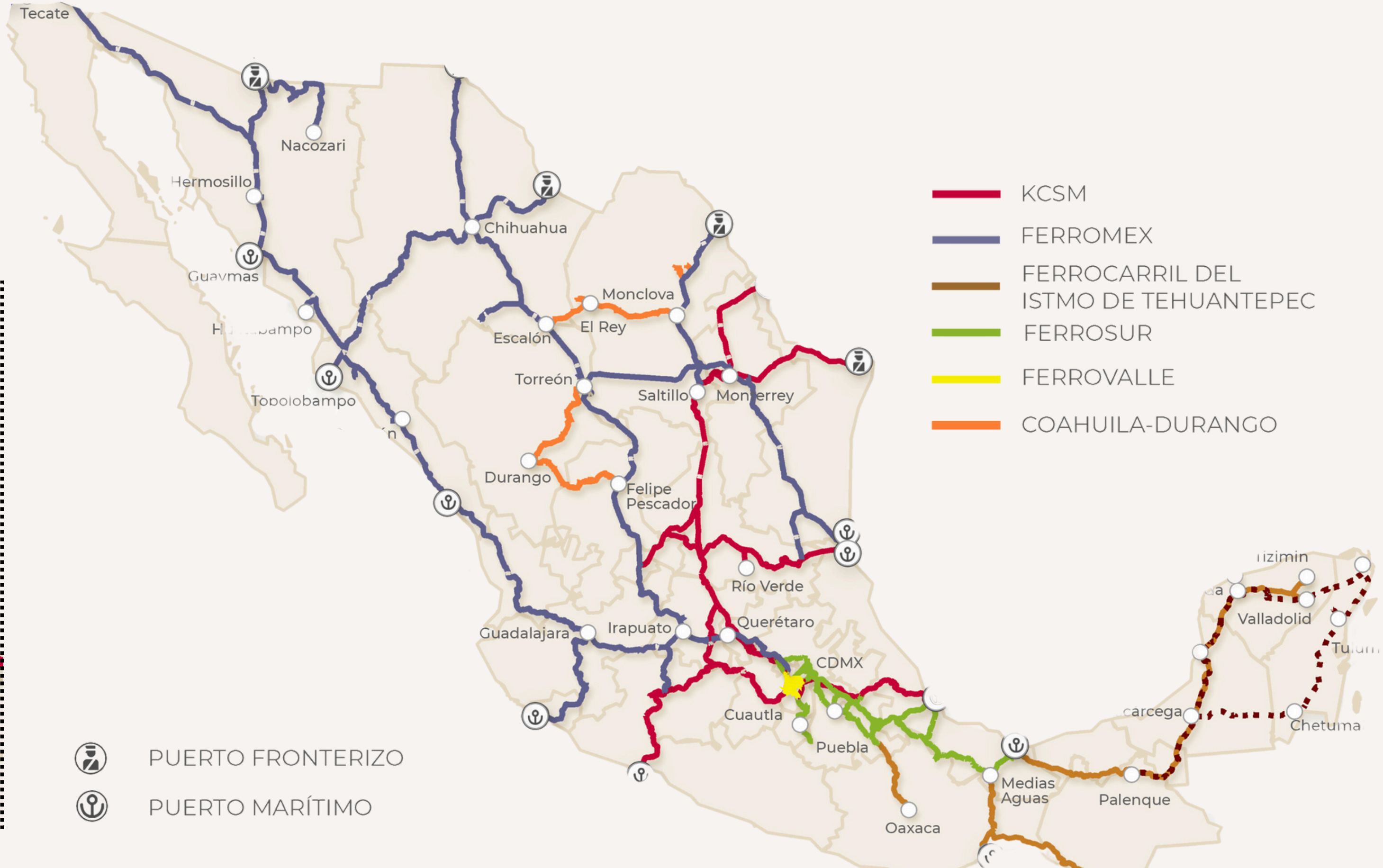




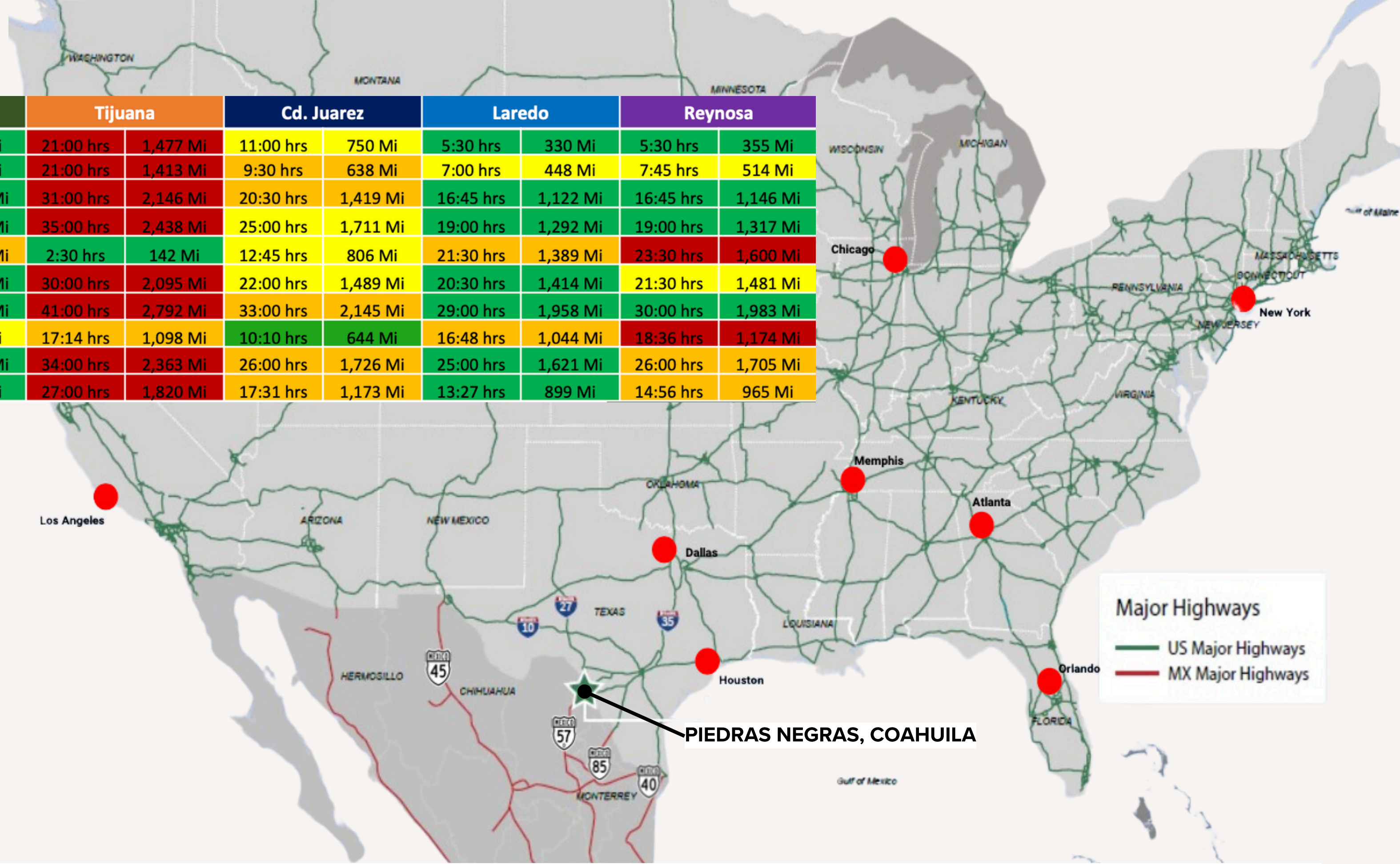
RAILROAD NETWORK

MEXICAN RAILROAD NETWORK

COAHUILA



From/To	Piedras Negras		Tijuana		Cd. Juarez		Laredo		Reynosa	
Houston	5:30 hrs	354 Mi	21:00 hrs	1,477 Mi	11:00 hrs	750 Mi	5:30 hrs	330 Mi	5:30 hrs	355 Mi
Dallas	6:45 hrs	433 Mi	21:00 hrs	1,413 Mi	9:30 hrs	638 Mi	7:00 hrs	448 Mi	7:45 hrs	514 Mi
Atlanta	17:00 hrs	1,145 Mi	31:00 hrs	2,146 Mi	20:30 hrs	1,419 Mi	16:45 hrs	1,122 Mi	16:45 hrs	1,146 Mi
Orlando	19:00 hrs	1,315 Mi	35:00 hrs	2,438 Mi	25:00 hrs	1,711 Mi	19:00 hrs	1,292 Mi	19:00 hrs	1,317 Mi
Los Angeles	20:00 hrs	1,296 Mi	2:30 hrs	142 Mi	12:45 hrs	806 Mi	21:30 hrs	1,389 Mi	23:30 hrs	1,600 Mi
Chicago	20:30 hrs	1,400 Mi	30:00 hrs	2,095 Mi	22:00 hrs	1,489 Mi	20:30 hrs	1,414 Mi	21:30 hrs	1,481 Mi
New York	30:00 hrs	1,980 Mi	41:00 hrs	2,792 Mi	33:00 hrs	2,145 Mi	29:00 hrs	1,958 Mi	30:00 hrs	1,983 Mi
Denver	15:09 hrs	960 Mi	17:14 hrs	1,098 Mi	10:10 hrs	644 Mi	16:48 hrs	1,044 Mi	18:36 hrs	1,174 Mi
Detroit	25:00 hrs	1,615 Mi	34:00 hrs	2,363 Mi	26:00 hrs	1,726 Mi	25:00 hrs	1,621 Mi	26:00 hrs	1,705 Mi
Memphis	13:47 hrs	913 Mi	27:00 hrs	1,820 Mi	17:31 hrs	1,173 Mi	13:27 hrs	899 Mi	14:56 hrs	965 Mi



TRANSIT TIMES TO THE MAJORITY OF THE US POPULATION

A large yellow industrial robotic arm is the central focus, positioned in a vast factory or warehouse. The arm is mounted on a blue structure and is surrounded by various industrial equipment, including pipes and structural beams. The background shows a complex network of steel beams and overhead lighting, creating a sense of a busy industrial environment. The word "INDUSTRY" is overlaid in large, bold, white capital letters across the center of the image.

INDUSTRY

DAIMLER



STELLANTIS



YOKOHAMA **MAGNA** **中信戴卡** **CITIC Dicastal** **SANHUA** **中策橡胶** **zc rubber** **LEAR CORPORATION**

TITANX **DRAXTON** **POSCO** **PHILIPS** **HSUN** **BTL** **EMERSON**

HL Klemmove **Mubea** **VOSS** **AAAM** **LG Electronics** **UFI FILTERS** **JOHN DEERE** **Stoneridge**

EAGLERISE **XUSHENG** **旭升集团** **PARAMOUNT** **SAINT-GOBAIN** **mergon** **SACHS** **MARELLI**

YAZAKI **STABILUS** **PASLIN** **CVG** **BMTS TECHNOLOGY** **Mando** **sa automotive** **LONG DA**

Miba **Yanfeng** **Global Automotive Interiors** **SODECIA** **LINAMAR** **CooperStandard** **HENNIGES AUTOMOTIVE** **vüteo INDUSTRIES MEXICO**

VOKE **PUREM** **by Eberspächer** **HYOSUNG** **ZF** **MARTINREA** **TOYOTA BOSHOKU** **MAHLE** **DAIMAY** **ISRI** **ISRINGHAUSEN** **PARKWAY** **CIE Automotive**

HIGUCHI **SAMSUNG** **TUPY** **BORGWARNER** **JULIAN ELECTRIC** **IN** **INNYX** **Air International Thermal Systems**

OTHER INDUSTRIES





INCENTIVES



COAHUILA INCENTIVE PACKAGES

INCENTIVE MONETIZATION APROXIMATION

MUNICIPAL INCENTIVES



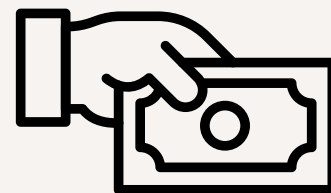
PROPERTY TAX

Tax: 0.3% - 0.5% (RATE)



CONSTRUCTION PERMIT

Rate: \$5.27- \$33.04 * SQM (RATE)



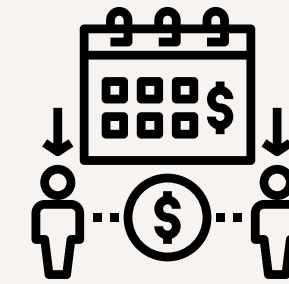
PROPERTY PURCHASE TAX

Tax: 2% - 5% (RATE)



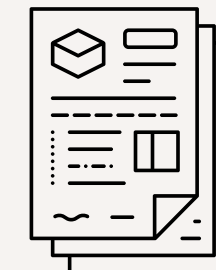
**IS A PRO BUSINESS
GOVERNMENT**

STATE INCENTIVES



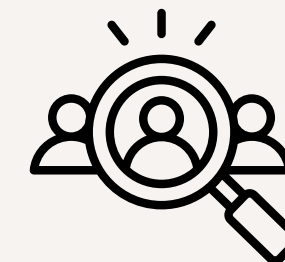
PAYROLL TAX

EQUIVALENT TO 3% OF
PAYROLL MONTHLY



PUBLIC REGISTRY

APROX. VALUE:
\$160,000 MXN



RECRUITMENT

ORGANIZING JOB FAIRS AND
SPECIALIZED JOB BOARDS



JOURNEY OF A NEW COMPANY IN MÉXICO

THE RIGHT PEOPLE FOR THE RIGHT TASK IN COAHUILA

INITIATING

IDENTIFY A STRATEGIC LOCATION

DEFINE THE BEST COMPANY SCHEME

LEGALLY INCORPORATE THE MAQUILADORA IN MEXICO

OBTAIN TAX ID, BANK ACCOUNT

SECURE THE PHYSICAL LOCATION AND PURCHASE/LEASE CONTRACTS

SUSTAINMENT

REGISTRATION/PERMITS FROM THE VARIOUS GOVERNMENT BODIES

SECURE SUPPLIER FOR INDIRECT MATERIALS AND SERVICES.

DEFINE COMPANY STRUCTURE AND HIRE PEOPLE

PREPARE FACILITIES AND PRODUCTION FLOOR

TRANSFER AND ACQUIRE EQUIPMENT

SETUP

ACQUIRE COMPONENTS/DIRECT MATERIALS

SOURCE EPP, UNIFORMS, TOOLS, SPARES, CONSUMABLES, ETC.

INSTALL AND VALIDATE EQUIPMENT

TRAIN PERSONNEL

IMPORT COMPONENTS/DIRECT MATERIALS

OPERATION

RAMP UP

STABILIZE OPERATION

TRANSFER/EXPORT FINISH GOOD

MAINTAIN FLOW OF COMPONENTS CONSUMABLES

RECORD ACCOUNTING AND INTERNATIONAL TRADE TRANSACTIONS

LAUNCH

TAX & COMMERCE REPORTING

VAT CLAIMS

CONTINUOUS IMPROVEMENT

NPI

