

INVESTMENT OPPORTUNITY



W E L C O M E
T O P A C T I A



We offer **flexible spaces** for business and as a company we customize **solutions to the business environment** and the needs of our customers with an emphasis on connectivity.



PACTIA

Espacios que conectan

OUR INVESTORS



Multinational platform

Stability and financial wherewithal
Experience and recognition



Operational experience

Vertical integration
Project development capability



A quarter-century investment experience

Over 73 billion COP fund under management
and 6,5 million account holders



OVERVIEW COLOMBIA



POPULATION (2020)	50,372,424
CAPITAL CITY	BOGOTÁ D.C
OTHER IMPORTANCE CITIES	MEDELLÍN, CALI, BARRANQUILLA, BUCARAMANGA, CARTAGENA
GDP (2019)	US \$ 323,777 BILLIONS
GDP PER CAPITA (2019)	US \$ 6,427
EXCHANGE RATE (2021)	3,600
BOND CREDIT RATING - MOODYS	Baa2 - STABLE
CURRENCY	PESO - COP
# INTERNATIONAL AIRPORTS	14
# SEAPORTS	10

SOURCE: DANE, MINISTERIO DE COMERCIO

WHY COLOMBIA?

GUARANTEE OF A SAFE AND PROFITABLE INVESTMENT:

- The International Institute for Management Development (IMD), ranks Colombia as second in Latin America in terms of personal safety and adequate protection of private property
- The World Bank (Doing Business 2019) among 183 countries ranks Colombia as the fifth country in the world and first in Latin America that most protects investors.
- According to ECLAC, GDP growth in 2021 will be 5%, above the estimated average for Latin America of 3.7%.

TAX EXCEPTION:

- Colombia offers a Free Trade Zone Regime where the Companies obtain a reduction of the Tax on Income from 32% to 20%. There are no import duties. VAT exemption for goods sold from Colombia to the free zone.
- Salary and training incentives and tax deduction of up to 175% of the investment for companies that carry out r & d projects. The income generated from innovative projects does not generate taxes and the imported equipment for this activity is exempt from VAT.

GOOD BUSINESS RELATIONS:

- Colombia has 17 Free Trade Agreements (FTA) , which allow preferential access to more than 60 countries and almost 1.5 billion consumers in all markets, including the United States, the European Union, Brazil, Mexico, Chile, Peru, Costa Rica and South Korea.
- Colombia has more than 3,540 maritime export routes and has access to 493 ports around the world.

WHY COLOMBIA?

SOCIAL AND ECONOMIC DEVELOPMENT:

- The country's middle class increased, reaching around 30.8% of the Colombian population in 2018, reducing inequality gaps in the country. The Colombian middle class is expected to represent 46% in 2025 (24.7 million inhabitants).
- Colombia has multiple development centers: 14 cities with a population of more than 500,000 inhabitants and 27 cities with more than 250,000 inhabitants, which has helped redistribute the growth and economic development of the country in intermediate cities. It is expected that by 2023, 15 cities will have more than 500 thousand inhabitants each.

COLOMBIA - NACIONAL LOGISTIC COLOMBIAN PLAN

WHAT COLOMBIA WANT TO ACHIEVE BY 2030

- Colombia want to reduce by 1 week the time of comercial tarde.
- Reduce by 50% the cost of export a container.
- Reduce the time importing and exporting goods in Colombian seaport from 230 hours to 48 hours.
- Finish 4G road and new train conexión that will reduce logistic cost.
- Colombia wants to reduce logistic cost to 9,5%, Similar to OCDE rate.

HOW IS COLOMBIA GOING TO ACHIEVE IT BY 2030

- Intermodal Connectors (Road, River and Railroad).
- Optimize export and import procedures and seaport policy.
- Strengthen the institution.
- Provide acces to the information.
- Finish 4G road connection.
- Loading logistic normative procedures
- Ambiental managment
- Logistic platforms in Buenaventura, La Virginia and Turbo.

CORPORATE COWORKING VENUES



LÓGIKA MADRID
Madrid -Colombia



LÓGIKA CALLE 13
Mosquera -Colombia



LÓGIKA SIBERIA
Tenjo -Colombia



LÓGIKA VÍA 40
Barranquilla -Colombia

OVERVIEW BOGOTÁ



POPULATION (2019)	8.6 MILLIONS
GDP (2019)	US \$ 102.05 BILLIONS
ECONOMIC GROWTH (2019)	3.60%
GDP PER CAPITA (2019)	US \$ 9,057
INFLATION (2019)	3.5%
UNEMPLOYMENT RATE (2019)	10.90%
EXPORTS (2019)	US \$ 4,493 MILLIONS (FOB)
IMPORTS (2019)	US \$ 4,493 MILLIONS (CIF)
NATIONAL LONG TERM RATING - FITCH RATING	AAA
AREA	1,775.98 KM ²
MUNICIPALITIES METROPOLITN AREA	SOACHA, CHÍA, FUNZA, MOSQUERA, MADRID

SOURCE: DANE, MINISTERIO DE COMERCIO

LÓGIKA MADRID – BOGOTÁ DESCRIPTION



Lógica Madrid is located in the east of Bogotá City, approximately 20 kilometers away and about 15-25 minutes. Its location is strategic as it is on the road that connects the city with the east of the country and allows access to the city from two important roads, Calle 13 highway and Calle 80 Highway, close to one of Madrid's suburban train station, which will start operating in 2023 and Logistic Parks and Free Zones.

GLA: 111.711 SQM
27 WAREHOUSES FROM 680 SQM TO LEASE

FEATURE	
Clear high	11.30 m
Floor loading	5 ton/sqm
Plate thickness	15 cm
Roof material	Metal structure + metal tile
Internal road thickness	18 wide RC pavement accessing to loading area
Walls and facades	Hollow Block or concrete wall up to 6 meters and metal panel up to roof
Electricity	30/25KVA Depent of the lot
Fire fighting protection system	Cabinet or sprinkler system in accordance with regulations
Energy and lighting	Retie Retilap regulations



OVERVIEW BARRANQUILLA



COLOMBIA

PUERTO COLOMBIA

GALAPA

SEAPORT
BARRANQUILLA

SOLEDAD

BARRANQUILLA

POPULATION (2019)	2.0 MILLIONS
GDP (2019)	US \$ 14,000 MILLIONS
ECONOMIC GROWTH (2019)	3.40%
GDP PER CAPITA (2019)	US \$ 5,967
INFLATION (2019)	4.3%
UNEMPLOYMENT RATE (2019)	7.8%
EXPORTS (2019)	US \$ 1.359 MILLIONS (FOB)
IMPORTS (2019)	US \$ 2.537 MILLIONS (CIF)
NATIONAL LONG TERM RATING - FITCH RATING	BBB
AREA	154 KM ²
MUNICIPALITIES METROPOLITAN AREA	SOLEDAD, PUERTO COLOMBIA, GALAPA, MALAMBO

SOURCE: DANE, MINISTERIO DE COMERCIO

LÓGIKA VÍA 40 – DESCRIPTION



Strategically located to the north of the city in the industrial zone of Barranquilla, connected to the main road, maritime and river trunk lines of the country, with access through Vía 40 highway or by Circunvalar Avenue.

Our logistics center is located 5 km from the Superpuerto project, 5 km from the city center, 20 km from Pumarejo Bridge and 25 km from Ernesto Cortissoz Airport.

GLA: 57.333SQM

WAREHOUSES FOR RENT AND SALE 69.3 HECTARES IN GROWTH

FEATURE	
Clear high	11 m
Floor loading	5 ton/sqm
Plate thickness	18 cm
Loading dock	Leveling platform: 1.25 m clean height Mechanical platform: 6 x 8 Maneuvering area: 25 m on the front of the warehouse
Internal road	15 meters on main road, 10 meters on alternate road
Electricity	From 5KVA by warehouse
Lighting type	19W T8 fluorescent lamp
Structure type	Ported in concrete, with metal trusses and strap



OUR CLIENTS



OUR FOCUS



FLEXIBILITY



**MARKET
INTELLIGENCE**



SAFETY



SERVICE



CONVENIENCE



LOCATION





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PACTIA

Espacios que conectan

