



## TAX INCENTIVES

### Federal (PODECobi)

- **100% immediate deduction** on new fixed asset investments.
- **Additional 25% deduction** for technical training expenses.
- **Additional 25% deduction** for innovation and technological development activities.
- **Federal administrative facilitation** through a Single Window system.

These incentives reduce the tax burden and accelerate return on investment.

### State-Level (Complementary)

- Local incentives defined by each state, including tax reductions, licensing facilitation, infrastructure support, and workforce development.

San Jerónimo is a ready-to-operate platform with immediate access to the world's largest market, supported by specialized talent, industrial infrastructure, and high-impact tax incentives.

# SAN JERONIMO CHIHUAHUA

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CHIHUAHUA

- San Jeronimo is a border industrial hub spanning 60.32 hectares, with immediate access to the United States market, integration into North American production chains, and high logistical efficiency.

## STRATEGIC SECTORS



Agroindustry



Industrial manufacturing



Energy



Logistics and foreign trade



## CONNECTIVITY

- Immediate access to the Santa Teresa (U.S.) border crossing.
- Ciudad Juárez International Airport 25 km away. Direct access to Federal Highway 2. Rail network located 15 km from the site.



## LAND READINESS & PERMITS

- Total area of 60.32 hectares.
- Industrial land use and defined environmental pathway. Core infrastructure and road access to the federal network.



## INDUSTRIAL SERVICES INFRASTRUCTURE

### Infrastructure

- Power capacity projected at 6-10 MW (2030-2039), with expansion potential. Water supply through local projects suitable for industrial use.
- Natural gas infrastructure under planning (Mayakán pipeline).

### Workforce

- 6 technical programs.
- 5 upper-secondary institutions and 3 universities.
- More than 200 STEM graduates annually and 1,500 enrolled students.



## COMPETITIVE ADVANTAGES

- Industrial platform with immediate access to the United States market, designed for just-in-time operations, advanced manufacturing, and binational logistics, supported by federal tax incentives that reduce CAPEX and accelerate return on investment.