

F R E E M A N



FREEMAN VALLEY
LEON GUZMAN

MUNICIPALITY OF LERDO, DURANGO, MEXICO

WE WANT TO CHANGE THE WORLD CREATING ITS BEST CITY

Freeman Smart City, is the first smart city in Mexico planned since its inception. We have the best team of professionals involved in the development of our city, said team meets the highest quality standards.

With a total extension of 1,500 hectares in private property, the area is located in the La Laguna region, which is composed by part of the northern states of Coahuila and Durango. The region has 1,500,000 inhabitants on average, in addition to the Torreon International Airport, there are various shopping centers, universities, residential areas, social and sports clubs, among others.

Thanks to our excellent geographical location, we have the following important connections for the establishment of an industrial area at their respective distances: 458 kilometers away from the Port of Mazatlan, 896 kilometers away from the Port of Altamira and 635 kilometers away from the border town of Piedras Negras.

Located next to the Nazas River, our water sources constantly recharge, thus having good quality water in abundance. Currently we have two wells, each with an extraction capacity of 100 liters per second, both with their respective permits issued by the National Water Commission, with potential to expand the number of extraction wells in our area.

As for infrastructure, the property has two access roads: the first through Federal Highway 49D, the second, via Federal Highway 40D, which is a toll road. We also have access to the Coahuila-Durango Railway Line.

In terms of energy, there are two pipelines installed inside the property. The first, El Encino-La Laguna, which has a diameter of 42 inches, 5 kilometers in length and its valves area are located within the property. The second, a state owned pipeline operated by the National Gas Control Center.

Derived from the above, and considering the excessive energy demand of a city of this magnitude, we will build two power plants. A 120 MW photovoltaic plant and a 900 MW hybrid plant, consisting of a natural gas combined cycle of 600 MW with a 300 MW photovoltaic plant.

Finally, our intention is to find the capital necessary to conclude our first stage through an investor. With the above, it will be possible to finish our executive project, which includes the two power generation plants and the first stage of the industrial zone, according to the Freeman Smart City master plan.

In this first stage, we will be developing the project together with the investor. Subsequently, we will acquire the necessary foreign direct investment to carry out the entire project and reactivate the country's economy.

We are looking for investors who want to change the world with us, creating the best city. First developing the energy project, second the industrial park and finally the smart city.

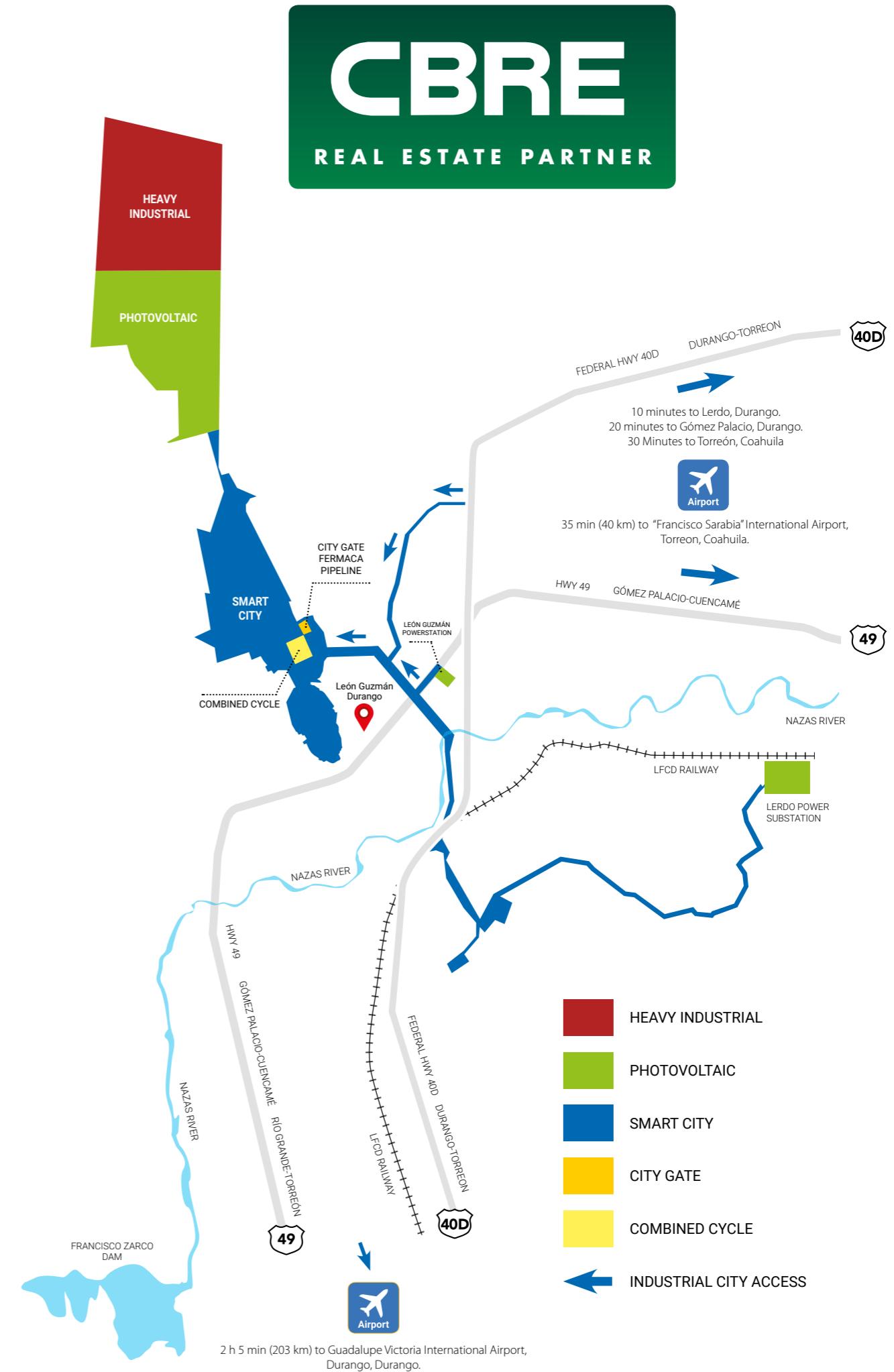
HOW WILL WE ACHIEVE IT?



LOCATION



FREEMAN



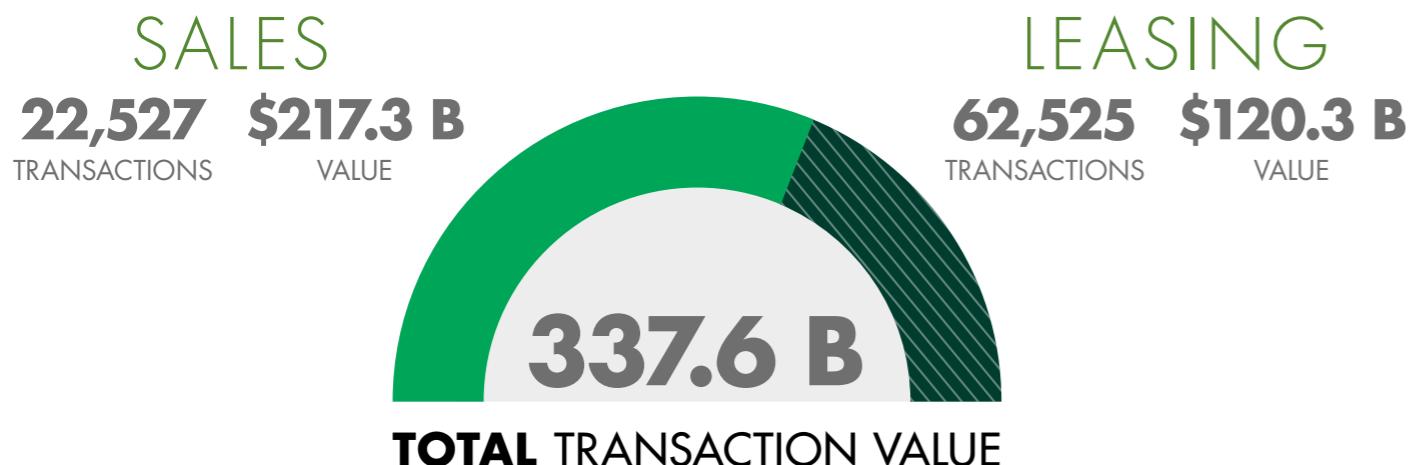
LOCATION

CBRE WORLDWIDE BUSINESS ACTIVITY STATISTICS 2017

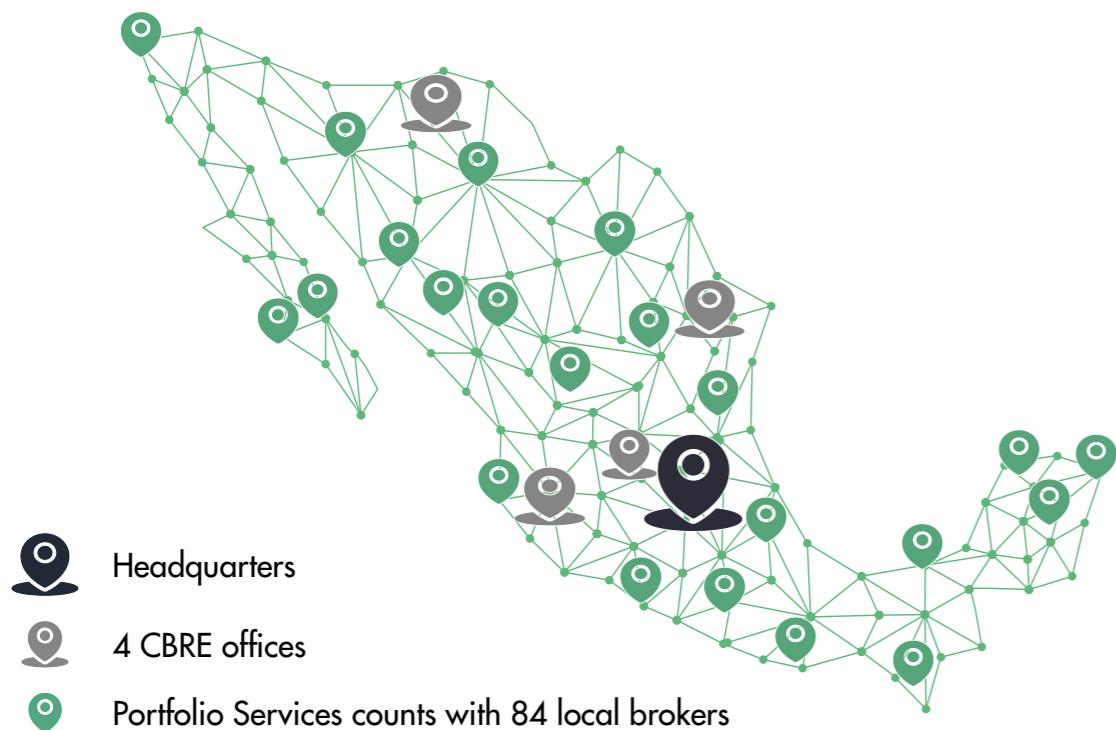
Coverage



Transactions



National Coverage with local expertise



CBRE

REAL ESTATE PARTNER

CBRE Group, Inc (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm based on 2018 revenue. CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.

CBRE provides a broad range of commercial real estate services on a global basis. The company was responsible for more than \$380 billion of property sales and lease transactions in 2018 and manages more than 6.1 billion sq. ft. of commercial properties and corporate facilities. The company also operates the largest commercial real estate development company in the U.S (Trammell Crow Company), one of the world's largest real estate investment management businesses (CBRE Global Investors) and a growing flexible-space solutions business (Hana).

CBRE Group, Inc.(NYSE:CBRE) has risen to #146 on the Fortune 2019 list of the 500 largest U.S.- based public companies. The company's position rose from 2018, when it was ranked at #207. CBRE Group, Inc.(NYSE:CBRE) has risen to #146 on the Fortune 2019 list of the 500 largest U.S.- based public companies. The company's position rose from 2018, when it was ranked at #207.



 **IBERDROLA
MÉXICO**

ENERGY PARTNER

LAS GARZAS II

Project that aims to build a hybrid power plant. A photovoltaic power plant with a capacity of 300MW, and a natural gas combined cycle with a capacity of 600MW. This project will be sold to a company for construction and management in a ready-to-build status.

 Estimated investment
USD 730 million

 Impact on
900 thousand
homes

 2500 direct and 800 indirect
jobs in the construction stage

 1 Million 350 thousands tons
of carbon dioxide emission
is mitigated

LAS GARZAS I

Project that aims to build a solar power plant with a generation capacity of 120MW. This project will be sold to a company for construction and management in a ready-to-build status.

 Estimated investment
USD 100 million

 Impact on
100 thousand
homes

 500 direct jobs
in the construction stage

 150 thousands tons
of carbon dioxide emission
is mitigated

Company Profile

Iberdrola is a global energy leader, the first wind producer and one of the five largest electricity companies by market capitalization in the world. The group supplies power to 100 million people in dozens of countries such as Spain, the United Kingdom, the United States, Brazil, Mexico, Italy, Portugal, France and Germany, among others.

Iberdrola leads the energy transition towards a sustainable model through its investments in renewable energies, smart grids, large-scale energy storage and digital transformation, to offer the most advanced products and services to its customers. Thanks to its commitment to clean energy, it is one of the companies with the lowest emissions and an international benchmark for its contribution to the fight against climate change and sustainability.

Iberdrola Mexico, made up of a workforce of 1,300 employees, 99% of them Mexican, has contributed to the country's energy development for 20 years. Currently, it has an installed capacity of more than 10,200 megawatts (MW), distributed in 25 plants - combined cycles, cogenerations, wind and photovoltaic parks - located in 13 states, of which 64% supply energy to private clients. In addition, it builds three plants that will add 2,000 MW of power.

Iberdrola Group activity

Coverage

- Presence in more than **40 countries**
- **50,144 MW** of total installed capacity
- **60%** renewable energy
- More than **34 mil** collaborators

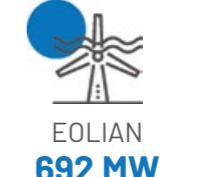
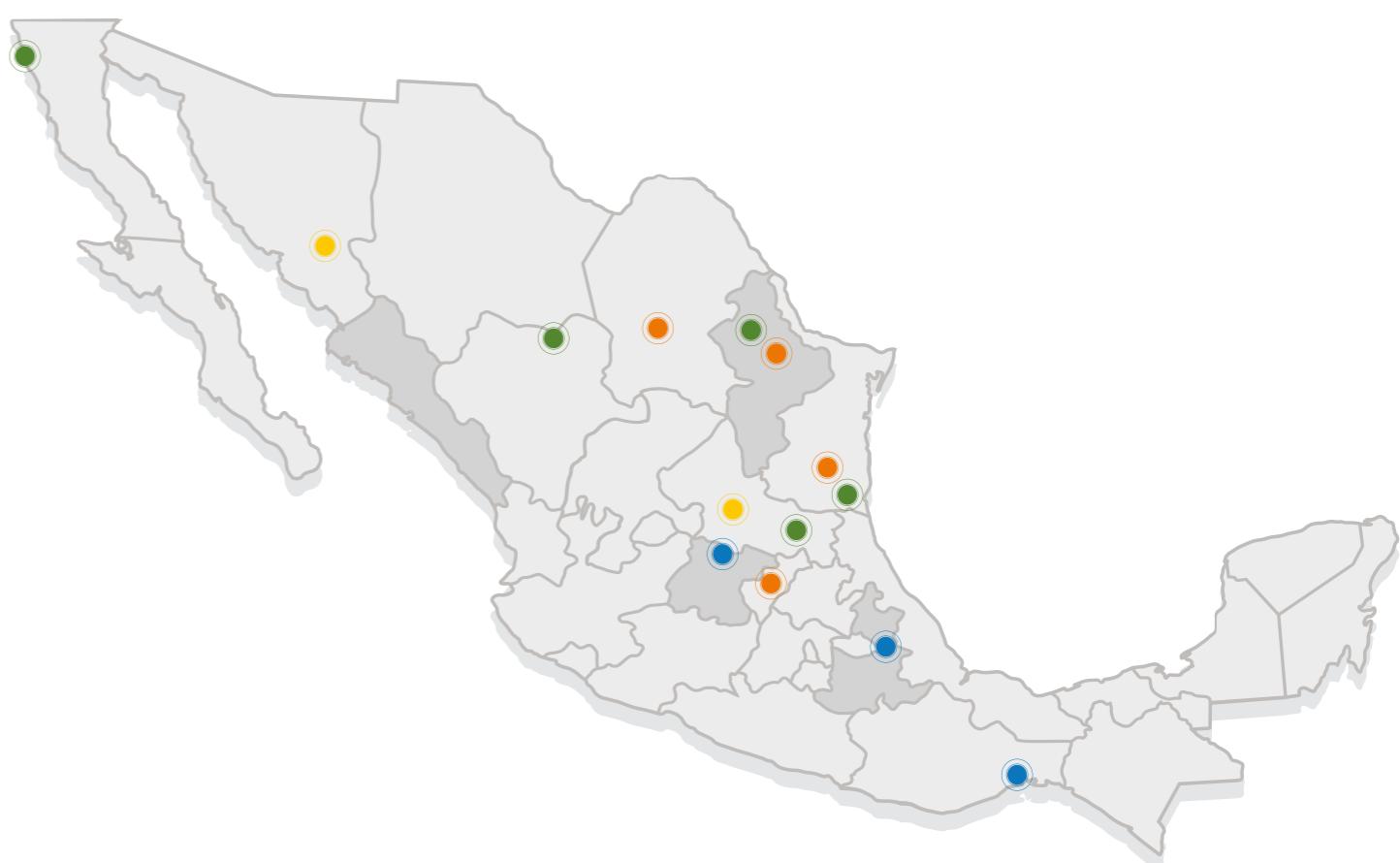
Iberdrola México activity

- **USD 8,184.7 Millions** of accumulated investment
- More than **10,200 MW** of installed capacity
- **2,700 hired** clients
- More than **1,300** collaborators



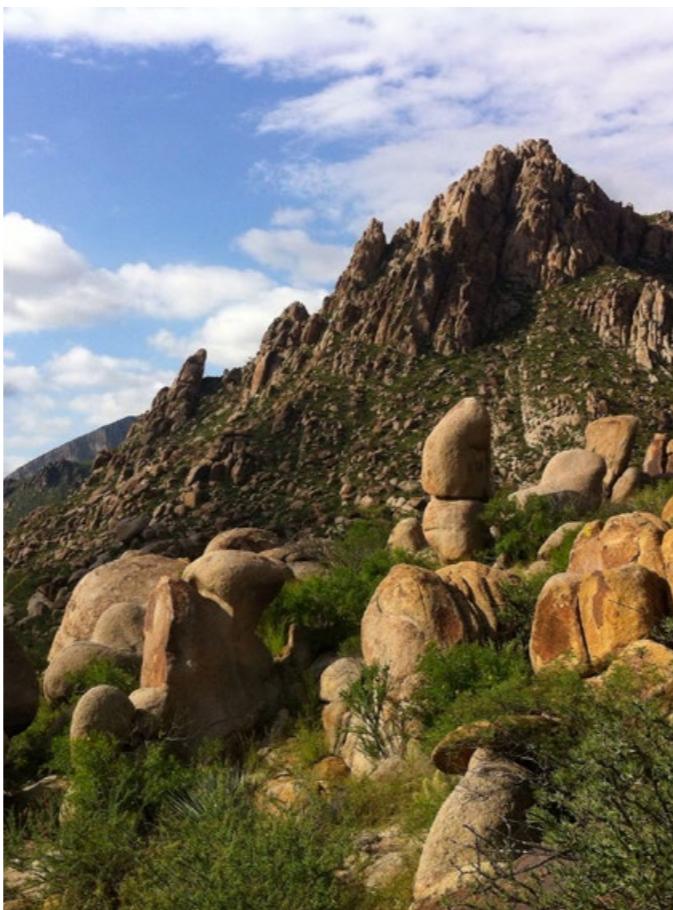
**IBERDROLA
MÉXICO**

ENERGY PARTNER



INDUSTRIAL PARK

Natural Advantages



Infrastructure Advantages



INDUSTRIAL PARK

NATURAL ADVANTAGES

Opportunity to develop the First Smart City of Mexico, with an Intelligent Industrial Park

Neighboring population of 1,500,000 inhabitants

in Torreon, Coahuila, Gomez Palacio and Lerdo, Durango. Cities of the Laguna Region, Center-North of Mexico



Land extention of 1,500 Ha with potential for growth to 10,000 ha

Plentiful and potable Water with concession titles

6 hours to Mazatlan, Sinaloa Port
5 hours to Laredo, Texas

Geographic position with excellent strategic location

8 hours to Juarez City, Chihuahua
10 hours to Mexico City

Laguna Region

The Laguna region is an area located in the states of Coahuila and Durango. It is one of the most important industrial regions of Mexico, and represents the 9th largest metropolitan area in Mexico. The state of Coahuila shares a 512 km border with the State of Texas, USA. It is located between the Gulf of Mexico and the Pacific Ocean.



INFRASTRUCTURE ADVANTAGES

Strategic crossing zone of Two Natural Gas Pipelines Cenagas and Fermaca

Electric infrastructure

Optical fiber

Drinking Water

Road Connectivity

Railway Line

International Airport 35 minutes away

Health, Hosting and Quality of Life options in Laguna region

Competitive and Skilled Workforce With 30 universities in the region

Goverment Attractive Incentives packages



Highways and Seaports
Two of Mexico's major highways go through Laguna region, located 458 km from the port of Mazatlan, 896 km from the port of Altamira, Tamaulipas, and 1,026 km from the port of Manzanillo, Colima.

Railways
 • KANSAS CITY SOUTHERN
 • FERROMEX
 • LFCD COAHUILA-DURANGO RAILWAY
■ INTERNATIONAL BORDER CROSSING
■ SEAPORTS



SMART CITY

WHAT IS A SMART CITY?



SMART CITY

SMART CITIES AROUND THE WORLD



Project: Sino Singapore Guangzhou Knowldege City
Location: China
Developers: Surbana Jurong / Ascendas
Start: 2010
Area: 12,300 hectares
Investment: US \$11 Billion

SMART CITIES AROUND THE WORLD



Project: SANDBOX CITY
Location: United States
Developers: EYRC Architects
Start: 2018
Area: 27,000 hectares
Investment: USD \$300 Million First Stage

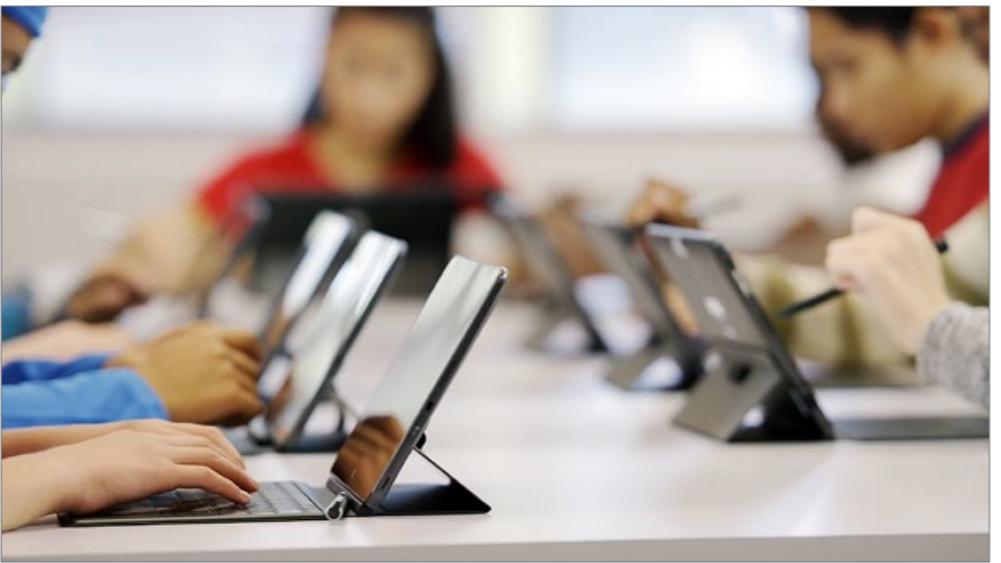


Project: Amaravati The People Capital
Location: India
Developers: Foster + Partners Surbana Jurong / Ascendas
Start: 2016
Area: 21,700 hectares
Investment: USD \$4 Billion



Project: MASDAR CITY
Location: Abu Dhabi, EAU
Developers: Foster + Partners
Start: 2008
Area: 600 hectares
Investment: USD 20 Billion

SMART CITY



Love

...God

...one another

...the world



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