



# REDEFINING LAST MILE INDUSTRIAL REAL ESTATE

ProximityParks is the **leading, pure-play, last mile logistics real estate** owner in Mexico.

We **acquire, build and lease infill industrial properties** in North America. Our properties are a critical part of the supply-chain infrastructure used by e-commerce and logistics companies, enabling **faster, cheaper and more environmentally-friendly delivery** to customers in the densest urban areas.



# UNLOCKING **COST-EFFICIENT DELIVERY** TO MILLIONS OF URBAN CUSTOMERS.

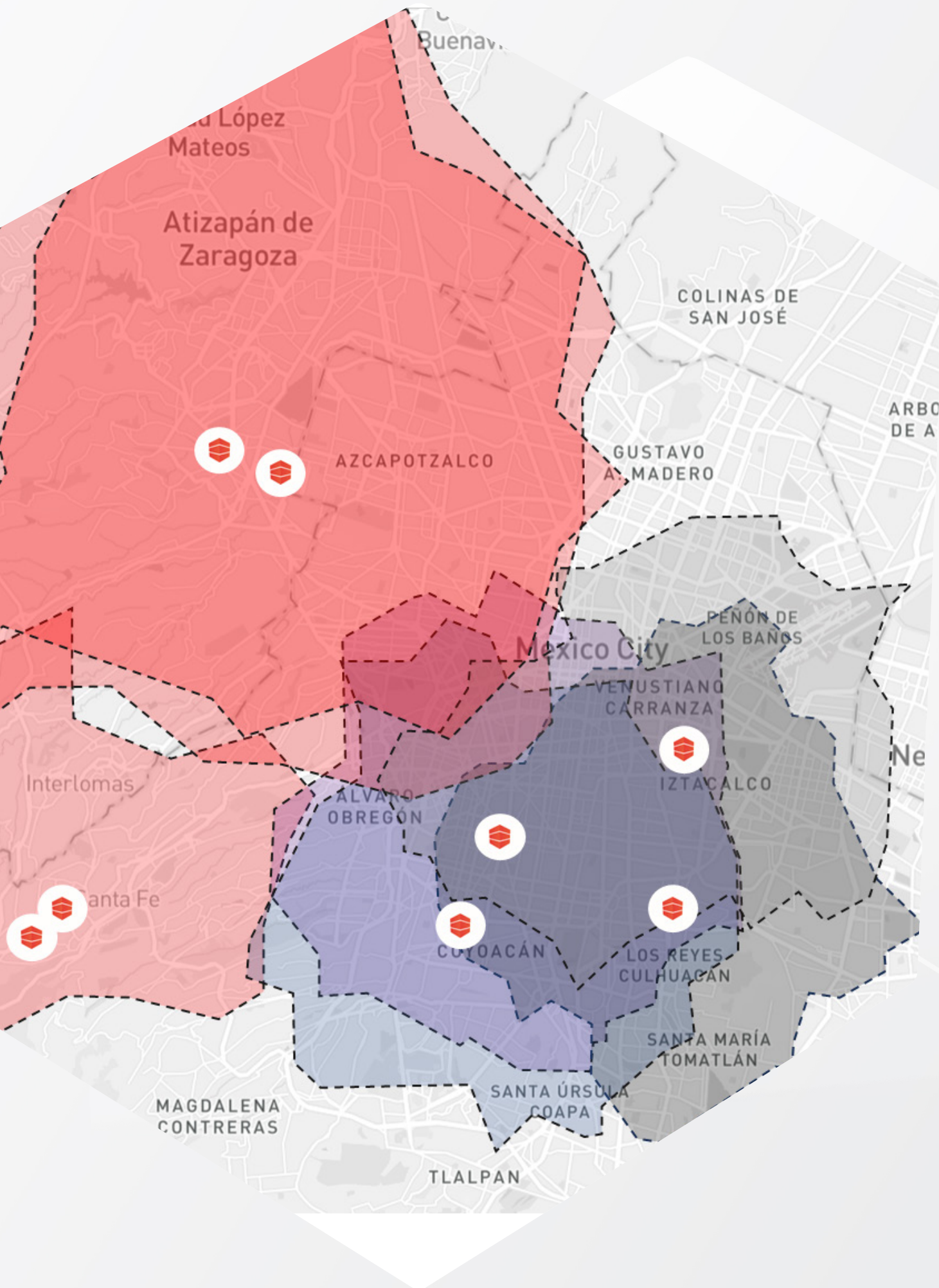
**That's what our strategically located ProximityParks are designed for.**

Proximity to urban customers allows for shorter delivery times and more drops made on a single delivery route. This means more productive drivers and less vehicles contributing to urban traffic and CO2 emissions.

What's more, our tenants can serve their customers faster and at a lower cost, leading to increased customer satisfaction, accelerated growth and higher profitability. This is an all round win for customers, cities, the environment and forward-thinking companies.







## DATA DRIVEN SITE SELECTIONS.

Powered by our internal **Logistics Intelligence Department** and a deep knowledge of last mile logistics operations, gives ProximityParks a unique advantage in selecting the **most efficient and strategically located properties.**

Decades of real estate investing experience, combined with proprietary data and in-house developed analytic tools, enable us to identify the most valuable locations and filter out those that do not meet the ProximityParks standard.

Then, through a stringent pre-acquisition due diligence process, we make sure our properties comply with the strictest legal, environmental, and commercial regulations, thereby providing our tenants with only the best suited real estate solutions.



# INFRASTRUCTURE THAT IS **OPTIMIZED FOR** **PERFORMANCE.**

Our **state-of-the-art last mile industrial parks** help companies build out their business.

We provide our tenants with spaces purposely designed for **efficient logistics** in the last mile. Each ProximityParks offers a highly functional warehouse layout, ample maneuvering yard and parking within a safe and enclosed park setting.







## EXCEPTIONAL PROPERTY MANAGEMENT.

The ProximityParks property management team and its dedicated technicians take great care to **maintain every facility to a high standard** and ensure our tenants are always operating in optimal conditions. Our team delivers exceptional service to our clients, promptly addressing any inconveniences that may arise.

Our satisfaction comes from seeing our tenants truly happy.





# WE MAKE THE LAST MILE **BETTER FOR EVERYONE.**



**At ProximityParks, we approach last mile real estate differently.**

Better for consumers. Better for companies. Better for cities and the environment. In three words, triple net positive.

Each ProximityParks is engineered to a higher environmental and social standard. We prioritize the wellbeing of our tenants, their employees, the communities we are part of and the environment.

Bringing our tenants closer to their customers while reducing their carbon footprint is what moves us. Talk to us about our ESG policies that are central to our culture and business.





# ESG IMPACT METRICS

ProximityParks allows its users to **GET CLOSER** to their final consumers, reducing vehicle transfer times and **saving an average of 20% in their CO<sub>2</sub> emissions to the environment.**

**A ProximityParks asset uses 34% less water** than in the average industrial park.

We have enabled the creation of **~1,100** blue-collar jobs inside urban areas.

**A minimum 20% to 30%** of the energy consumed in our properties comes **from solar panels.**

**We target USGBC LEED certification for our entire portfolio.**

Currently we have:

- 3 Gold certifications
- 8 properties under certification process



# OUR EVOLUTION

2005

The CEO & Co-founder of ProximityParks co-founded Grupo Inverregio, a real estate development firm with over 20 years of experience, headquartered in Monterrey.



2014 - 2016

ProximityParks origins begin at Stanford Graduate School of Business.



2019

The **ProximityParks Fund I** was launched in 2019, reaching **USD \$140 M** in total commitments (including co-investment vehicles).

2023-2024

**ProximityParks Fund II** completed its first closing in October 2023, securing **USD \$190 M** in capital commitments (with a target size of USD \$280 M by final closing).

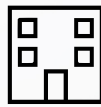
Since its first closing, ProximityParks Fund II has completed **4 acquisitions** and is projected to deploy **49.6%** of the **current** committed capital by 3Q 2024.



**Retail**  
64,000 sqm  
(688,890 sqft)



**Infill Industrial**  
23,000 sqm  
(247,570 sqft)



**Single & multifamily**  
110,000 sqm  
(1,184,029 sqft)



**Office**  
91,000 sqm  
(979,515 sqft)

Over US \$200 M of capital deployed



Was founded in 2017, becoming the first pure-play last mile industrial real estate investment company, focused on Latin America.

2017

2020-2023

**ProximityParks Fund I** completed 11 acquisitions for a total of USD \$169 M: Five have been stabilized with an occupancy rate of 95%, other six properties are being developed under *The ProximityParks Standard*.





# WIN-WIN TENANT RELATIONSHIPS

We have the determination and know-how to go beyond the norm to help our tenants achieve greater success. We believe in fostering a proactive work dynamic, so that we can provide **fast responses, comprehensive actions and above all, positive, transparent results.**

We understand that our tenants' needs are evolving. Our commercial team is tasked with offering flexible and forward-thinking solutions that are right for our tenants, integrate easily into their existing distribution networks, evolve with their fast-changing needs and keep them one step ahead of industry trends.

## SOME OF OUR TENTANTS







THE **FIRST,**  
**LARGEST,**  
**MOST SUSTAINABLE**  
**AND PROFITABLE**  
**LAST MILE** REAL ESTATE  
PORTFOLIO IN MEXICO



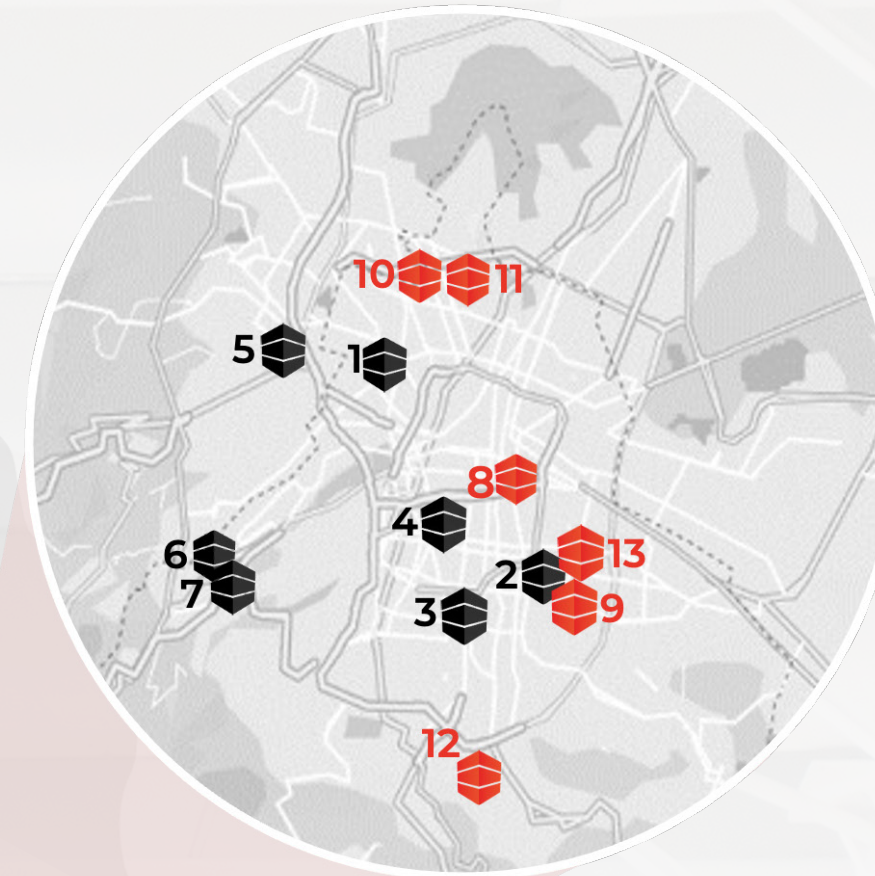


# 17 PROPERTIES IN MEXICO'S MOST STRATEGIC CITIES



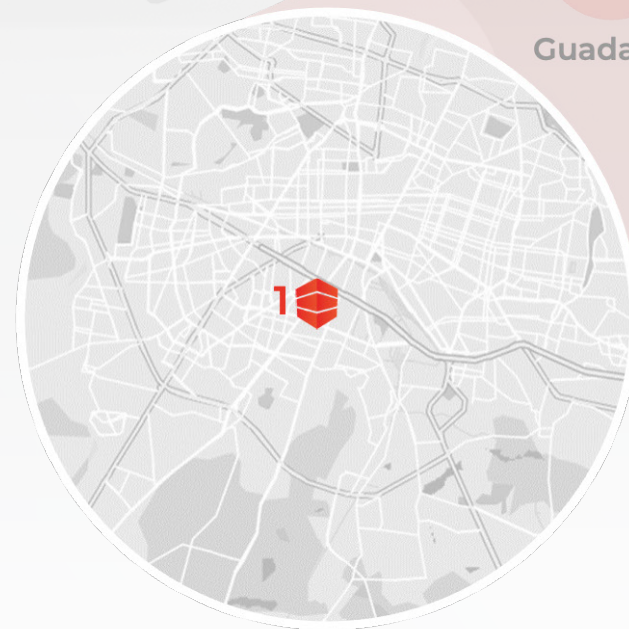
1. ProximityParks Monterrey Centro
2. ProximityParks San Pedro
3. ProximityParks Monterrey Centro II

Monterrey



1. ProximityParks Naucalpan
2. ProximityParks Iztapalapa Norte
3. ProximityParks Coyoacán
4. ProximityParks Del Valle
5. ProximityParks Lomas Verdes
6. ProximityParks Santa Fe I
7. ProximityParks Santa Fe II
8. ProximityParks Viaducto
9. ProximityParks Iztapalapa II
10. ProximityParks Vallejo I
11. ProximityParks Vallejo II
12. ProximityParks Xochimilco
13. ProximityParks Iztapalapa III

Guadalajara



1. ProximityParks Guadalajara Centro

Mexico City

**+430,000 SQM  
OF LEASABLE SPACE**



# GET CLOSER<sup>®</sup>

## Contact

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