



PALERMO
MORE THAN A FREE TRADE ZONE

ISO 9001
ISO 14001
OHSAS 18001
BUREAU VERITAS
Certification





LOGISTICS TURNKEY SOLUTIONS.



Strategic location



**Local Tax incentives and
Free Trade regime**



Multimodal Transportation



Port Operation



Industrial and Logistic Cluster



Eco-friendly projects

ZONA FRANCA PALERMO

Strategic Location - Business Opportunities



Main aspects of our services offer



Located in Palermo, district of Sitionuevo, on the east side of the Magdalena river. **In front of Barranquilla**, main industrial city on the Colombian northern Coast.



Next to Palermo Port Society facilities. Multipurpose port: both maritime and fluvial.



30 minutes away from Ernesto Cortissoz International Airport.



Savings on cargo handling between port facilities and Palermo Free Trade Zone. Able to execute direct discharge from Palermo port to **Palermo Free Trade Zone**.



Access to the entire country. Interconnected with the National main 3G & 4G roads.

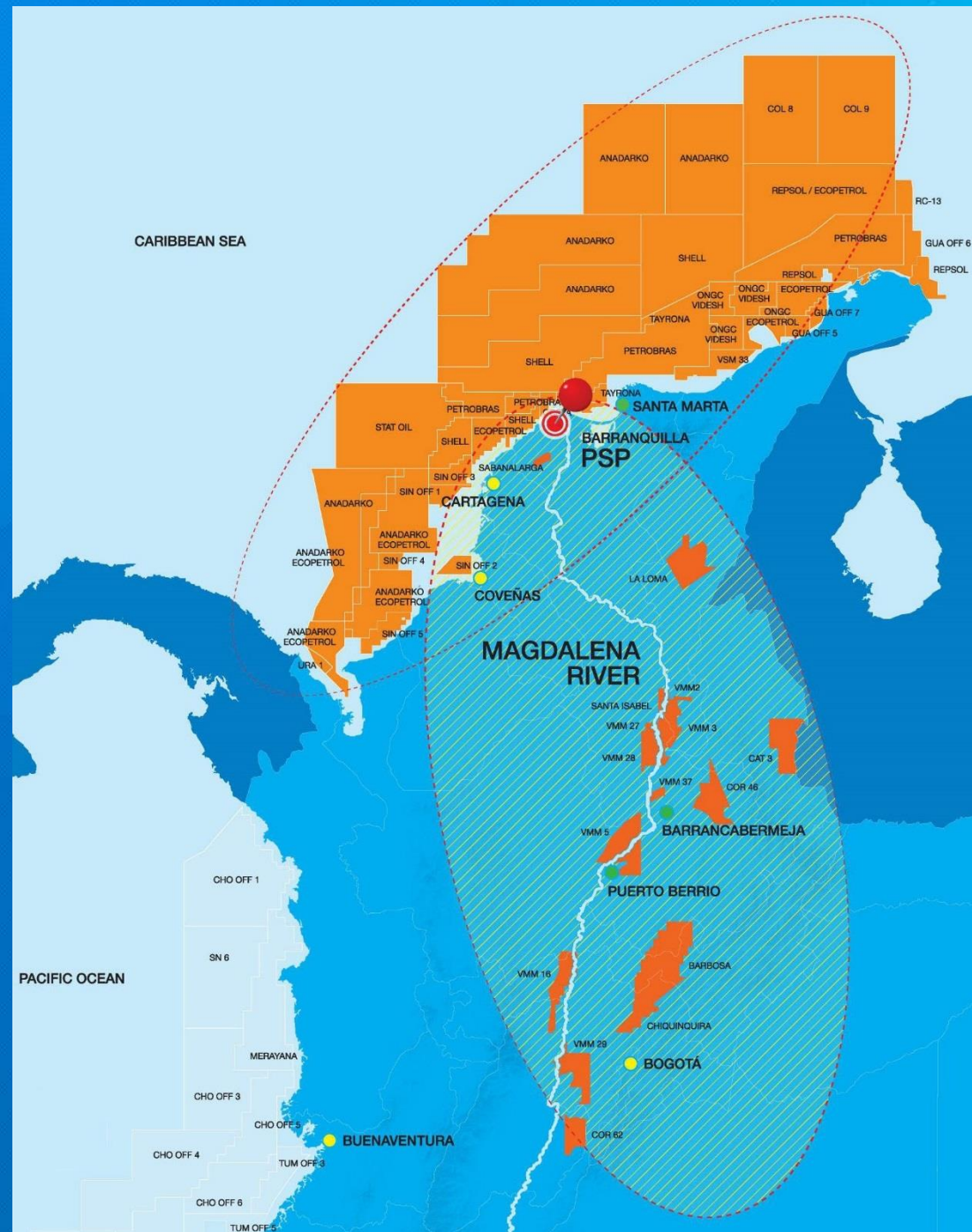
Lower operational times and cargo freight costs.

Palermo Logistics Cluster

A ONE STOP SHOP FOR OFFSHORE
AND UNCONVENTIONAL LOGISTICS.

COREMAR

PALERMO
MÁS QUE UNA ZONA FRANCA



ZONA FRANCA PALERMO

Strategic Location – Access Ways & Distances



Thanks to our location on the Magdalena River shore line, Barranquilla's main roads and industrial zones and the Ruta del Sol national highway (connecting Bogota and Santander region) our customers can design expedite and cost-efficient haulage and distribution operations.



ZONA FRANCA PALERMO

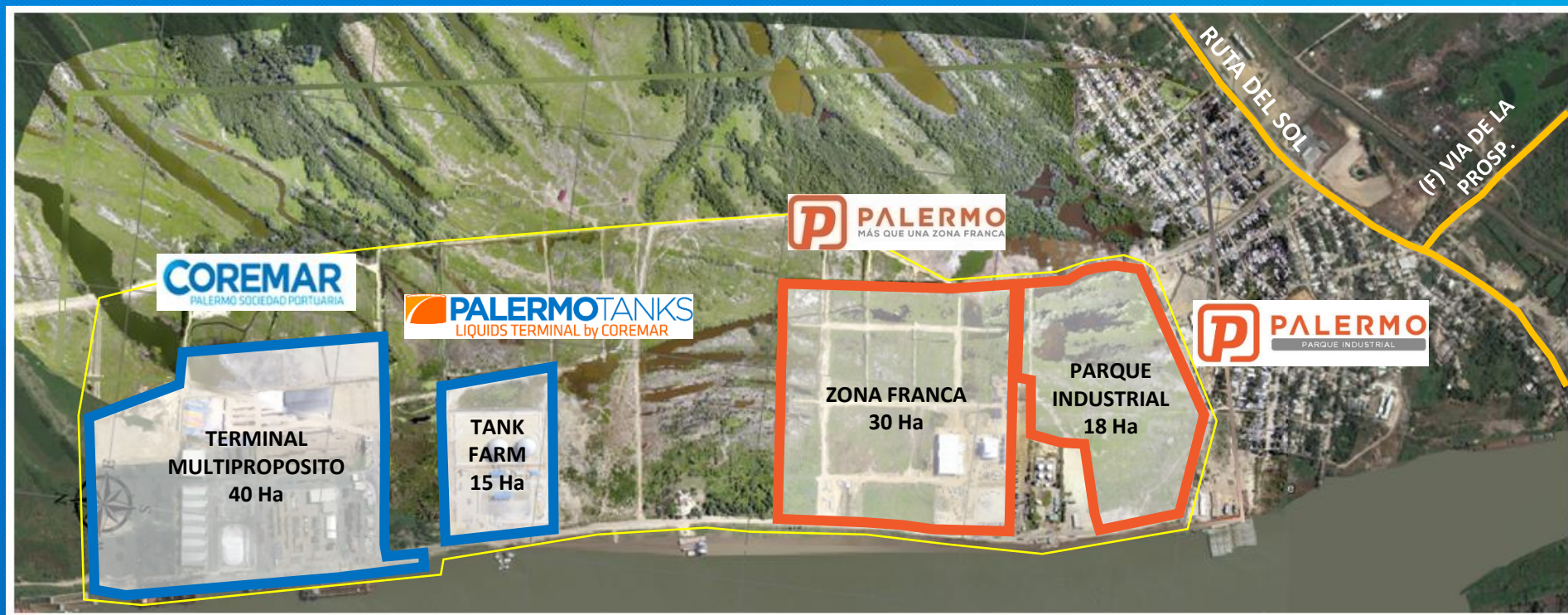
To Palermo Sociedad Portuaria: 1,000 Meters

To Puerto De Barranquilla: 6,3 Kilometers

Palermo Logistics Cluster

COREMAR

First and only integration of logistics services in the country. 4 regimes working together, united. Free Zone, CDLI, Primary Customs Zone and Industrial Park.



170 HECTARES OF
LOGISTICS & INDUSTRIAL
INTEGRATION

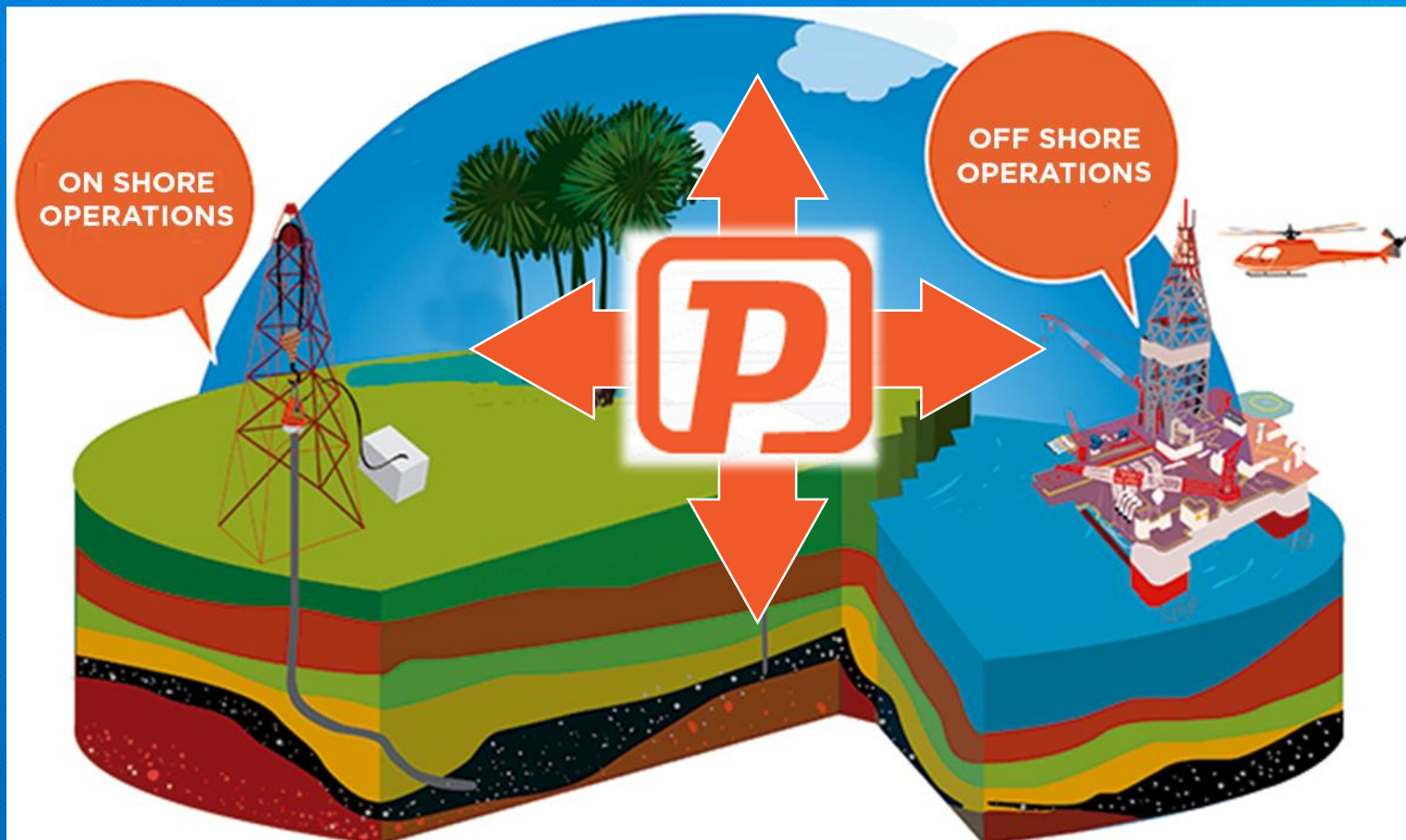
Palermo Logistics Cluster

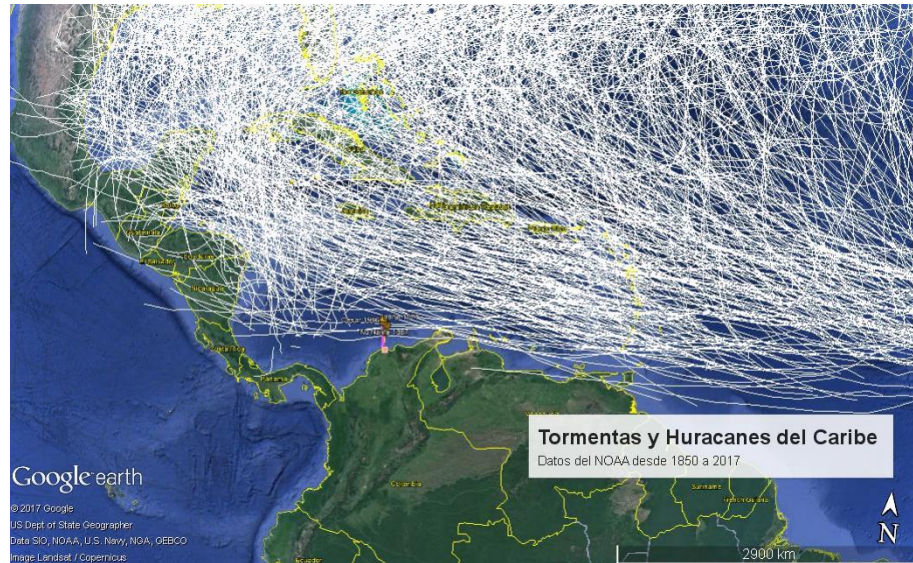
COREMAR

Ready to support the development of Oil & Gas exploration in Colombia's oceans and hinterland:

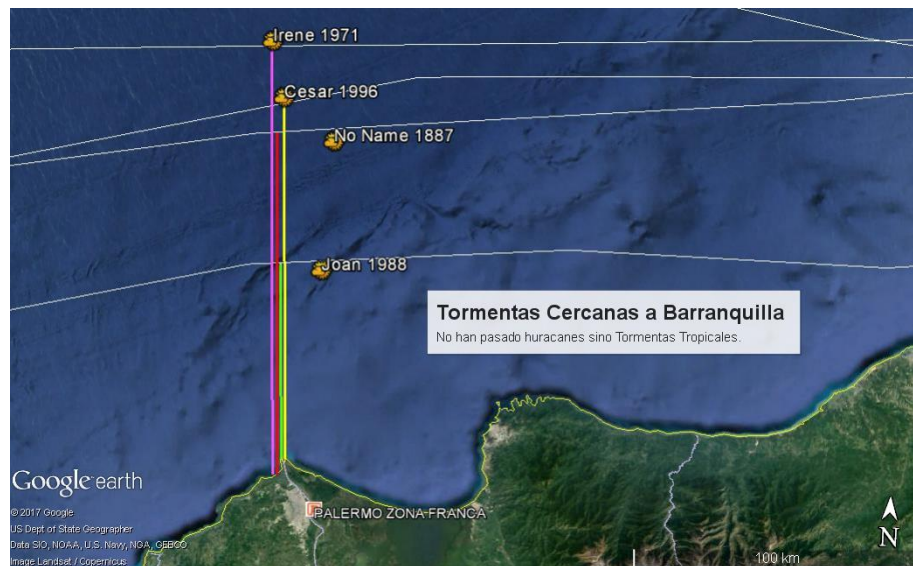


ONSHORE
OFFSHORE





Thanks to our location, close to the Parque Isla de Salamanca National Park and close to the Sierra Nevada de Santa Marta mountain range, we are in a zone that has been historically free of natural phenomena such as hurricanes. This is an additional and important guarantee for any business looking to establish itself in our Cluster.



During the last 167 years, we have had only 4 prominent climatic events in the category of tropical rainstorm. We haven't had presence of hurricanes in the zone.

CONCEPT	COLOMBIA	FREE ZONE	TYPE OF QUALIFIED USER
	2018	2018	
INCOME TAX	33%	20%	INDUSTRIAL USER
INCOME TAX SURCHARGE	4%	0%	
CUSTOMS DUTIES <i>(for foreign goods)</i>	0 % to 15 %	0%	INDUSTRIAL & COMMERCIAL USER
VAT <i>(for national goods)</i>	19%	0%	INDUSTRIAL USER
PARAFISCAL CONTRIBUTIONS	13%	0%	INDUSTRIAL USER

* Applicable to profit surplus >\$800 MM

ADDITIONAL INCENTIVES

VAT exemptions for raw materials and consumable goods bought in Colombia and that will be used in the process being developed inside the free zone by the qualified society.



LOCAL TAX INCENTIVES

- 100% exemption on **Industry and Commerce** tax for 10 years.*
- 100% exemption on **Property Tax** for 10 years
- Exemption on the payment of **Urban Planning tax** when emitting construction licenses.

* **Note:** A minimum of **10 new jobs** for people of Sitionuevo municipality must be created.

IN AN HOUR

Our compromise towards our customers is that we can fulfill all foreign Exchange operations handled by **ZONA FRANCA PALERMO**, such as:

-  **RECEIPTMENT OF DOCUMENTS**
-  **REVISION OF DOCUMENTS**
-  **APPROVAL OR REJECTION**

In **maximum** an hour.

Today, this KPI shows us that we are doing this in under **20 minutes** and we are working towards improving it in benefit to all our customers.



ZONA FRANCA PALERMO

Layout Of Our Free Zone Park + Industrial Park (PPI)



Google earth

Image © 2018 DigitalGlobe

— First Phase (8,45 Ha)

— Area Being Used

— Total Area (30 Ha)

— **Palermo Parque Ind.** (18 Ha)

ZONA FRANCA PALERMO

Our Current Layout



- Free Trade Zone Area: 30 Ha.
- Built To Suit Infrastructure
- Yard Operations
- Free Trade Zone Offices



Our main access way with warehouse No. 1 , Agrifeed plant development and partial view of Ecopetrol and Seven Seas yard.

(Photo September 2017)

Yards Fitted to Your Requirements **Open** Space Solutions

At ZONA FRANCA PALERMO, we have enough area for the development of any operation requiring open spaces. Starting at 1,000 M2 and with load bearing capacities ranging from 2 MT/M2 to whatever you need, we can adapt and develop our areas as per your standards.



Yards Fitted to Your Requirements **Open Space Solutions**

Starting with simple designs and up to fully fitted and constructed areas, we can accommodate your requirements and work hand in hand with our customers, starting from scratch (green field projects) and until we deliver a fully developed area.



Yards Fitted to Your Requirements

Open Space Solutions

Our yards are adaptable to many operations and we work with our customers hand in hand in order to develop our areas to their necessities.



ZONA FRANCA PALERMO

Warehouse Number 1



WAREHOUSE NUMBER 1

Solutions For Storage and Industrial Development

Note: Images are of a real warehouse and for reference only

ZONA FRANCA PALERMO

Warehouse Number 1



WAREHOUSE NUMBER 1

Solutions For Storage and Industrial Development

Note: Images are of a real warehouse and for reference only

Warehouse No. 1. For Commercial or Industrial Development Solutions For Any Productive Process.










Internal Storage area, Warehouse Number 1



Loading Area, Warehouse Number 1

Warehouse Number 1. – 6,459 M²* **Solutions** for any productive process.










-  **Total Storage Area:** 4.225 M².
-  **Height:** 12 mts laterals & 13 mts at the highest point.
-  **Floor:** Load bearing capacity, 6 MT/M², built for heavy traffic.
-  Fire fighting system on site.
-  Voice and data cabled.
-  6 electrical roll-up doors.
-  Private parking spaces for automobiles and Green zones.



***Note:** Total lot area

Note: Images are of a real warehouse and for reference only

Warehouse Number 1. – 6,459 M²* **Solutions** for any productive process.

-  **Administrative Area:** 455 M²
(Two floor building).
-  Administrative offices.
-  Reception.
-  Storage areas and Meeting rooms,
-  Lockers
-  Technical room
-  Lunch area
-  Bathrooms for men and women
-  Showers for men and women..



*Note: Total lot area

Note: Images are of a real warehouse and for reference only



Occupation Index: 70%

Maximum height permitted: 4 floors and/or 24 m.

Loading & unloading bays: minimum width: 18.50 m

Basements or semi-basements: Not permitted.





Enclosures:

Only temporal enclosures are permitted. They must be easily constructed and removable.

Isolation:

Lateral and posterior: 3 m minimum
Main: 5 m. minimum.

Parking space:

-  1 parking space for every 350 M2 built: Visitors
-  1 parking space for every 700 M2 built: Private.
-  1 handicapped parking space for every 30 parking spaces built.
-  1 loading and unloading platform for every 700 M2 constructed



Electricity:

13.2 kV Electrical Substation.
4 MVA capacity and expandable if required.
All cables run underground..

Aqueduct:

Water comes from the Magdalena River and it is treated through a basic treatment process.

The water supply system has a water treatment plant, 8 reservoir tanks (400m³ total capacity), pump station and distribution network.
Total supply capacity: 4.65 l/s.

Storm Drains:

Rain waters are handled by an independent storm drain system constructed below the paved access ways. This system flows into a retention lake and are subsequently sent to the Salamanca Park water system..

Sewer System:

The sewage system used to handle domestic waste waters will make use of an Residual Water Treatment Plant. This plant will be able to handle muds and sediments. Once treated, the clean water will be pumped to the Magdalena River in compliance with the regulations put forth by the competent authority, Cardique.

ZONA FRANCA PALERMO

Common Areas and Services



- Access Ways:** Complete internal road network. Fully paved and 10.50 m wide, Designed with a load bearing capacity of 52 ton. Its turn radius Will be 15m.
- Sidewalks:** Concrete sidewalks and 2 meters wide green zones. Each sidewalk and green zone will be designed with a 2% slope towards the road.
- Truck Scale:** One, 80 ton maximum capacity truck scale.
- Security and surveillance:** CCTV throughout the free zone's perimeter.
- Fire Fighting System:** **ZONA FRANCA PALERMO** has a main firefighting water system that connects individually with every warehouse. This system has a storage and reserve tank as well as a pump station that supplies water to all the hydrants located throughout **ZONA FRANCA PALERMO**.



August 2018 – Projects and Current Customers



August 2018 -Current Customers, Container Operations









April 2018 – 24/7 Operations – Night Shift



April 2018 – 24/7 Operations – Night Shift



August 2018 – Projects Underway, Lots 33 to 37



FUNDACIÓN BUENAMAR

FUNDACIÓN BUENAMAR seeks to aid in solving the deep social inequalities that limit the development of our community, it also seeks to improve the quality of life of our neighbors and most valuable resource, the children.



COREMAR

More than 350,000 square meters built in industrial and service oriented parks offering amongst other services: warehousing, office space, data centers and built to suit projects.

Leaders in the operation of free trade zones in Colombia, handling over 34% of these areas nationwide.

Certifications:
ISO 9001 / BASC / LEED GOLD / TIER III

59 years in the Colombian market, outstanding HSE standards, focused on services for the Oil & Gas sector.

Leaders in the provision of logistics turnkey solutions with the support of its own infrastructure along the Colombian atlantic and pacific coasts.

Ample Know how in offshore / onshore operations.

Certifications:
ISO 9001 y 14001 / OHSAS 18001 / RUC / BASC / PBIP