

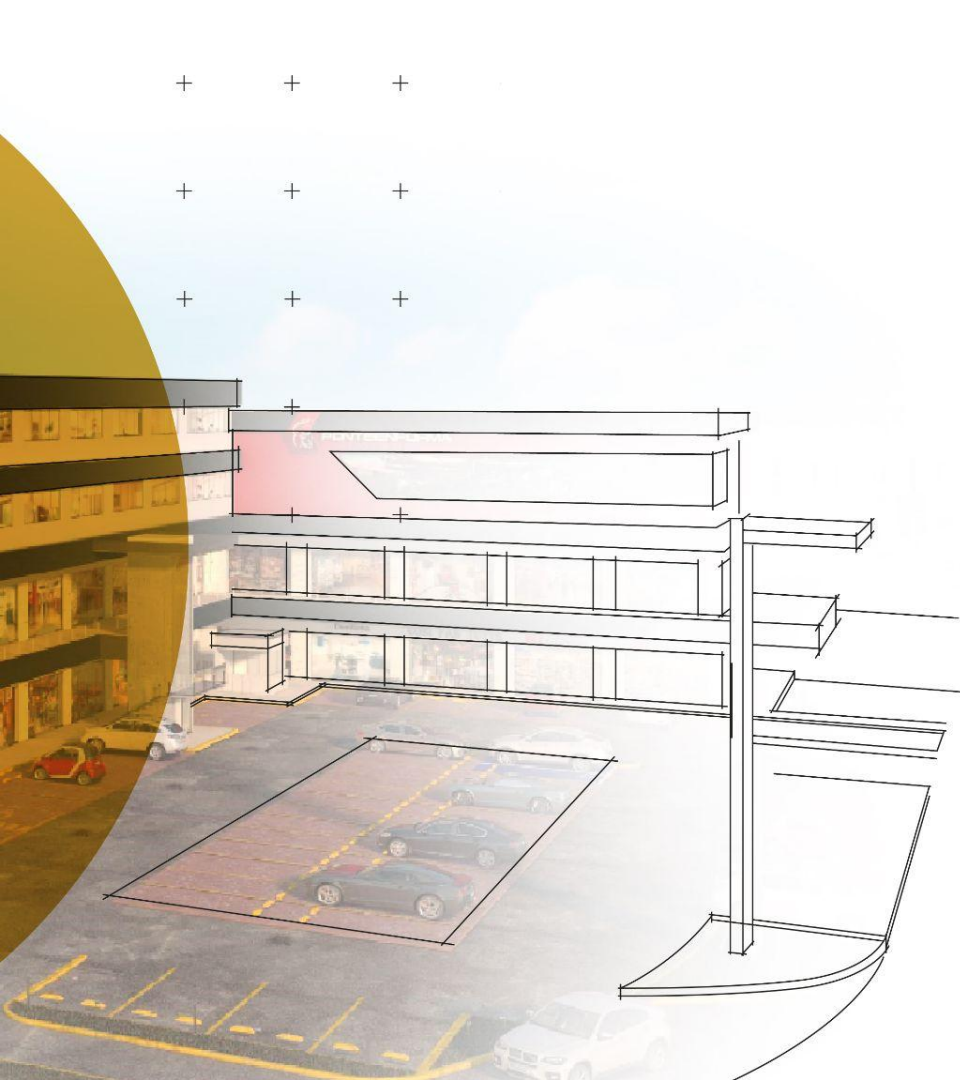
EPIc

CENTER
CANCÚN



We build success. We innovate communities

A development of: *Wollman*
PROPERTY GROUP



+ + +
+ + +
+ + +

Wollman

PROPERTY GROUP

A multidisciplinary group, specialized in the creation, development, and commercialization of innovative communities, supported by a highly profitable, low risk real estate financial business with excellent capital gain, based on the sale and rental of commercial real estate, obtaining the best results of the industry by using our unique methodology:



OPPORTUNITY PORTFOLIO
We collect the best land locations.



COMMUNITY LAB METHODOLOGY
We study the feasibility of each project and apply consumer intelligence.



COMMUNITY MARKET RESEARCH
We reduce uncertainty and manage risk with a scientific methodology (*demographic studies, traffic flow, and competitors*).

Our Community Center concept is based on a mixed commercial real estate project that offers services and brand products that satisfy the needs of the residential area. We integrate with the community offering carefully designed spaces that generate value to the community, as well as offering carefully designed state of the art architecture



Why invest in Mx?



Strategic Location



Strong US Dollar



**Production
of natural resources**



**First Class
Infrastructure**



**Open to international
trade**



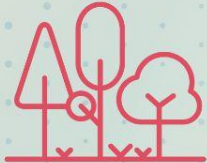
**Promotion of direct
foreign investment**



High quality of living



**Best international
health infrastructure**



**Paradise with
world-class travel services**



**Riviera Maya ranked #1 beach
destination in Mexico**



**International Airport with the highest
number of international flights and second
most important in Mexico**



**More and better access roads
to the city and its surroundings**

Quintana Roo - Cancun



Upturn in Hotel Occupation

90,000

of the 107,000 existing hotel rooms occupied in the entire state of Quintana Roo.

Hotels, commercial spaces and offices employ

66%

of the state's population.

EAP Occupation

415,000

People



57%

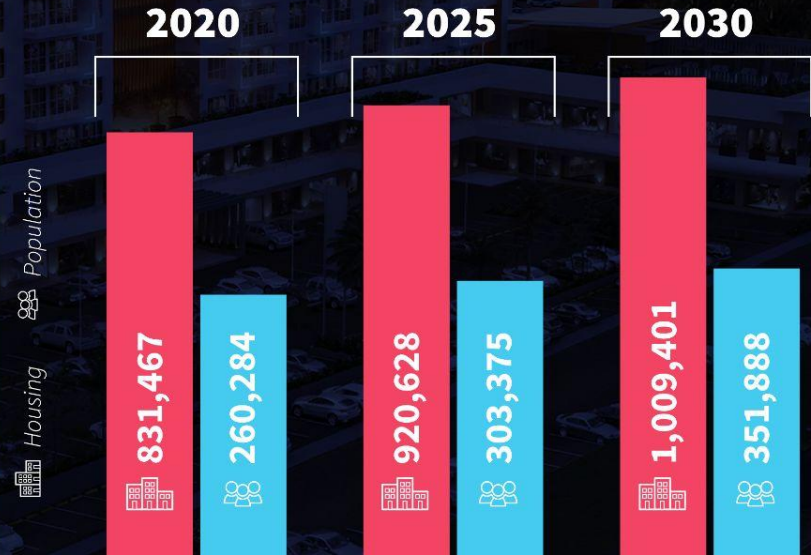
Employees



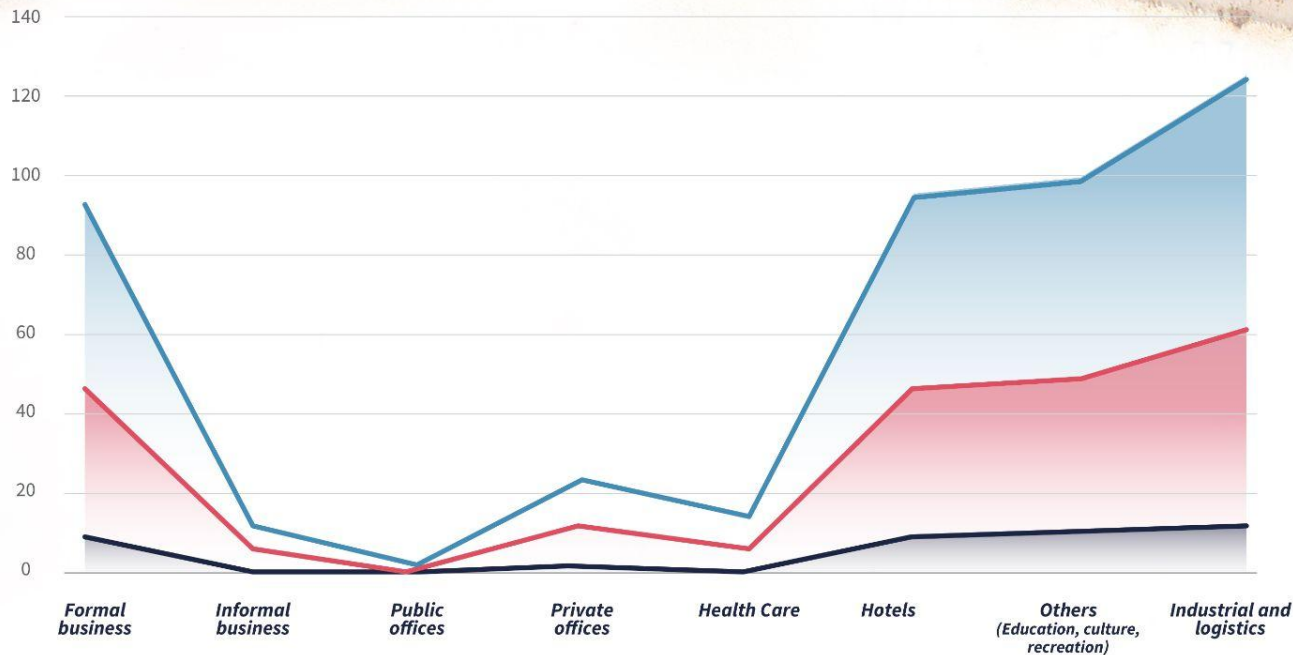
43%

Informal jobs

High Capital Gain associated to your investment



Latent Demand



**Productive land demand
in Cancun (hectares)**

— 2030
— 2025
— 2020

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Community Center with apartment-suites and shopping plaza



Two-story shopping plaza with more than 55 commercial spaces for rent or sale, and a 208 suite-apartment building.

The building includes almost 20 amenities for the full enjoyment of its guests, categorized for family and business. The apartment-suites includes the **new lock-off system** that allows you to enjoy your one section of your property while renting the other, or if you prefer, you may rent both properties simultaneously.





SUITES / LOCK-OFF



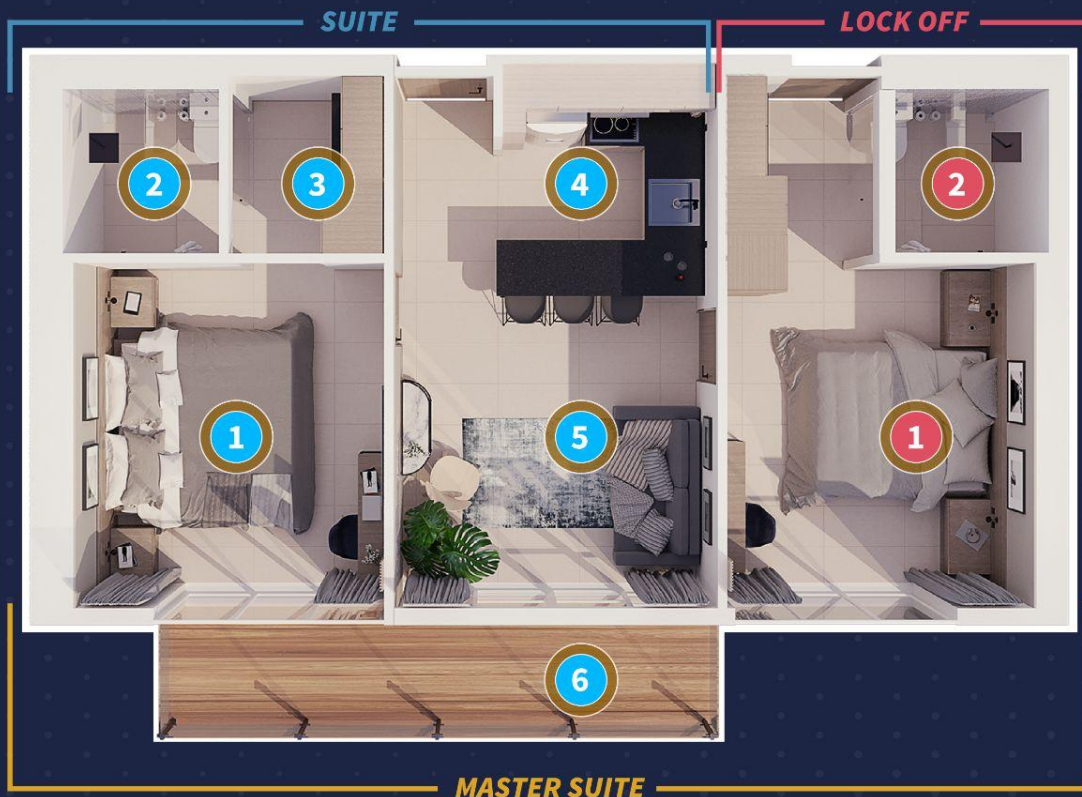
MASTER SUITE

- LEVEL 10
- LEVEL 09
- LEVEL 08
- LEVEL 07
- LEVEL 06
- LEVEL 05
- LEVEL 04

LEVEL 03



Master Suite Prototype



LOCK OFF

- 1 Bedroom
- 1 Full Bathroom

SUITE

- 1 Bedroom
- 1 Full Bathroom
- 3 Closet with dressing room
- 4 Kitchen
- 5 Living room / Dining room
- 6 Terrace

MASTER SUITE

- 1 Bedroom
- 2 1 Full Bathroom
- 1 1 Bedroom
- 2 1 Full Bathroom
- 3 Closet with dressing room
- 4 Kitchen
- 5 Living room / Dining room
- 6 Terrace

Benefits of purchasing a commercial space in **EPIC**

EPIC
CENTER
CANCÚN

ROI

10%

Discount / Capital Gain

24%



Support team specialized
in finding the franchise brand
for your commercial space



On time delivery as promised



163

parking spaces

Invest in the Mexican Caribbean and enjoy a property that pays for itself.

**BENEFITS OF BUYING
A SUITE IN** **EPIc**
CENTER
CANCUN.



**Team specialized on rent
research for commercial space**



**Continuous cash flow according
to occupancy rate on suites**



**Alliances with brokers and
specialized websites** (Airb&b,
Hoteles.com, Booking, Trivago)



**Completely equipped and
furnished**



128 parking spaces

RENTAflex

Benefits of renting
your suite



Concierge service



Tourism services



Reservations with 1 year in advance



Maya Train



Tulum Airport



Merida School of Cancun

Huayacan Ave

Performance Construction Co.

Sanitizacion SA de CV

Luis Donaldo Colosio Ave

Cancun Underwater Museum of Art

Anahuac University of Cancun

Cancun International Airport

La Salle University

Technological University of Cancun

Kukulcan Ave

Hotel Zone

Archeological Zone San Miguelito

Delfines Beach

Epic Center Cancun Connectivity



19 minutes
from the Cancun International Airport



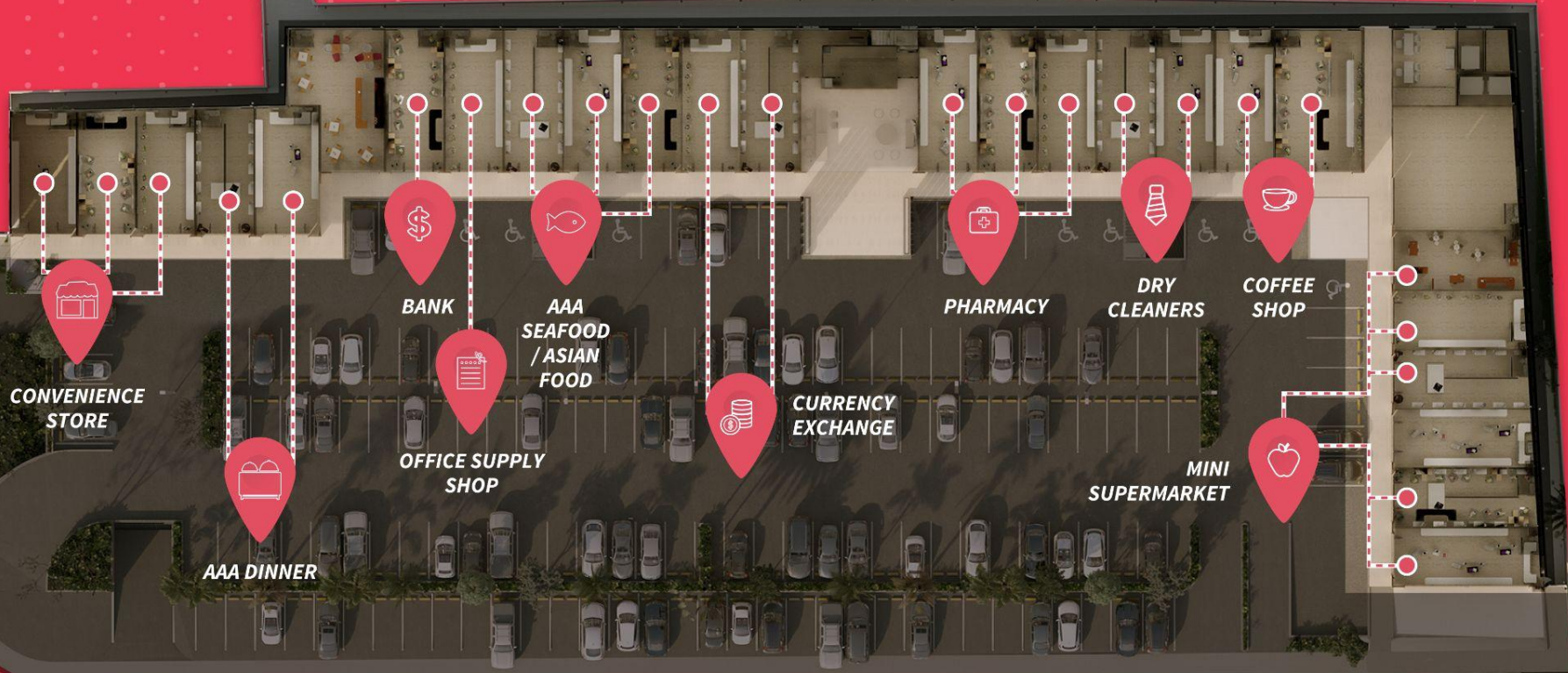
12 minutes
from Downtown Cancun



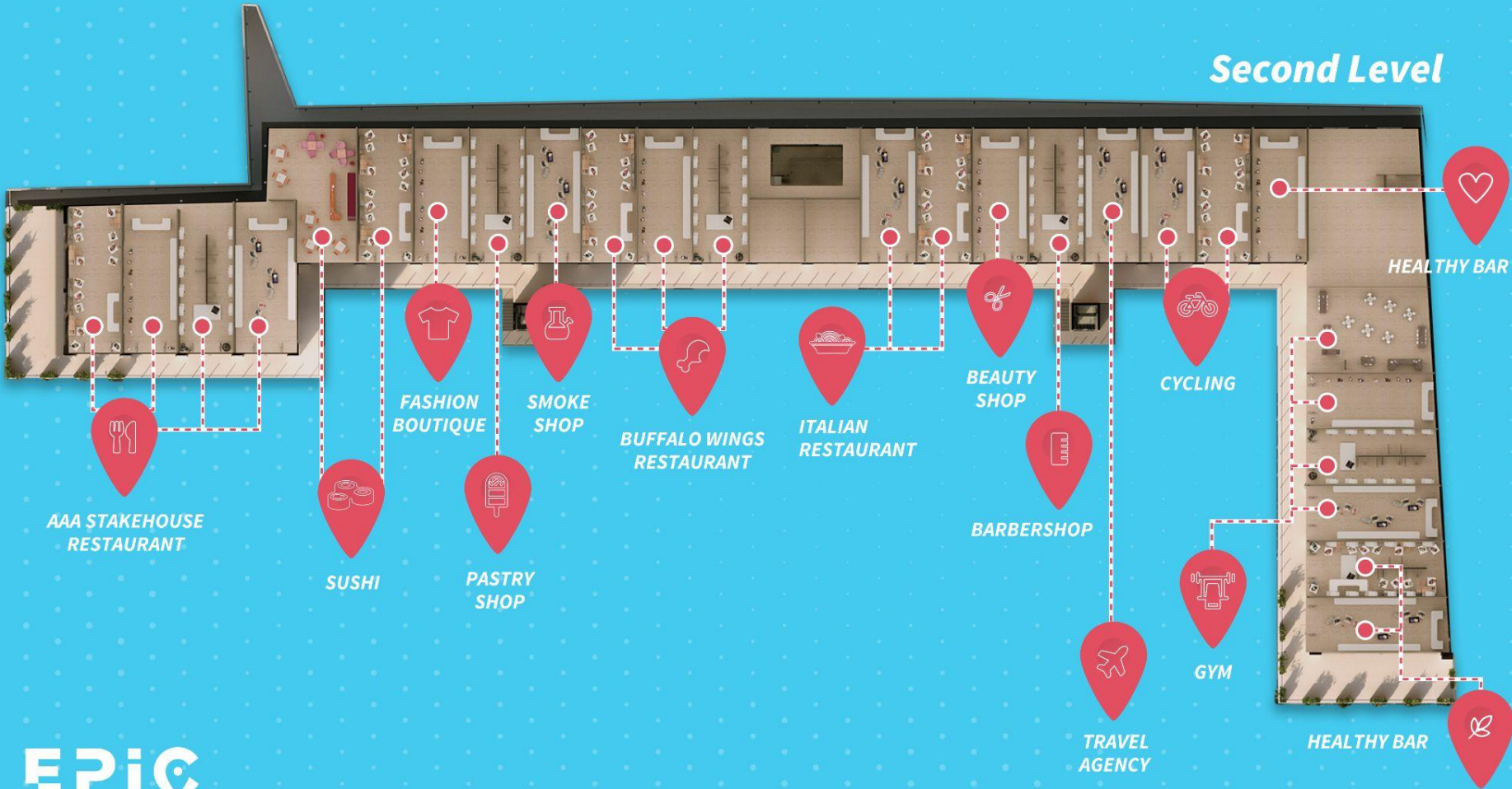
20 minutes
from Cancun Hotel Zone

Nichupté Lagoon

Ground Level

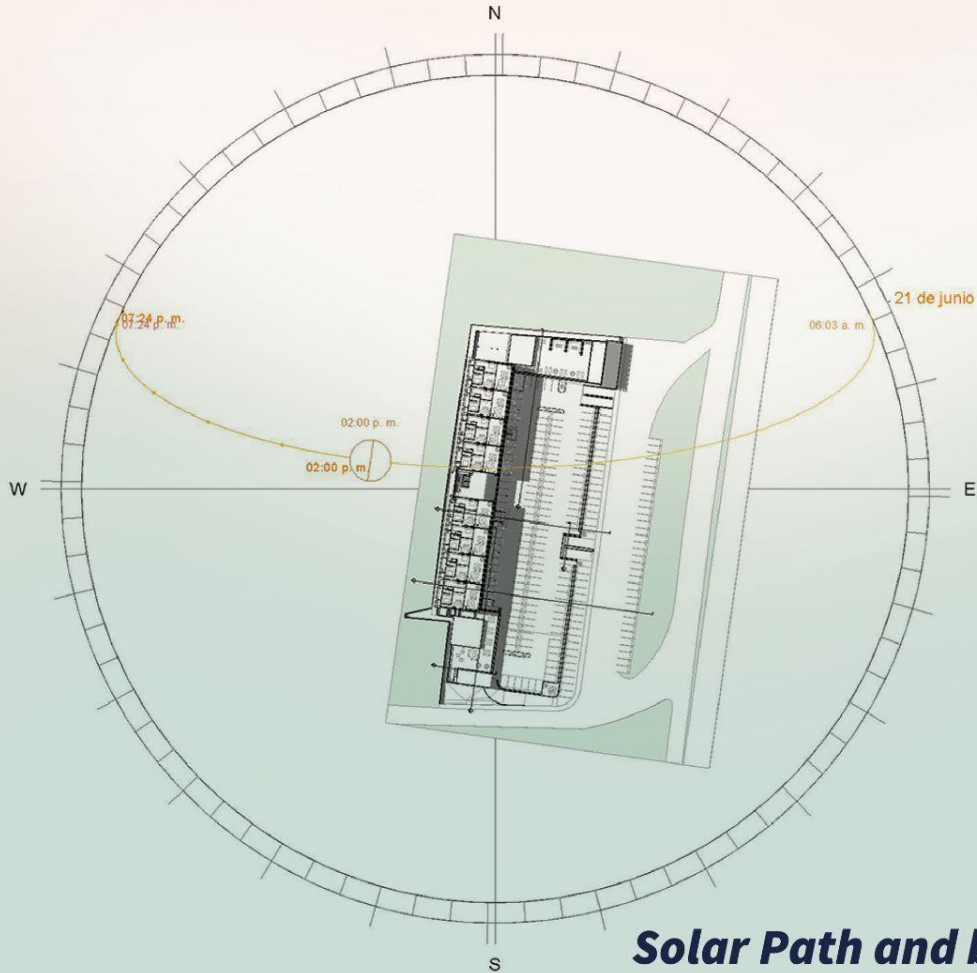


Second Level



Third Level - Amenities





Solar Path and building orientation

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*Holiday Inn
& Suites*
UN HOTEL IHG
CANCÚN CAMPESTRE
EPIC CENTER

PRÓXIMAMENTE

Aparta suites. Informes aquí

 wollman.com.mx

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PAYMENT INFORMATION

Wire Transfers in Mexican pesos

NAME: WOLLMAN SAPI DE CV

BANK: BANBAJIO

ACCOUNT: 0191629320201

ROUTING NUMBER: 030680900011328795

Wire Transfers in USD (Local bank Transfer)

Bank: INTERCAM

Account: 018-99316-002-1

Interbank Routing Number: 13668018993160021-8

Beneficiary: Wollman SAPI de CV

International bank transfers in USD (Banbajio)

Account #: 030680900011328805

Beneficiary Bank: BANBAJIO SA

Swift: BJIOMXMLXXX

Address: LEON, GTO, MEX

Beneficiary: Wollman SAPI de CV

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