

EXECUTIVE SUMMARY

PETROPOLIS - Integrated Development of the Naco Valley, Honduras

October 2026 | Executive presentation for investors and financial institutions

1. General Overview

PETROPOLIS is an economic, industrial, commercial, residential, and infrastructure development project conceived as a group of strategic investments to promote sustainable growth in the Naco Valley, municipality of Quimistán, Santa Bárbara Department, Honduras.

The complex will be located at kilometer 26 of the CA-4 Western Highway, on private property encompassing more than 700 manzanas (approximately 490 hectares), with access to major logistics, industrial, and commercial corridors in the country.

Its development model integrates independent but complementary projects that will generate revenue through the sale of water, energy, construction materials, real estate, fuels, commercial services, and agroindustrial production.

According to the October 2026 presentation, the project is led by Francisco Rodolfo Jiménez Buchalter, CEO, and Guillermo Milla French, COO.

2. Main Investment Components

Project	Main Characteristics
Drinking Water - Aguas La Laguna	Water intake, purification, storage, and distribution; planned expansion from 450 to 1,500 gallons per minute.
Energy - Mayan Energy	Solar photovoltaic plant with battery storage and potential thermal backup.
Petro Agregados	Extraction and processing of stone aggregates, concrete, and construction-related products.
Residential Development	Six residential projects with approximately 4,000 planned housing units.
La Laguna Service Station	Fuel sales, convenience store, coffee shop, and automotive services.
Commerce and Services	Shopping center, market, hotel, events center, and transportation terminal.
Agroindustry	Agricultural production, processing, marketing, and landscaping.
Environment	Forest restoration, water treatment, parks, and conservation programs.

3. Priority Projects and Investment Figures

Drinking Water – Phase I: US\$2.04 million. Estimated start: 6 months. The first phase includes a stated investment of US\$2,043,000 to develop water intake, conveyance, storage, and purification infrastructure. The project will leverage its proximity to the Chamelecón River to supply the complex and neighboring communities.

Mayan Energy: US\$35.29 million. Estimated start: 10 months. The energy component calls for an investment of US\$35,290,000, with indicated photovoltaic capacity of approximately 36.5 MWp, battery storage, and a maximum delivery capacity of 20 MW. Electricity sales will primarily target the Honduran power market.

Phased development. The service station, aggregates business, and Mayan Hills residential project have preliminary operational start timelines of 7, 8, and 7 months, respectively, subject to financing and execution.

These figures are estimates from the original presentation and do not represent audited budgets or financing commitments.

4. Competitive Advantages

- Strategic location: Connections to San Pedro Sula, Puerto Cortés, and markets in Guatemala and El Salvador.
- Land availability: More than 700 manzanas of privately owned land, with areas designated for different economic activities.
- Access to natural resources: Water resources near the Chamelecón River and deposits of stone materials suitable for industrial use.
- Commercial integration: Water, energy, and construction projects can supply both PETROPOLIS and external customers.
- Revenue diversification: A combination of industrial, real estate, commercial, energy, and agricultural activities.

5. Economic and Social Impact

PETROPOLIS aims to become a regional hub for investment, employment, and productive development. The presentation identifies the creation of at least 4,000 direct jobs as an aspiration associated with the integrated development of the complex.

Additional benefits are expected from housing construction, drinking water supply, electricity generation, infrastructure improvements, and new opportunities for small and medium-sized enterprises.

The environmental component includes restoration of approximately 200 manzanas of forest, wastewater treatment, and the adoption of sustainability practices.

6. Investment and Financing Structure

PETROPOLIS's strategy allows each business unit to be structured as an independent investment project, with its own budget, schedule, revenue model, and financial structure.

This creates opportunities for debt financing, equity investment, strategic partnerships, and participation by sector-specialized investors.

The presentation expressly indicates openness to equity participation by investors in agricultural, industrial, and commercial projects, as well as real estate transactions.

7. Recommended Next Steps

To move toward formal presentations to financial institutions and investors, priorities include consolidating feasibility studies, updating investment budgets, verifying legal documentation and permits, structuring financing sources, and preparing individual financial projections for each project.

It will be especially important to determine which projects are ready to begin operations in the short term and which require larger investments or additional studies.

8. Executive Conclusion

PETROPOLIS represents a comprehensive regional development proposal combining essential infrastructure, natural resource utilization, industrial activity, real estate investment, and commercial services on a single geographic platform.

Its principal conceptual strength is the complementarity among its projects, allowing the development of basic infrastructure to stimulate new productive and commercial investments.

Phased implementation offers the opportunity to prioritize business units with potential for early revenue generation while financing is structured for larger-scale developments.

The complex's economic potential will depend on technical and commercial validation of its components, the actual availability of financing, and the execution capacity of the development team.

Source: PETROPOLIS presentation, October 2026, 113 pages. This summary reflects figures and projections provided by the project sponsors and does not constitute an independent feasibility assessment.