

The first private logistics hub OPPOSITE THE NEW PORT OF MANZANILLO



nexus
LOGISTICS HUB

LOGISTICS YARDS • INDUSTRIAL BUILDINGS • DISTRIBUTION CENTERS (CEDIS) • CORPORATE INVESTMENT

THE VISION BEHIND NEXUS



The growth of the New Port of Manzanillo will generate an unprecedented demand for:

- Logistics yards
- Distribution centers
- Industrial buildings
- Customs services
- Warehousing
- Logistics companies

NEXUS was created to become the private ecosystem that will meet this new logistics demand in the Mexican Pacific.





CENTURY 21 Nuuksu

WE ARE A CENTURY 21® NUUSCA LOGISTICS PARK

Century 21® Nuusca is a developer dedicated to creating unique and transcendental projects that help our clients make their dreams come true. Our name comes from the Mayan language and means 'New Earth,' because our core essence drives us to transform plots of land into wonderful homes.

We have 25 years of experience in the real estate sector, having participated in more than 15 projects, including: Colinas de Montebello, Real de Canná, Tierra Bonita, Privada Coelho, Gran Sayula, Quinta Real and NEXUS.

NEXUS Logistics Hub is a project developed by NEXUS Desarrollos Logísticos SA de CV and marketed by Century 21® Nuusca Desarrolladora SA de CV; companies backed by more than 25 years of experience in the real estate sector and involvement in over 7 asset development and marketing projects.

Our vision is to create strategic projects that generate value, growth, and medium- to long-term investment opportunities, backed by innovation, professionalism, and excellence.

Experience, trust, and strategic vision back each of our projects.



CENTURY 21®

Nuusca

GROWING OUR LEGACY

7

DEVELOPMENTS IN
COLIMA & JALISCO

+1 THOUSAND

RESIDENTIAL PLOTS
SOLD

+25

YEARS OF EXPERIENCE
BACK US

TIERRA  BONITA
— TERRENOS HABITACIONALES —

 nexus
LOGISTICS AREA

 Quinta Real
RESIDENCIAL

 Colinas de
MONTEBELLO
RESIDENCIAL

 Real-Canná
RESIDENCIAL

 COELHO
PRIMEIRA RESIDENCIAL

 RESIDENCIAL
BOSQUE HABITAT



STRATEGIC LOCATION

NEXUS is located in a strategic logistics expansion zone linked to port growth and the main distribution highways towards the interior of the country.

COMPETITIVE ADVANTAGES:

- In front of the New Port of Manzanillo.
- Strategic proximity to ASIPONA.
- Immediate connection to the Manzanillo-Colima highway.
- Privileged location within the logistics growth of the Pacific.
- Capital appreciation tied to port development.
- Limited supply of logistics land.



WHAT CAN BE DEVELOPED WITHIN NEXUS?

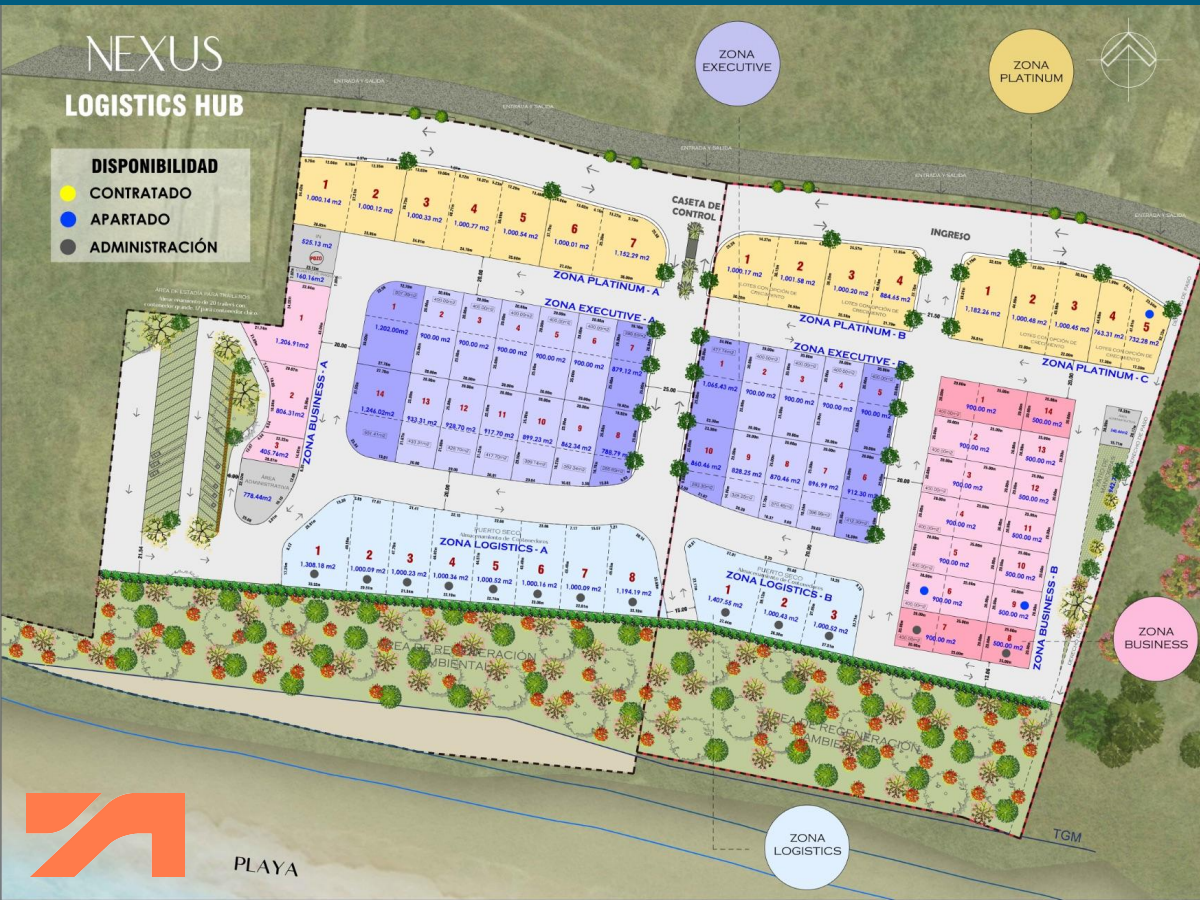


- Industrial buildings
- Logistics yards
- Storage centers
- Administrative offices
- Distribution centers

Ideal spaces for:

- Transport companies
- Customs agencies
- Importers and exporters
- Logistics operators
- Warehousing companies
- Distribution centers
- Last-mile delivery companies
- Freight forwarders
- Asset investors
- Industrial companies

NEXUS ARCHITECTURAL PROJECT



PRICE M2

\$6,000.ºº	\$7,399.ºº
\$6,549.ºº	\$7,500.ºº
\$6,849.ºº	\$7,699.ºº
\$7,000.ºº	\$10,000.ºº

ZONA

IDEAL BUYER PROFILE

LOGISTICS

- Transport Companies
- Logistics Yards

BUSINESS

- Offices
- Business Services

EXECUTIVE

- Industrial Buildings
- Distribution Centers (CEDIS)

PLATINUM

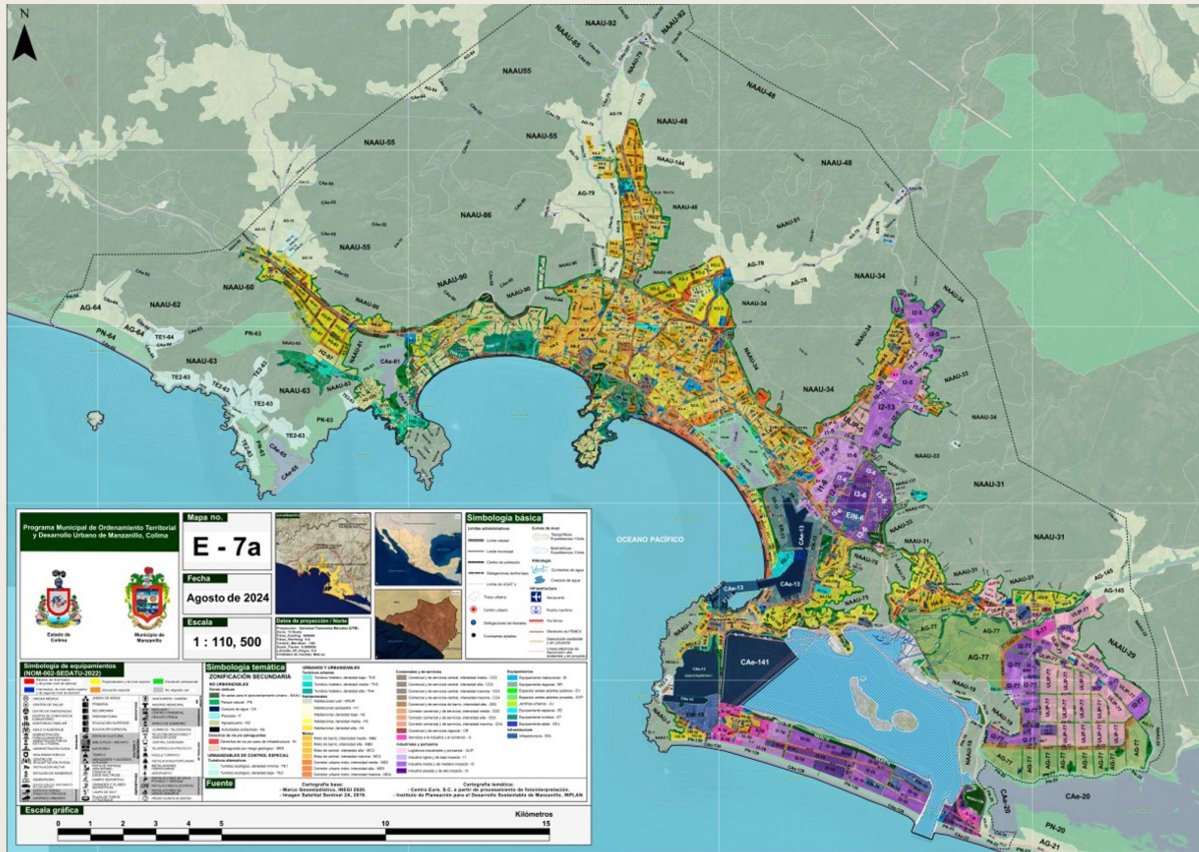
- Premium Investment
- Patrimonial Assets

OPERATIONAL INFRASTRUCTURE OF THE HUB

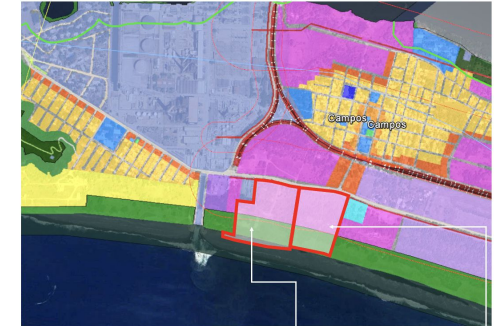
- 24/7 Controlled Access
- *Security Checkpoint*
- Business Center
- Dining Areas
- *Operators' rest Area*
- Centralized Management
- Service areas
- Shared Operational Spaces



COMPLETE LEGAL CLEARANCE



- Private property
- Approved zoning
- Internal building regulations
- Property co-ownership framework
- Comprehensive master plan
- Professional management
- Long-term strategic development



Parque natural - PN
Servicios a la industria y al comercio - S

USO DE SUELO FRACCIÓN 1
S - Servicios industriales y comercio
PN - Parque natural

USO DE SUELO FRACCIÓN 2
S - Servicios industriales y comercio
PN - Parque natural



INVESTMENT OPPORTUNITIES

Initial investment from:
\$200,000 MXN



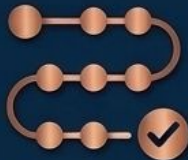
Up to 12 months
interest-free.



Launch
promotions.



Special
schemes for
investors.



Up to 48 months
to pay.



Cash payment
discounts.



WHY INVEST IN NEXUS?

*Prices subject to change without prior notice

Practical Case:



Land Purchase:
\$3,500,000 MXN



Industrial Facility
Construction:
\$8,000,000 MXN



Estimated completed
asset value:
\$15,000,000 to
\$18,000,000 MXN



Estimated
monthly rent:
\$120,000 to
\$180,000 MXN



Average industrial
contracts:
5 to 10 years

Benefits:

- Constant cash flow generation.
- Asset appreciation. ↑
- Long-term industrial lease.
- Equity protection.



WHY INVEST NOW?

- Only 68 lots
- Phase 1 now selling
- Located right opposite the new port
- Launch prices
- High capital appreciation projection
- Limited inventory
- A unique strategic development in Manzanillo



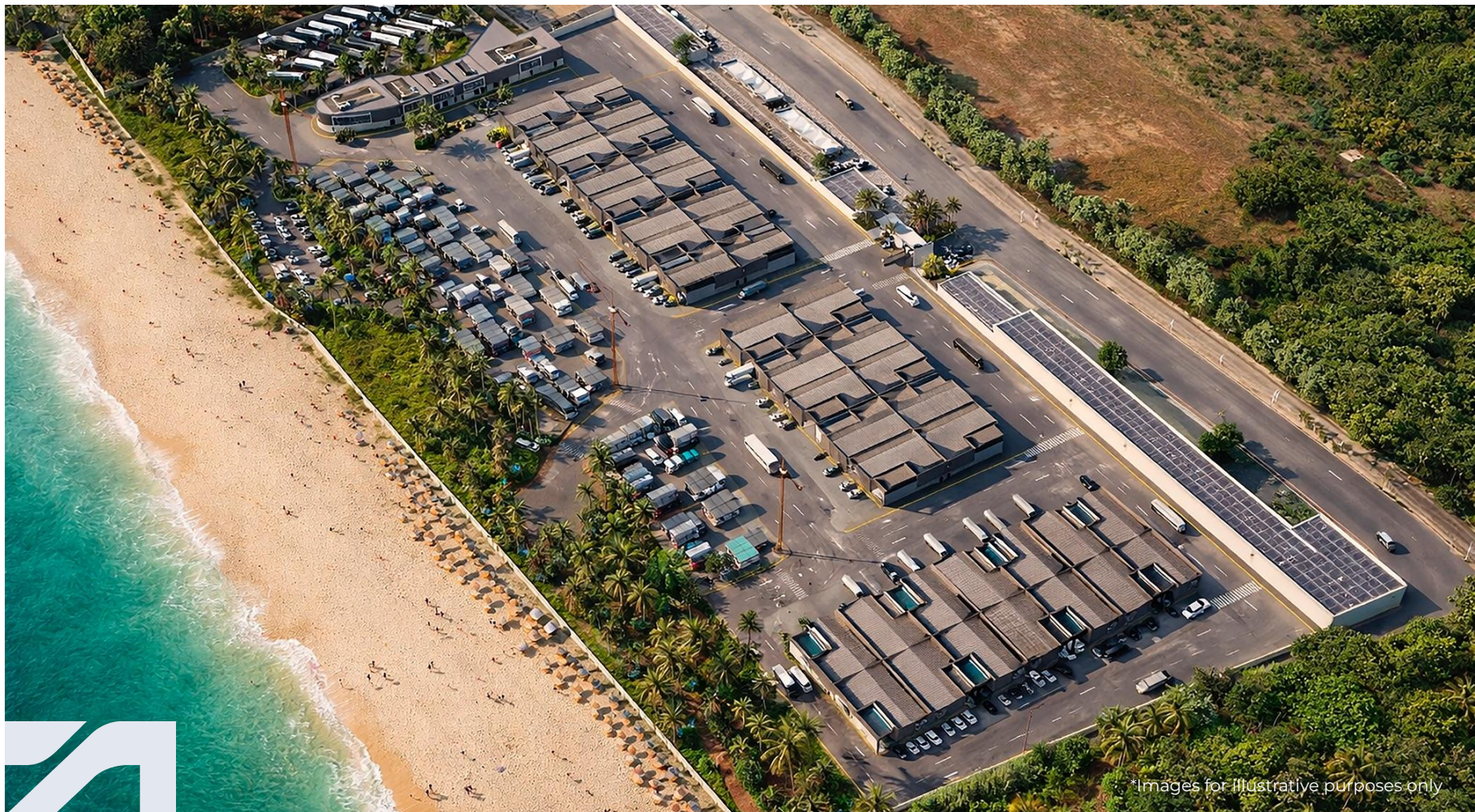
THE IDEAL HUB FOR YOUR INDUSTRIAL PROJECT



*Images for illustrative purposes only



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THE FUTURE OF LOGISTICS IN MANZANILLO STARTS TODAY



OPPOSITE THE NEW PORT OF MANZANILLO

Initial investment from \$200,000 MXN.

ONLY 68 OPPORTUNITIES AVAILABLE



www.nexuslogisticshub.com



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