



Xicohtencatl II Huamantla, Tlaxcala

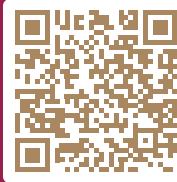
Privileged location in Central Mexico

Total Area: 61.8 hectares

Location: Within the Puebla–Tlaxcala–Veracruz industrial corridor

Strategic Macro-Location

- Immediate regional integration with the main production and logistics corridors in the center of the country.
- Connection with industrial hubs, consumption centers, and export platforms.



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Key Competitive Advantages

- Strong focus on agribusiness and food supply chains.
- Regional logistics services integrating warehousing and multimodal transportation operationsmultimodal.



Talent Availability

- **4 technical training programs** aligned with strategic sectors
- **1 upper-secondary education institution**
- **1 university**
- More than **400 STEM graduates** annually
- Over **1,200 students** currently enrolled in higher education STEM programs



Tax Framework

Federal (PODECObi)

- **100% immediate tax deduction** on new fixed asset investments.
- **25% tax deduction** for technical training.
- **25% tax deduction** for innovation and technological development.
- Streamlined federal administrative processes through a **Single-Window System**.

State-Level (Complementary)

- Various local incentives on taxes, permits, infrastructure, and talent development.

Strategic Sectors



Automotive



Electronics



Metalworking



Chemicals



Textiles & Footwear

Connectivity and logistics

- **Federal Highway Route 119 (CIAX)**, providing immediate access to national road networks
- **Puebla International Airport** (42 km)
Rail connectivity via **KCSM and Ferrosur**
- **Port of Tuxpan, Veracruz** (250 km), enabling access to Gulf and international markets

Strategic infrastructure

- **Electric Power:** 8 MW.
- **Natural Gas:** Pipeline located 3 km away.
- **Water Supply:** Availability confirmed.

Ecosystem of the area

- Integrated **industrial and agribusiness environment**, supported by highway corridors that facilitate the establishment and operation of productive investment projects.