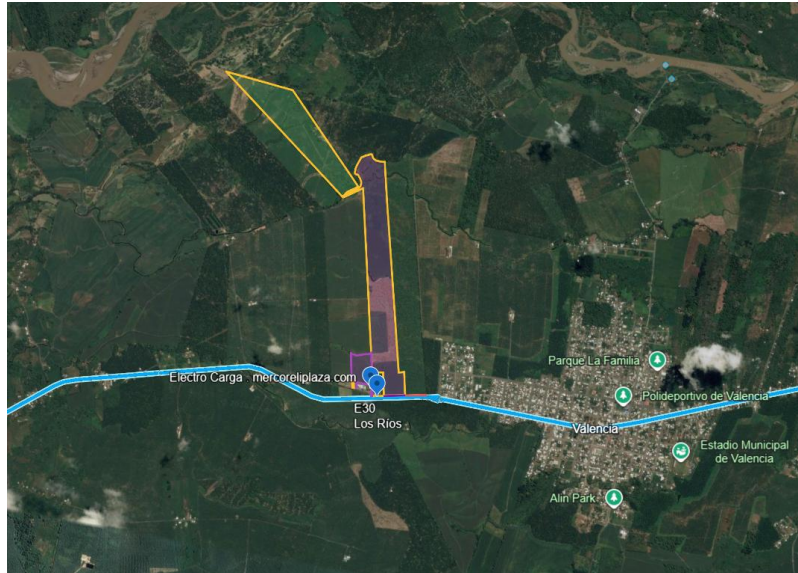
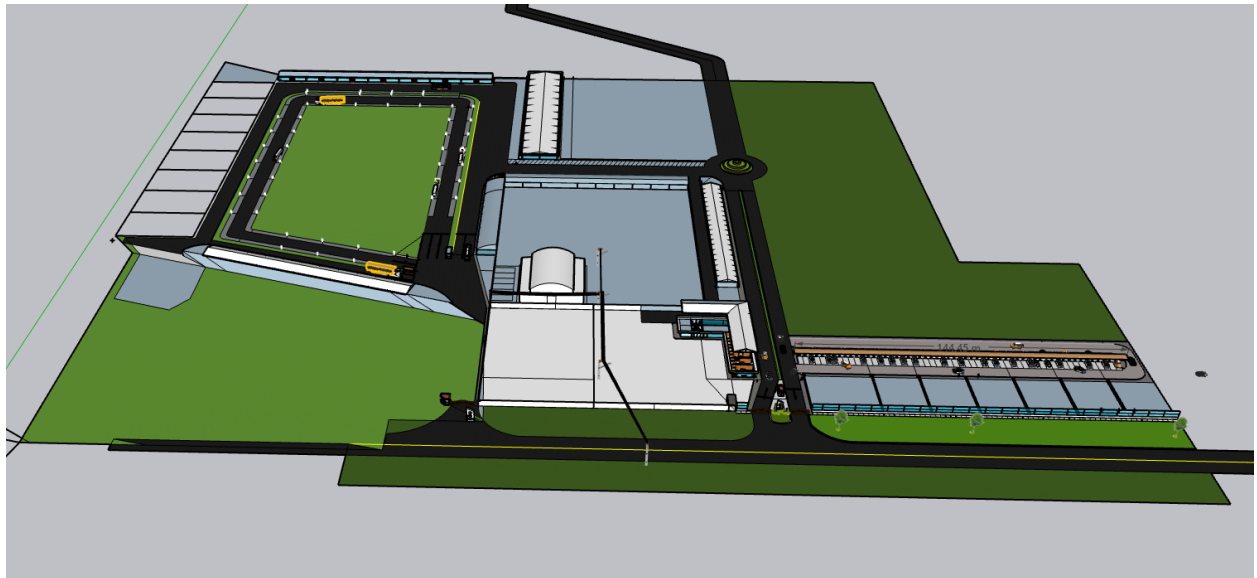


# MERCORELI PLAZA

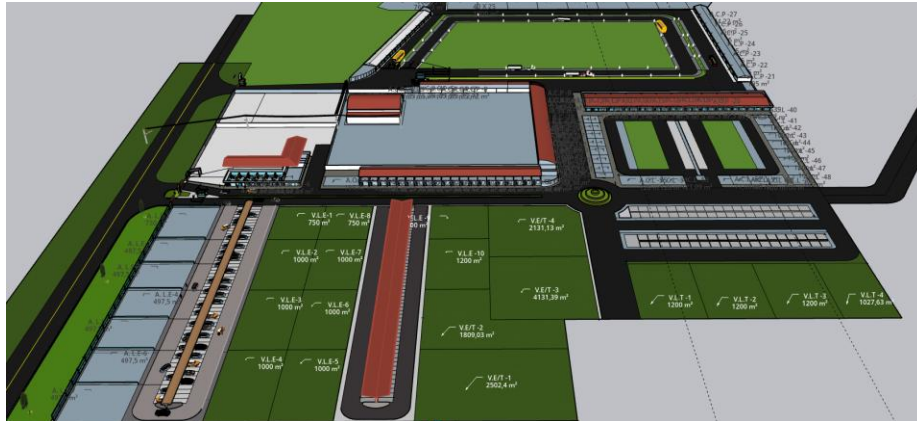


## MERCORELI PLAZA-ELECTROPARK

Ecuador - Province of Los Ríos, Km 0.5 Valencia-Quevedo Hwy E-30



## MERCORELI PLAZA-ELECTROPARK

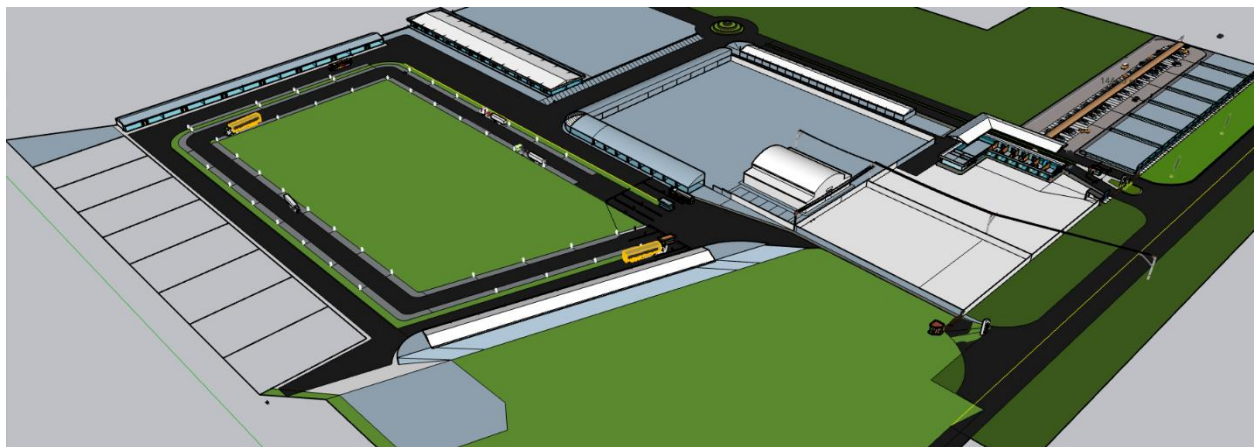


Mercoreli Plaza is the Commercial and Industrial Complex located on the E30 Valencia – Quevedo highway.

Mercoreli Plaza is oriented to serve electric mobility: heavy transportation of cargo and goods, passenger transportation, and small electric vehicles.

We rent Industrial and Commercial Lots from 1,000m<sup>2</sup> up to 5,000m<sup>2</sup>, Warehouses, offices, and existing packaging and storage facilities. All spaces are available for rent only — Mercoreli Plaza does not sell property.

Ready for immediate occupancy. All utilities available. Planned aerodrome with a 1,600m paved runway for small aircraft. The property is located next to Valencia, and our associates are Civil Engineers and Architects who provide comprehensive Engineering and Architecture designs, planning, construction, and municipal permits for project development tailored to the client's needs. The company plans the organized development of the city's industrial and commercial park. We would regularly supply electric agricultural equipment, heavy electrical construction equipment, and all types of electric agricultural supplies and construction equipment.



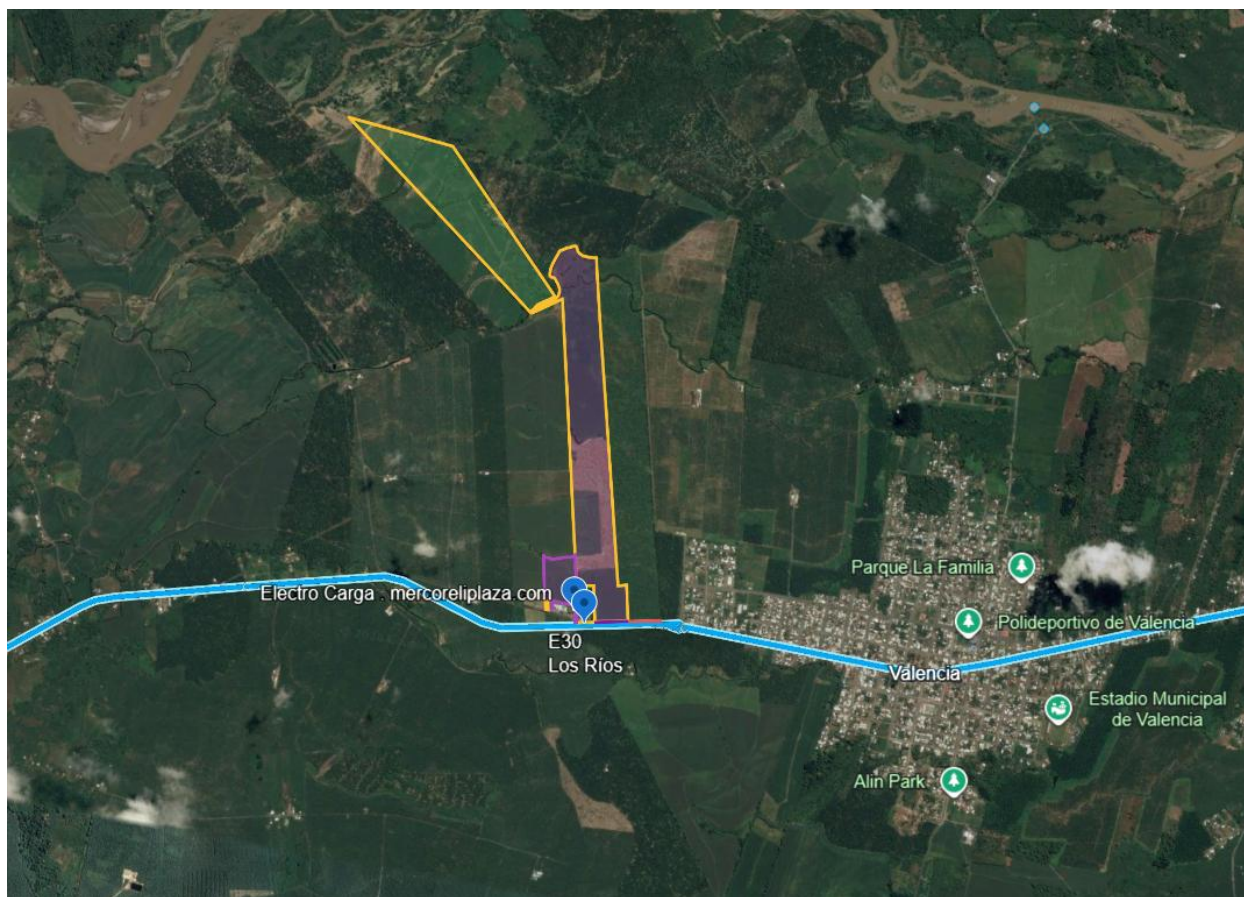
## Location

Mercoreli Plaza, located in the Province of Los Ríos, city of Valencia, 10 minutes from Quevedo, is close to supermarkets, clinics, commercial businesses, and restaurants.

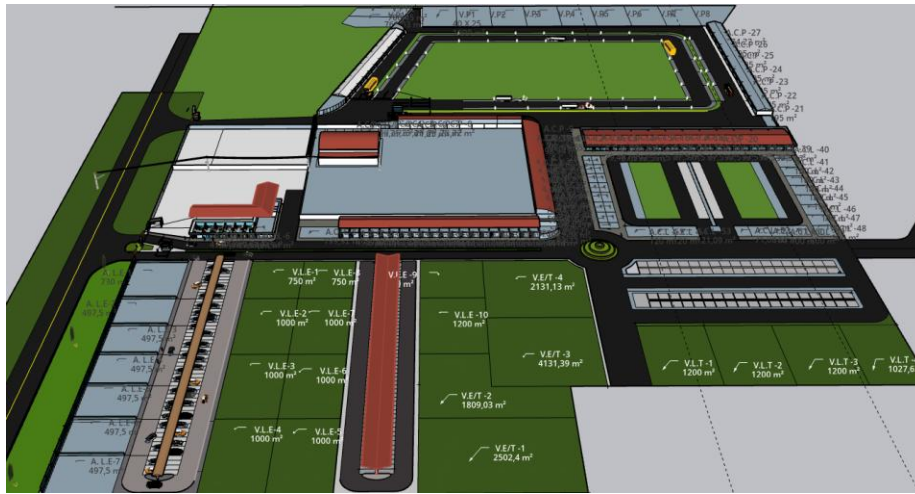
The location is strategically important: Mercoreli Plaza sits approximately 15 km before the start of the highland ascent, where the road climbs to elevations of up to 4,000 meters above sea level. This makes it the ideal last charging point for electric vehicles — heavy cargo trucks, passenger transport, and small EVs alike — to reach a full charge before beginning the climb.

The immediate surrounding region is highly productive agricultural land, growing bananas, cocoa beans, rice, corn, soybeans, and other crops. All of this production moves through the area on its way to the cities or to the country's seaports, making Mercoreli Plaza a strategic electromobility hub along that route.

**The textual and graphic information presented here is for guidance purposes only and may be subject to technical modifications derived from the project and its execution.**



## 1ST PHASE

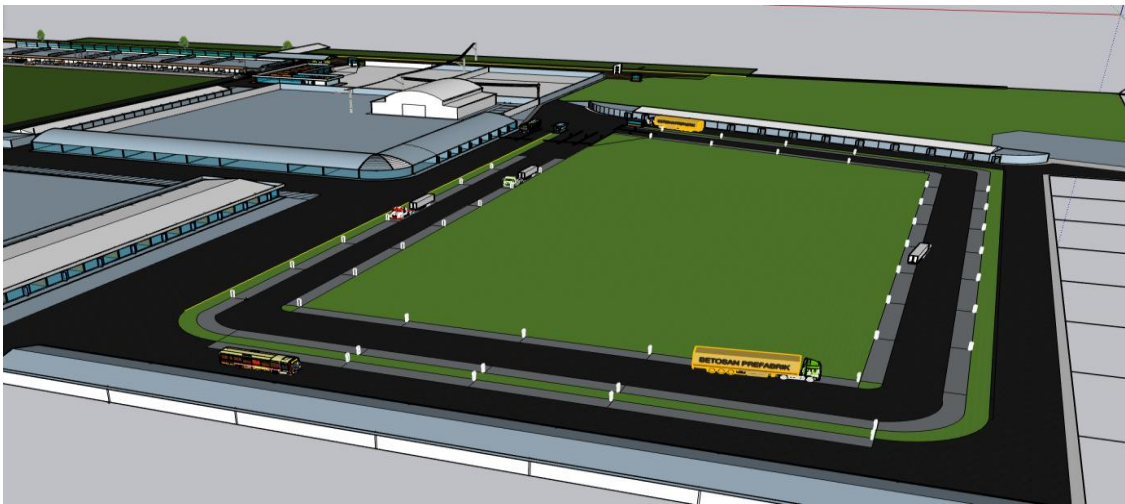
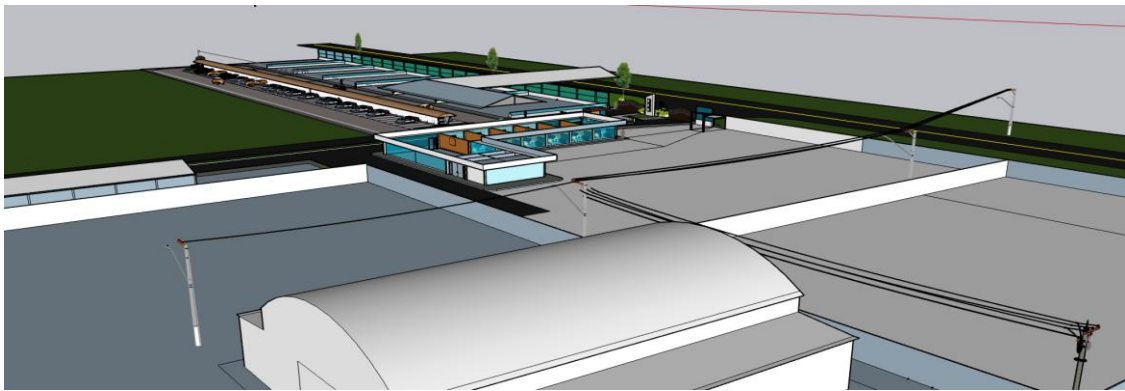
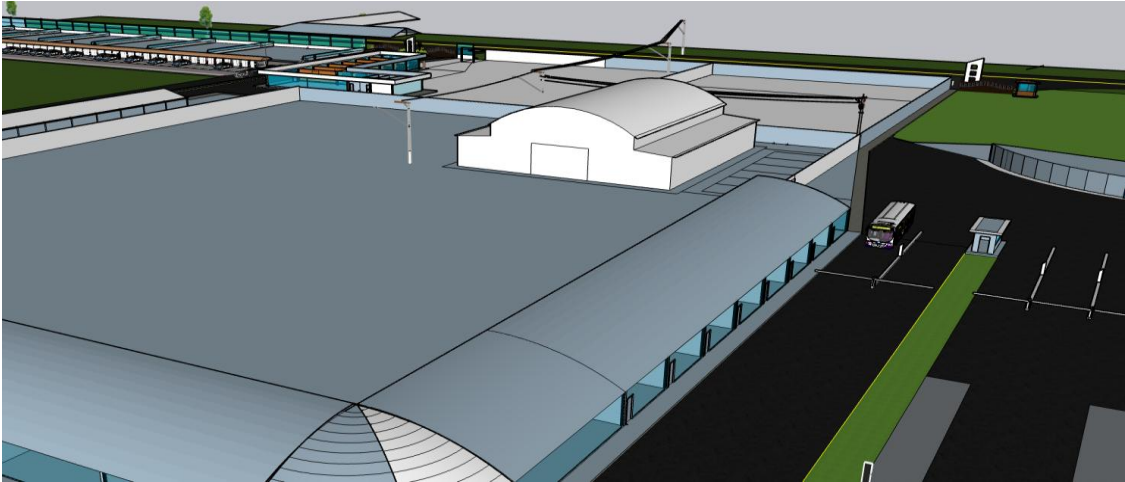


During the 1st phase, spaces of 1,000m<sup>2</sup> will be rented, exhibition areas of 500m<sup>2</sup> will be available for rent, and offices starting from 50m<sup>2</sup>.

### INCLUDES:

- **MONITORED PERIMETER FENCING WITH 24/7 SURVEILLANCE**
- **ASPHALT CONCRETE ROADS**
- **RESTROOM FACILITIES**
- **DRINKING WATER TREATMENT PLANT**
- **WASTEWATER TREATMENT PLANT**
- **ELECTRICAL SUBSTATION**
- **GLASS CUSTOMER SERVICE STRUCTURE**
- **CAPACITY OF 1 TO 20 ELECTRIC CHARGING SPACES PER EXHIBITION LOT**
- **ENTERTAINMENT**
- **FOOD COURT**
- **RESTAURANTS**
- **HOTELS**
- **ELECTRIC VEHICLE DEALERSHIPS**
- **DISTRIBUTION AND STORAGE WAREHOUSES**
- **FAST ELECTRIC CHARGING**
- **ELECTRIC VEHICLE RENTAL**
- **MAINTENANCE AND PARTS WORKSHOPS**
- **BUSINESS CENTER**
- **BUS TERMINAL**
- **CAR WASH**
- **PHYSICAL WELLNESS AND RECREATION CENTER**

- **PROCESSING PLANTS**
- **DISTRIBUTION AND COLLECTION CENTER**
- **CONTROLLED AERODROME**

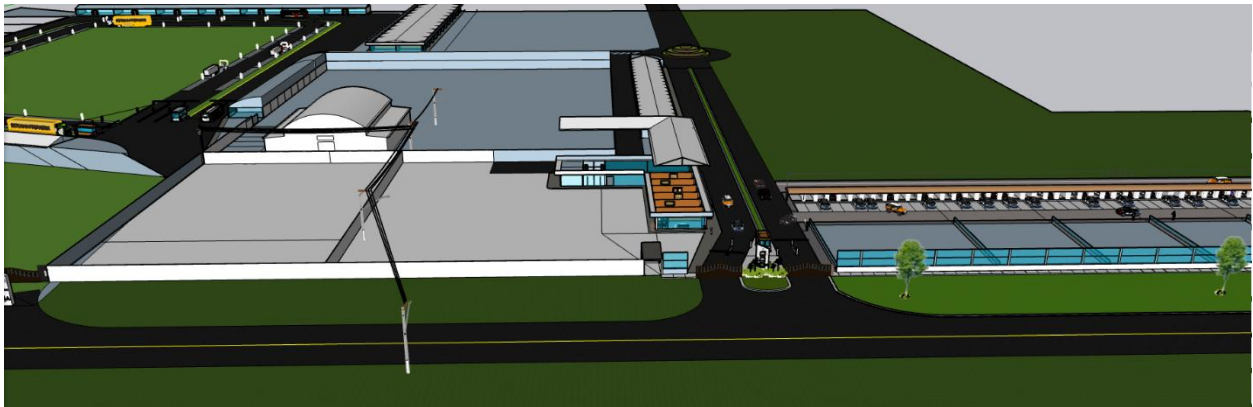


## Electro Plaza

Charging specifications are tailored to each electric vehicle manufacturer's standard: some trucks and larger vehicles require up to 1,000 volts, while smaller vehicles operate on as little as 240 volts. Voltage and equipment requirements are agreed directly with the customers who rent space for this purpose.



Mercoreli Charge Plaza will offer Level 2 and Level 3 and ultra-fast charging for all uses. We will offer a fully integrated ultra-fast charging station solution for scenarios where electrical grid limitations exist.



|                         |                     |
|-------------------------|---------------------|
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