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PERU: ATTRACTIVE OPPORTUNITY
OF INVESTMENT IN THE PROJECT

ANCON INDUSTRIAL PARK



PERÚ

Ministerio
de Economía y Finanzas



ProlInversión

Private Investment Promotion Agency - Peru

Ancon Industrial Park (AIP) has been structured through the Active Projects modality, within the framework of the National System for the Promotion of Private Investment, in order to transfer a land of an area of 1,338 hectares to an Industrial Real Estate Developer (company or consortium), which will sign the Land Purchase and Sale Contract and the Investment Contract, to implement the design, financing, urban habilitation, promotion, management, operation and maintenance of the AIP.



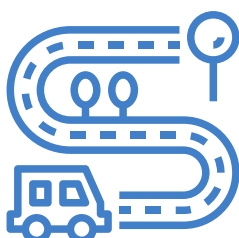
AIP HAS A PRIVILEGED LOCATION



First and only industrial park in the north of Lima. Strategically located between the ports of Chancay (40 km away) and Callao (39 km away)



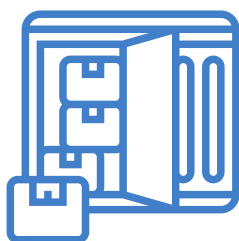
Proximity to Jorge Chavez International Airport (33 km)



Excellent connection to the main transport routes such as the Pan-American Highway North and Nestor Gambeta Avenue

DRIVING THE PERU OF THE FUTURE

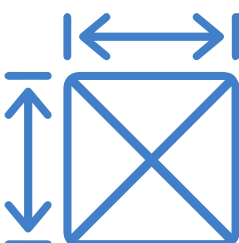
AIP is an opportunity to invest in an innovative space for industrial and logistics activity, destined to become an international benchmark. The project has a privileged and strategic location for productive, industrial and logistical uses.



Opportunity to reduce operating costs and boost competitiveness of enterprises.



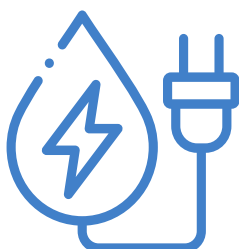
Business interaction between the different sectors to be implemented.



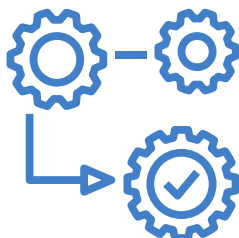
Availability of large surfaces to commercialize.



Connectivity with Lima, Ancon and the ports of Callao and Chancay.



Investment for the availability of main services suited for the industry (telecommunications, water, energy).



Development and construction in three phases to satisfy the demand for industrial land in the north of Lima.



Competitive bidding process to assume the land acquisition with the Investment commitment for the Industrial Park construction.

└ Ancon Industrial Park will be a new source of economic development, a driving force of employment with a positive impact for the industry of Peru

Ancon Industrial Park will fulfill the following objectives:

- It will facilitate the access of producers and logistic operators to orderly industrial spaces, with the adequate infrastructure for the development of their operations.
- It will solve the shortage of industrial infrastructure and services for the development of productive activities in the north of the city of Lima.
- It will promote the consolidation of the productive and logistic corridor Lima > Port of Callao > Ancon > Port of Chancay.
- It will consolidate the emergence of a new development pole which will boost urban planning and energize the social and economic activity north of the city of Lima.
- It will offer manufacturing companies an environment that will facilitate the realization of its activities, integrating technological innovation with industrial development and fostering productive complementarity.
- It will generate an integrated ecosystem in which large and medium sized companies and MYPEs will develop synergies and new industrial relations.

INFORMATION ABOUT THE PUBLIC BIDDING PROCESS



CALL AIMED AT:

- Companies or consortiums, national or foreign, with experience in the development of Real Estate of the industry and logistics sector.
- All proponents must demonstrate technical capacity and experience, as well as financial capacity.

TRANSACTION



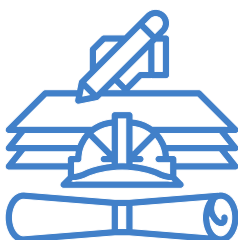
- Project in Assets with a purchase and sales agreement and investment commitment contract (for development of the industrial park).
- The acquirer will pay the price of the land after signing the contracts.



COMPETITION FACTOR

- The price offered for the land.

RIGHTS AND OBLIGATIONS OF THE ACQUIRER



- Development of investment on phases;
- Direct construction and operation, or through third parties;
- Commercialization of the land batches;
- Industrial use for the land;
- Availability of basic services.



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