



Corporate presentation
Advance Real Estate



We focus on creating **long-term relationships**

We are dedicated to the acquisition, leasing, operation and management of Class A spaces for industrial projects in strategic regions of Mexico, with headquarters located in Mexico City and Queretaro.

Since 2007, we operate industrial and logistics properties, always concentrating on understanding and solving the needs of the client and its users.

With a presence in the major industrial markets of the country, we seek to generate and strengthen long-term commercial relationships with our clients by being strategic and innovative allies capable of transforming opportunities into realities.



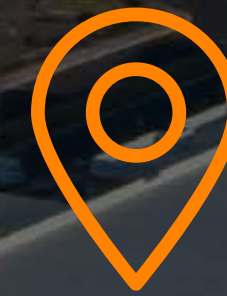
Advance



We have
78 industrial properties



More than 1 million sqm
of industrial space



Presence in **12**
cities in Mexico

Parent company



- Advance is a subsidiary of PSP Investments, which is one of Canada's largest pension investment managers, with CAD\$204.5B of net assets under management
- We invest funds for the pension plans of the Public Service, the Canadian Armed Forces, the Royal Canadian Mounted Police and the Reserve Force
- We manage a diversified global portfolio in more than 100 industries and 100 countries

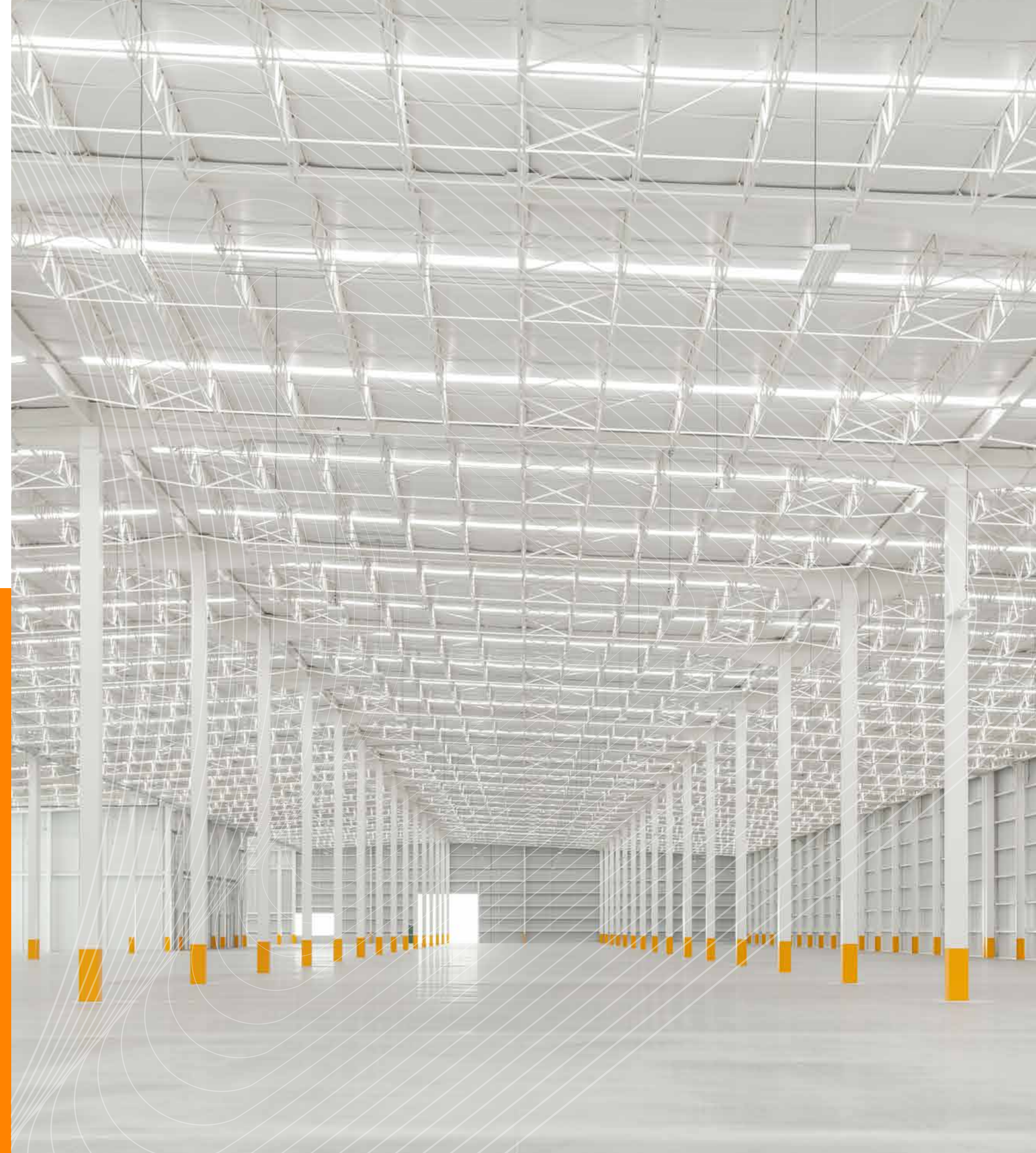


Mission

To be **a reliable partner for world-class companies** providing them with the best environment to create **long-term value.**

Vision

Our company's vision is to create a platform that will **sustain itself** and **adapt through a changing environment.**



Capabilities

Operations



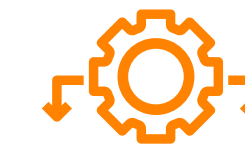
Leasing

Advance Real Estate has an extensive portfolio of “ready to operate” industrial properties, with world-class infrastructure and services in the main cities of Mexico.



Build to Suit Projects

We know that not all companies are the same, that is why we offer them customized solutions according to their specific space and infrastructure needs, in strategic locations.



Property Management

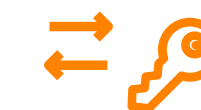
Through proactive collaboration we ensure the correct operation of all our parks and their infrastructure, minimizing risks and providing a safe environment for the operation of each tenant.

Capital markets



Acquisitions

Our growth plan includes the acquisition of class A industrial properties, located in the most important industrial and logistics corridors in Mexico.



“Sale & Lease Back”

Corporate quality properties acquisition and lease the property back to the original tenant on a long-term leaseback basis.

Project locations

A portfolio with a total NRA of more than 1 million square meters
in the main industrial markets of Mexico.



- Tijuana
- Ciudad Juarez
- Ramos Arizpe
- Monterrey
- Guadalajara
- Silao
- Apaseo El Grande
- Celaya
- Queretaro
- San Juan del Rio
- Toluca
- Mexico City

Our portfolio

19

Countries

115

Tenants

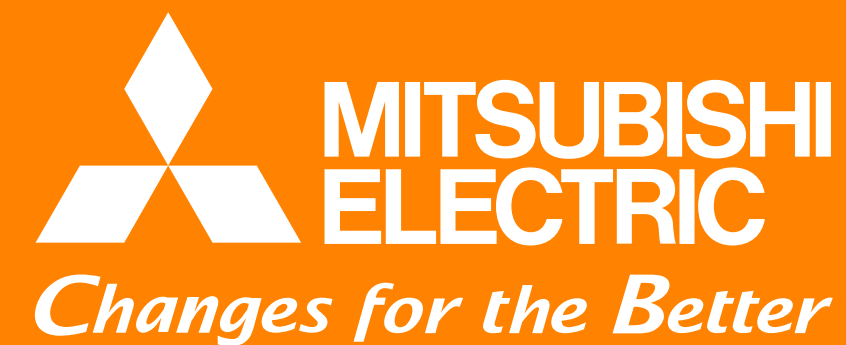
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Industrial Sectors



30.6%	Logistics
29.5%	Automotive
9.4%	Manufacturing
7.9%	Producer goods
6.5%	Home appliances
6.1%	Plastics
2.4%	Health care
1.5%	Food and beverage
1.4%	Research & developmet
4.6%	Others

Some of our clients



Customer Care

We take care of our client's experience

A specialized team focused on ensuring support in order to deliver well-being to our tenants. They will be there from the very beginning to tend to all of your company's needs.

COMUNICACION



Business center

Designed to offer our clients spaces equipped for:

- Meetings
- Training
- Interviews
- Provisional offices

All our clients have access to the Business centers located at: Querétaro, Guanajuato, Guadalajara and Monterrey

Spaces



Boardrooms with screens



Private offices



Coworking area

Services



Internet



Phone



Printer



Kitchenette



Coffee break*



WC



Parking

*Additional cost if required



Some of
our properties





Industrial Park

Advance Queretaro

 **Built:** 46,816 sqm

 **Available area:** 3,745 sqm

 **Land for BTS projects:** 208,994 sqm

Characteristics

Security: Access control and surveillance 24/7

Water system: 150 m³ elevated tank with a cistern of 2,800 liters per user

Residual water treatment plant: 2.0 lt/sec


Drainage and sewer system: 8 in

Voice and data: Telmex, Transtelco, Abacom

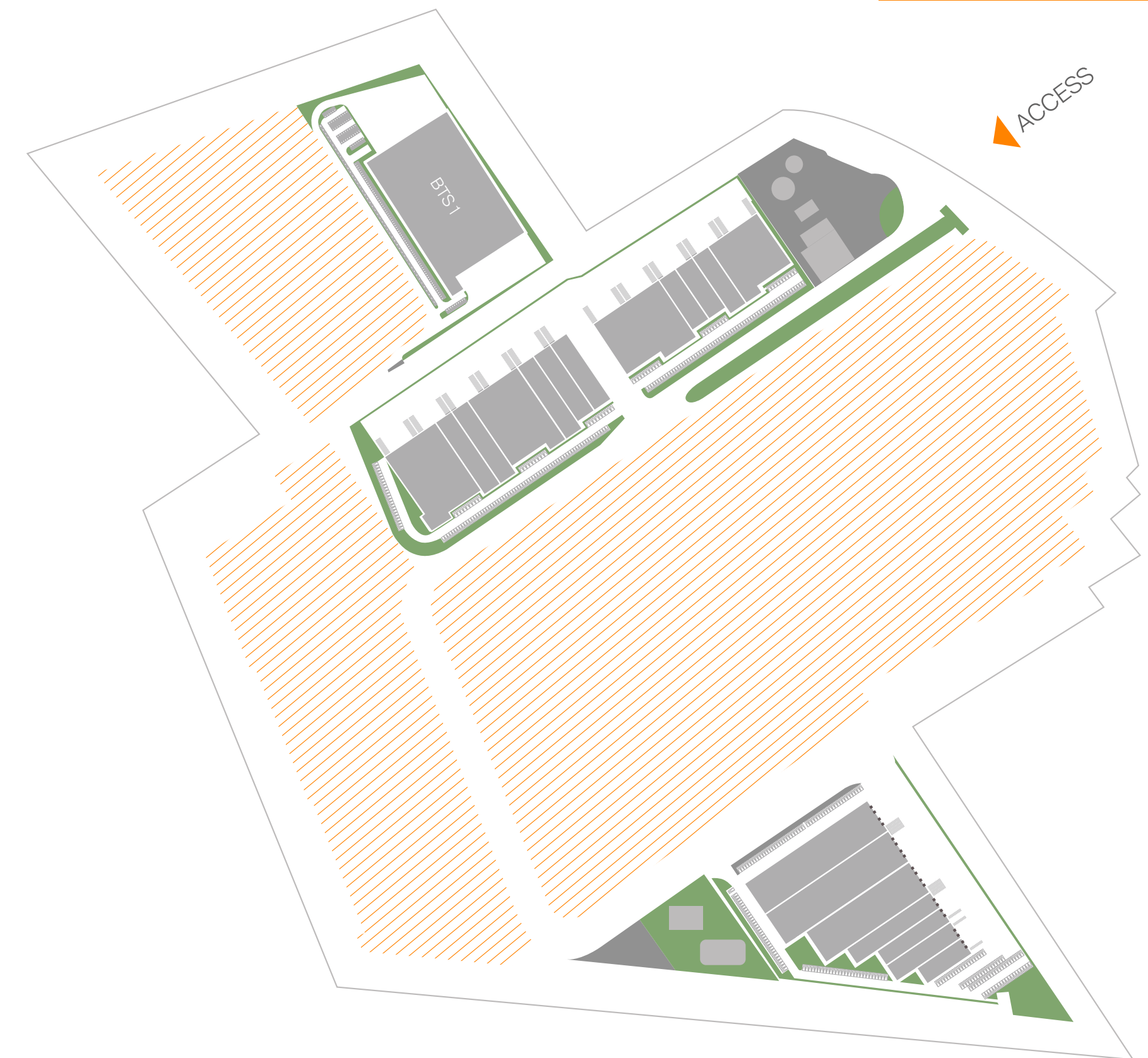
Business Center: Yes

Fire protection system: Water connection at property limit and fire tank

Natural gas: Feasible according to requirement

 Carretera 200, Queretaro - Aeropuerto, km 19 + 500.
El Marques, Queretaro, Mexico. P. C. 76260

Master Plan





Industrial Park

Tecnologico Innovacion Queretaro

 **Built:** 27,168 sqm

 **Available area:** 3,862 sqm

Characteristics


Security: Access control and surveillance 24/7

Water system: 36.5 m³ monthly per lot

Drainage and sewer system: 10.13 lt/sec

Voice and data: Alestra, Abacom

Fire protection system: Fire hydrants outside the building

 Carretera Estatal 432 kn 2+200 Hacienda La Machorra
El Marques, Queretaro, Mexico. P. C. 76246

Master Plan






Offices in Industrial Park Queretaro

 **Built:** 271 sqm  **Available area:** 271 sqm

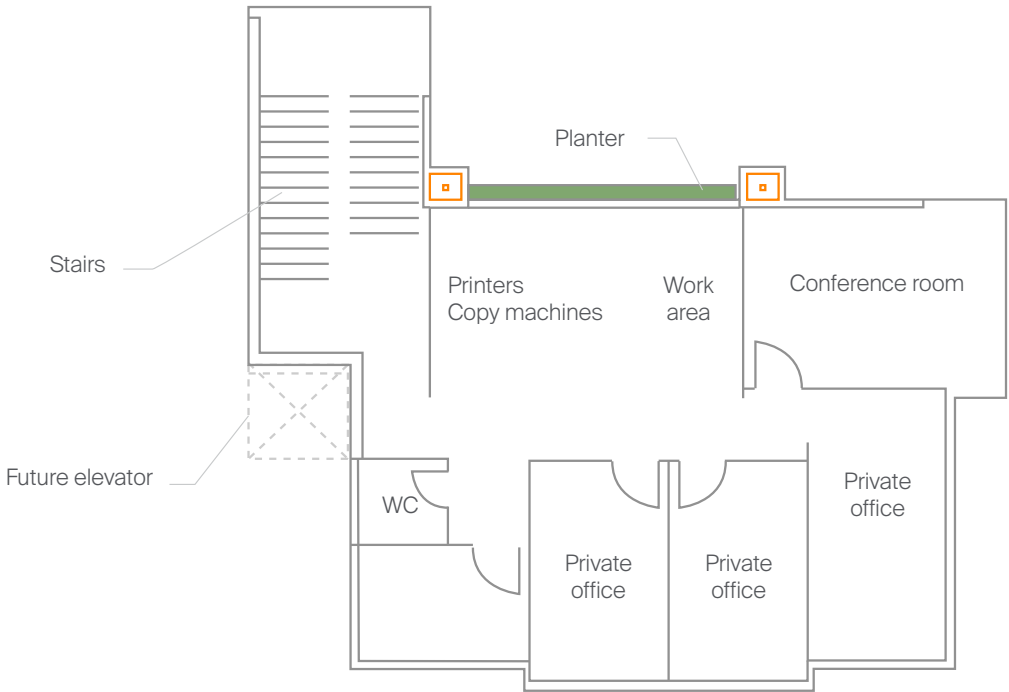
Characteristics

- Private offices:** 3
- Boardrooms:** 2
- Shared working area**
- WC:** On every floor
- Kitchen area**
- Ventilation:** HVAC installation
- Ready to use**
- Solar pannels**

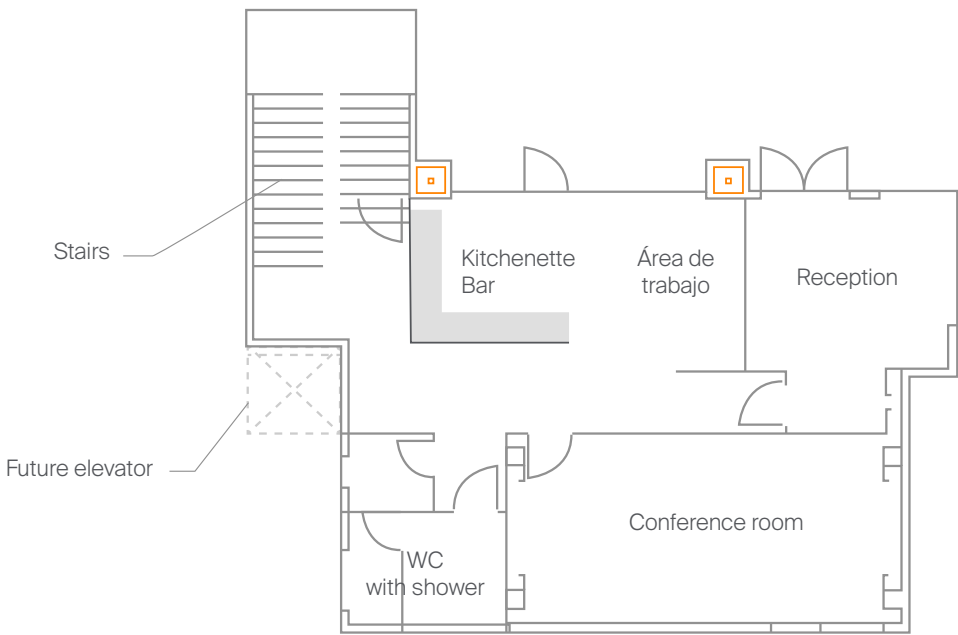
 Carretera Estatal Queretaro - SLP km 28.5,
Santiago de Queretaro Queretaro, Mexico. P. C. 76220.

Office layout

Level 1
Available area: 137 sqm



Ground Level
Available area: 134 sqm





Industrial Park

Advance Puerto Interior

 **Built:** 69,278 sqm

 **Available area:** 19,131 sqm

 **Land for BTS projects:** 198,028 sqm

Characteristics

Security: Access control and surveillance 24/7

Water system: 2.5 lts/sec/ha water

Drainage and sewer system: 10.13 lt/sec

Voice and data: Telmex


Fire protection system: Fire hydrants outside the building

Natural gas: Feasible

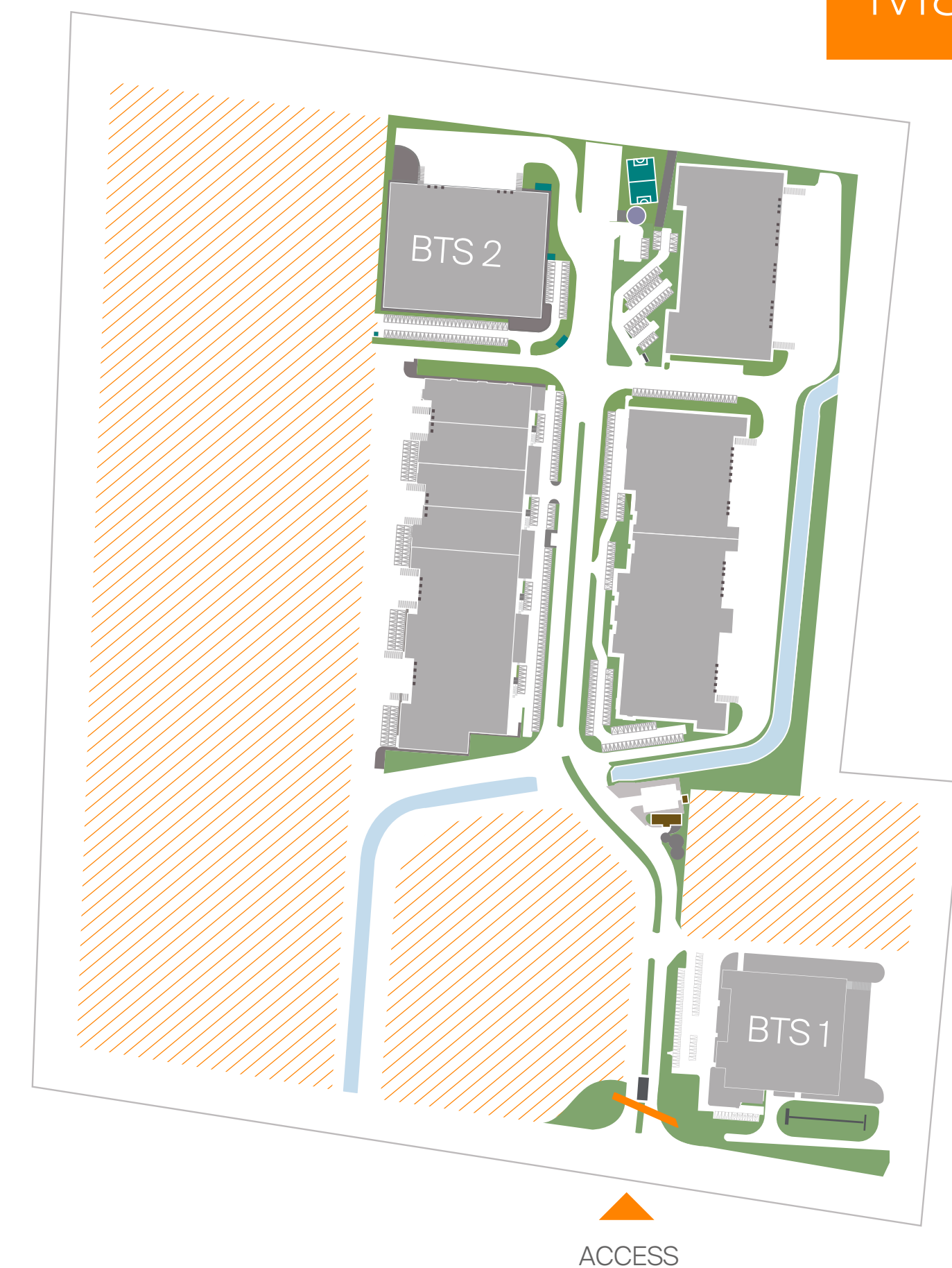
Business Center

GTO Puerto Interior services: Daycare, medical center, fire station and emergency services

Amenities: Indoor soccer field and rest areas

 Silao Puerto Interior. Mina de Calderones 200, Santa Fe III. Silao, Guanajuato, Mexico. P. C. 36275.

Master plan





Industrial Park

Advance Santa Fe I & II

 **Built:** 77,398 sqm

 **Available area:** 23,256 sqm

Characteristics

Security: Access control and surveillance 24/7

Water system: Connected to “Guanajuato Puerto Interior” Industrial Park

Drainage and sewer system: 4” in maneuvering yard

Voice and data: Telmex


Fire protection system: Santa Fe II hydrant at property limit connected to internal fire tank
(Not available for Santa Fe I)

Natural gas: Feasible

Advance Santa Fe I

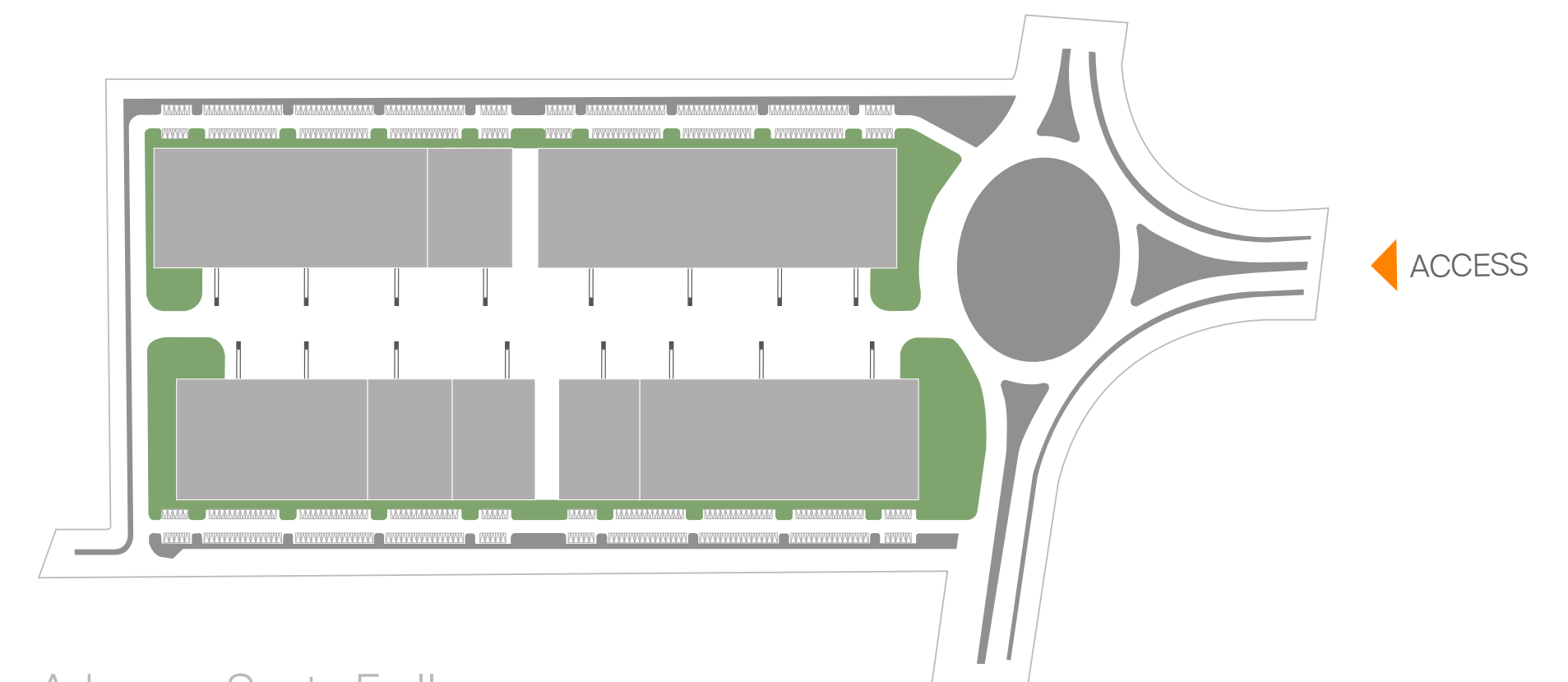
 Gto. Puerto Interior. Avenida Mineral de Valenciana 202, Santa Fe II. Silao, Guanajuato, Mexico. P. C. 36275.

Advance Santa Fe II

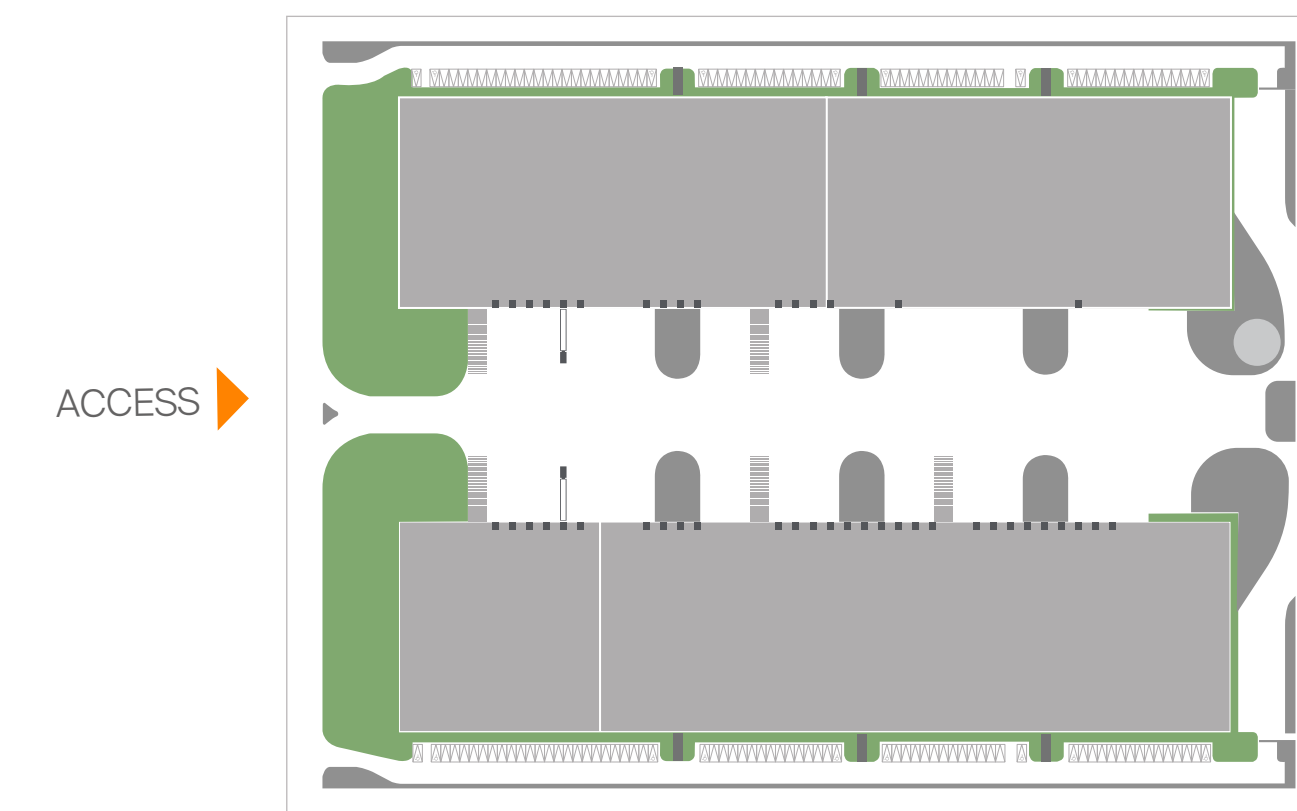
 Gto. Puerto Interior. Circuito Mexiamora Sur 360, Santa Fe I. Silao, Guanajuato, Mexico. P. C. 36275.

Master plan

Advance Santa Fe I



Advance Santa Fe II





Industrial Park

Advance Apaseo

 **Built:** 26,570 sqm

 **Available area:** 14,144 sqm

 **Land for BTS projects:** 68,215 sqm

Characteristics

Security: Access control and surveillance 24/7


Water system: 100 m³ elevated tank with connecting to a transfer cistern

Drainage and sewer system: 6 in

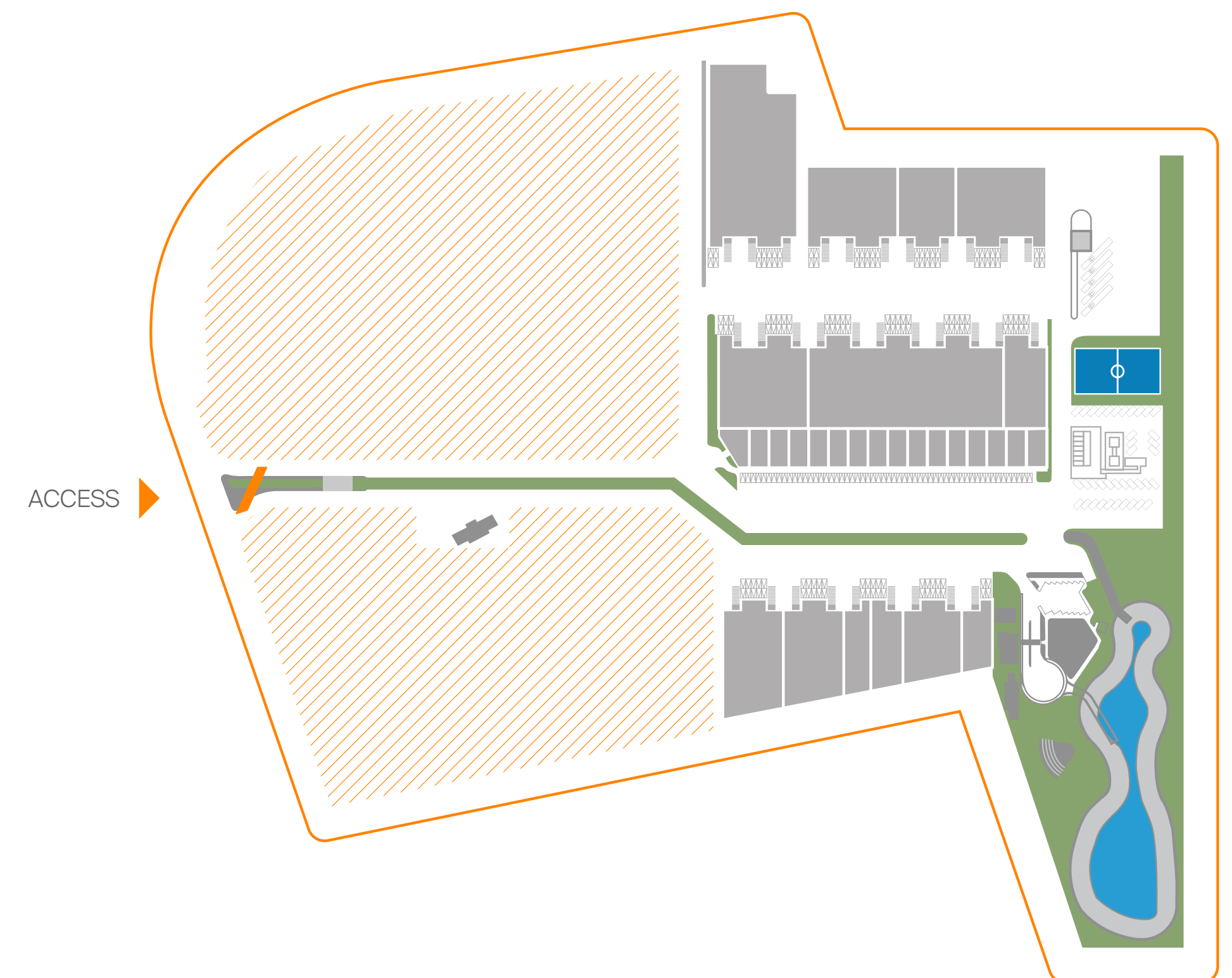
Voice and data: Telmex, Abacom, Axtel

Fire protection system: Water connection at property limit and fire tank

Natural gas: Feasible according to requirement

 Carretera Federal 45, km 45+937. Apaseo El Grande, Guanajuato, Mexico. P. C. 38160.

Master plan





Industrial Park

Advance Villagran

 **Built:** 16,273 sqm

 **Available area:** 16,273 sqm

 **Land for sale:** 172,718 sqm

Characteristics

Security: Access control and surveillance 24/7


Water system: 2.5 lts/sec

Drainage and sewer system: 6" in maneuvering yard

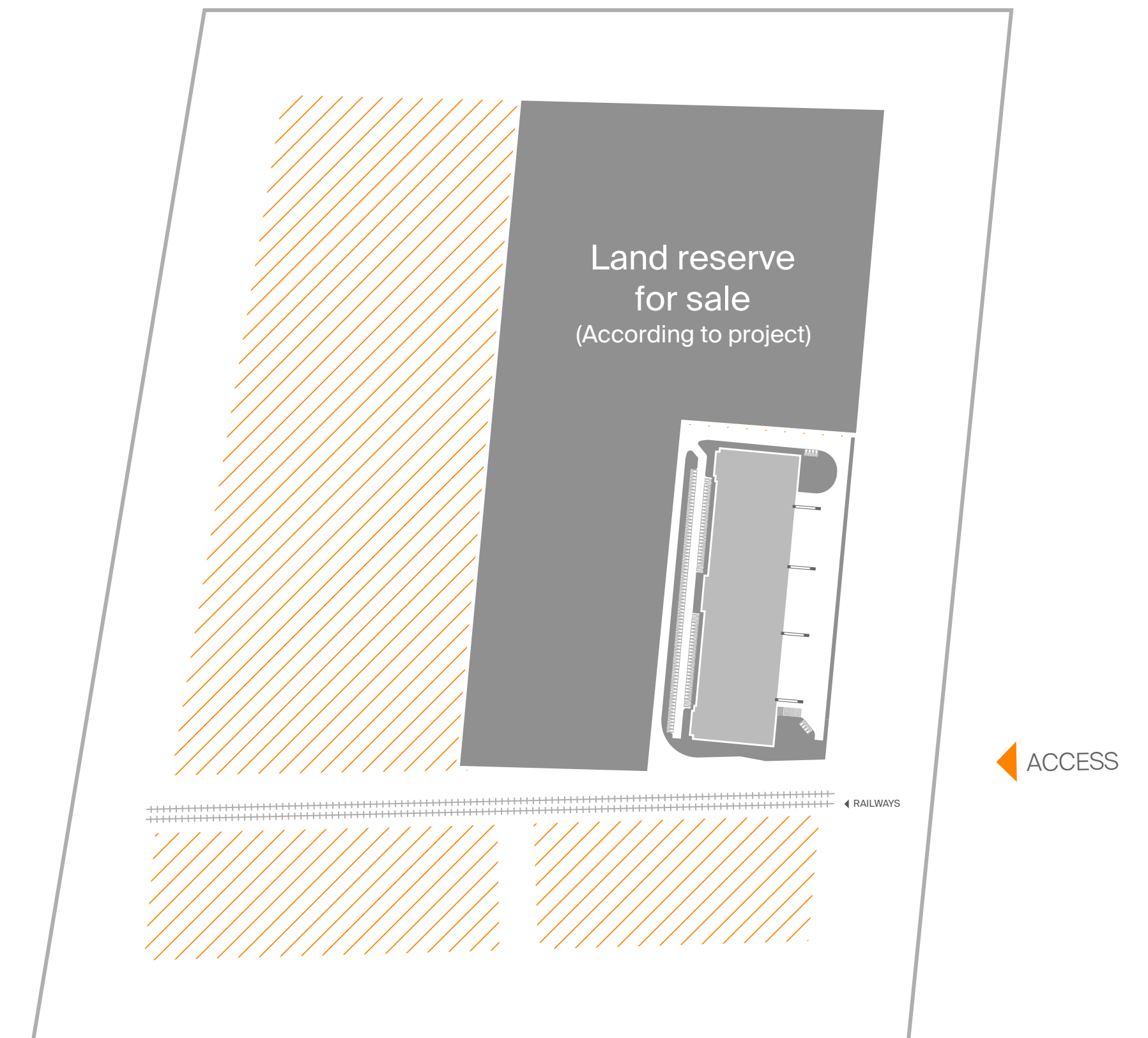
Voice and data: Telmex

Fire protection system: Take at lot limit and fire hydrants outside the building

Natural gas: N/A

 Corredor Industrial km 291.5, Carretera Alterna
Celaya-Villagran, Villagran, Guanajuato. Mexico. P. C. 38016.

Master plan





Industrial Park

Advance Guadalajara

 **Built:** 97,053 sqm

 **Available area:** 0 sqm

Characteristics

Security: Access control and surveillance 24/7

Water system: 3.90 lts/sec water and 7.97 lts/sec sanitary drainage


Drainage and sewer system: 10" in maneuvering yard

Voice and data: Megacable, Totalplay Empresarial, Alestra

Business Center

Fire protection system: According to the requirement

Natural gas: N/A

 Carretera Guadalajara-Chapala, km 18.
Tlajomulco de Zuñiga, Jalisco, Mexico. P. C. 45675

Master Plan





Industrial Park

Advance Monterrey

 **Built:** 22,365 sqm (240,735 sqft)

 **Available area:** 0 sqm

 **Land for BTS projects:** 589,491 sqm (6,345,228 sqft)

Characteristics

Security: Access control and surveillance 24/7

Water system: 4 lts/sec domestic water

Residual water treatment plant: 40 lts/sec treated water


Drainage and sewer system: 4" in maneuvering yard

Voice and data: Network available with possibility of redundancy

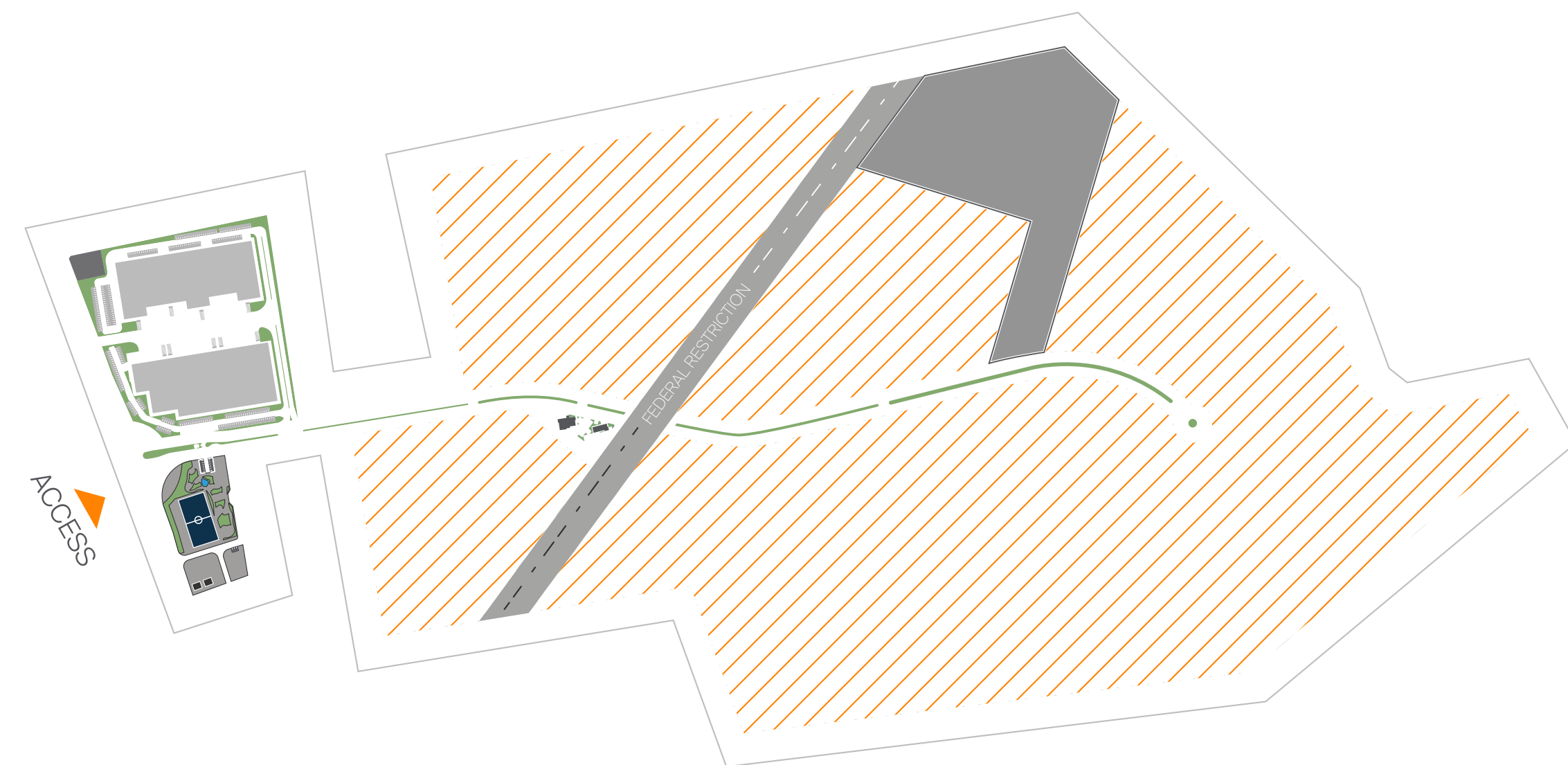
Business Center

Fire protection system: Hoses and cabinets

Natural gas: Available

 Carretera a García, km +6, Puerto El Durazno.
Garcaa, Nuevo Leon, Mexico. P. C. 66017

Master Plan





Industrial Park

Advance Tepotzotlán

 **Total area:** 32,377 sqm  **Available area:** 0 sqm

Characteristics

Security: Access control and surveillance 24/7


Water system: 16 lts/sec

Drainage and sewer system: 5" in maneuvering yard

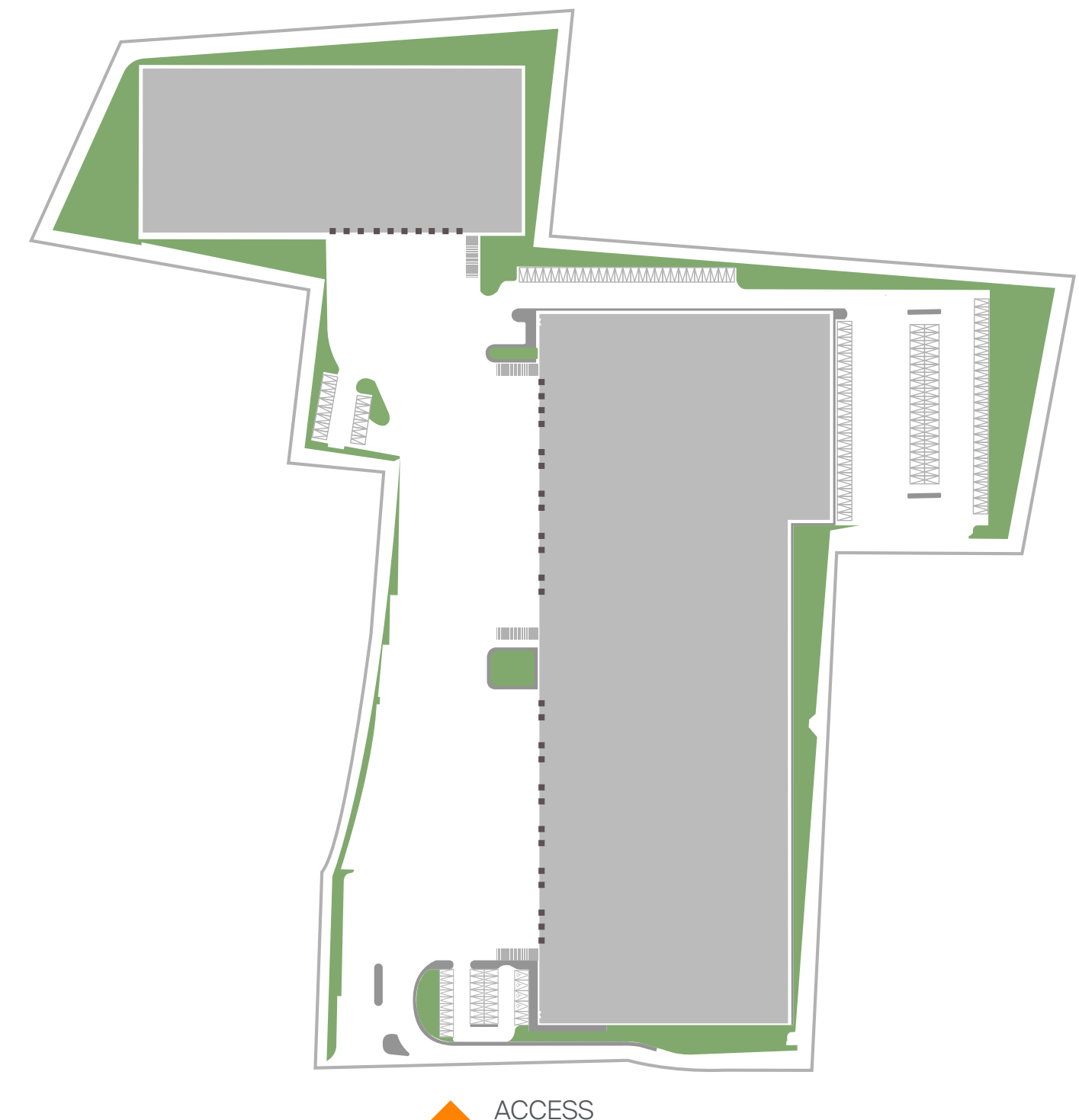
Voice and data: Telmex

Fire protection system: Hydrant at the foot of the lot connected to internal fire tank

Natural gas: N/A

 Libramiento Sur, S/N, Tepotzotlan
State of Mexico, Mexico. P. C. 52608

Master Plan



Contact



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