



EXECUTIVE SUMMARY

Description of the Property:

It is a flat land of 28 hectares, located in the Novitiate Sector, Commune of Pudahuel, 20 minutes from the Center - and South - Northwest and East of Santiago, located in the surroundings of Enea and the Pudahuel International Airport. And it is subdivided into two Lots:

Lot A) 12 hectares

Lot B) 16 hectares

Its main technical and functional characteristics are:

1) Constructibility Potential: 140 - 150 thousand m² (50% of the total land area), plus free parking areas - maneuvering yards - interior streets - green spaces and leisure and recreation - open sectors for logistics and vehicles - containers and machinery

2) It has Consumptive Water Rights for 21 liters / sec (great flow available).

3) It has its registered mining properties.

4) It has Authorizations and Permits (ministerial and municipal), to develop and manage:

- Industrial / Commercial Parks for Warehouse, Storage and Wholesale Distribution activities
- Transport and Logistics Centers (Roadway)
- Fair Centers - Exhibitions / Events and Shows
- Technological and Innovation Parks.
- Collection and Logistics Centers for Transport Vehicles (land / air / sea) and light and heavy machinery.
- Sports / Recreational / Social / Educational / Cultural Complexes
- Agro-Industrial and Productive Projects
- Sustainable Energy Plants
- Technical feasibility to operate a Heliport and/or a Park of Drones and air-functional Technologies.
- Social Integration Housing Complex (with State Subsidies)

5) It is located in a safe, quiet and protected environment.

6) It is connected to the new southwestern access of the International Airport and is integrated with expedited routes to and from both Ports of the V Region (Valparaíso and San Antonio).

7) It has access to fluid road connectivity with Routes: 68 - 78 - 5 north / South - Northeast - the Andes / Mendoza and has easy access to peripheral Communes.

8) It has Public Locomotion at the door (Urban Transport Network).

9) It has a general Urbanization; (three-phase electricity, drinking water and deep wells for the extraction of groundwater).

10) The Property is strategically located in an area of great social - housing - commercial - urban - road expansion, close to two new real estate developments ("PDUC" / Conditioned Urban Development Projects), which projects it as a land of great industrial, commercial-residential potential and welfare and utility services, both public and private.

It is estimated that in this area, in the coming years, a population of more than 200,000 people will establish itself, generating a hub of activities superior to several cities and communes in Chile.

In addition, due to the size and location of the projects in the design phases and/or in the process of implementation, modern road solutions will necessarily be developed to be able to move large amounts of people and vehicles to and from the area.

This will be a factor of development and incremental economic growth and of a great real estate capital gain.

The current commercial valuation of the Land (according to a recent technical-economic appraisal suggested by an accredited Real Estate Consulting Company) is 2.5 UF / mt² (equivalent to USD 105).

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