



THE PLACE TO BUILD THE FUTURE



6
TYPES
PRE-BUILT
FACILITIES

1,000,000SQ FT
BUSINESS PARK

4,585,000 SQ FT LAND FOR DEVELOPMENT

ADDITIONAL
BENEFITS
FREE TRADE ZONE

The most modern and vibrant Business Park in the region is located in Liberia, capital of Guanacaste, principal economic center of the region and major hub for tourism in Costa Rica. **SOLARIUM** is a diverse 10,700,000 SQ FT multi-use development offering exciting business opportunities to our corporate partners, and bringing economic development and lifestyle enhancements to area residents.



IDEAL LOCATION FOR BUSINESS EXPANSION

SOLARIUM is directly across from Daniel Oduber Quirós International Airport, Liberia, Guanacaste; the second major airport in the country, this airport offers over 120 weekly flights from cities like Toronto, Dallas, New York, Miami, Newark and Boston among others. The presence of the country's second largest airport makes travel and the shipment of goods easy.

The Hilton Garden Inn Liberia Airport hotel located on the project offers a convenient location to stay.



INTERNATIONAL **AIRPORT** DANIEL ODUBER

LA AMISTAD
BRIDGE
ON THE
TEMPISQUE
RIVER

THE MORACIA IRRIGATION CANAL

FIRST WORLD
ROAD
CAÑAS-LIBERIA

*Información recopilada de CINDE

GUANACASTE?

The North Pacific zone of Costa Rica has been positioned as a tourist destination for its beautiful beaches, but Liberia, Bagaces, Cañas, Carillo, Tilarán, La Cruz, and its surrounding areas have also become a center for companies in the food sector, aquaculture, services, research, clean energy, and space propulsion.

The Ad Astra Rocket company, based in Houston, has its research and development facilities in Liberia. There, the technology for space propulsion research and use of hydrogen for clean energy generation is developed.

Interesting developments in agriculture and aquaculture in the region have been making efficient use of waste from their operations for power generation from biomass or plantations for the generation of biofuels.

Liberia also offers development and construction options under the free zone regime and industrial parks, like Solarium and the future park of science and industrial technology that is part of the Earth University campus.

Guanacaste is the province that produces 27% of the electricity consumed in Costa Rica, by generating energy with air (wind energy), and the heat produced inside the earth (geothermal energy extracted from volcanoes, like the Miravalles). The Arenal dam is also partially located in its territory, specifically in the county of Tilaran, one of the largest in the country.



NORTH PACIFIC DATA

204,591

63% Under 35 years old

69,980Labor For

30%With High School Education

10% With University Educatio

INEC Costa Rica

Costa Rica is the preferred LATAM location by foreign investors interested in establishing business in the region.

- Highly educated workforce, with 96% literacy rate, multilingual population, 63 universities with over 320 000 students enrolled.
- Politically stable, central location & collaborative labor-employer relations.
- Excellent utilities infrastructure, great weather and unique environment.
- Free Trade Zones incentives.

"THE WORLD'S MOST COMPETITIVE CITIES 2017"

TOP 5 LATIN AMERICA:

- **•BUSINESS AND FINANCIAL SERVICES**
- •ELECTRONICS MANUFACTURING
- TRANSPORTATIONS AND LOGISTICS
- **•**COMMUNICATIONS & IT



COSTA RICA
THE WORLD'S BIGGEST

OVERPERFORMER

Social Progress Inde

#1

BEST COUNTRIES FOR A

COMFORTABLE RETIREMENT

2016 Best Countries rankings

#5

WORLDWIDE IN

ENVIRONMENTAL

PERFORMANCE Environmental Performance Index (EPI

#16
BEST COUNTRIES TO

2016 Best Countries rankings

A country's "happiness" is calculated by measuring its progress toward embracing a "sustainable well-being." Costa Rica has topped the Happy Planet Index rankings with a substantial lead, as its national conservation policies, small ecological footprint, high quality of life and life expectancy rate are all exceedingly above par.

GUANACASTE

- Pleasant climate all year long (77° to 95°)
- Dream landscapes and matchless biodiversity.
- Localization of the country outside the cyclones route
- Affordable cost of living and services at low prices.
- Quality of the health care system
- Unlimited choice of activities and sports.
- High-performance communication systems
- Also enjoys a higher life expectancy than many developed countries. According to Dan Buettner's studies, the Nicoya Peninsula has the world's lowest rates of middle-age mortality and the second highest convergence of male centenarians.



COSTA RICA'S SUNNIEST AND MORE POPULAR BEACHES

MANZANILLO - BRASILITO FLAMINGO - TAMARINDO HERMOSA - PRIETA - AVELLANAS SAMARA - EL COCO - OSTIONAL DANTA - CONCHAL - LANGOSTA

FASCINATING

PALO VERDE - SANTA ROSA ARENAL VOLCANO - LAS BAULAS RINCÓN DE LA VIEJA

WATER SPORTS
DELUXE RESORTS
BOUTIQUE HOTELS
ADVENTURE ACTIVITIES

GUANACASTE'S dry tropical climate encompasses a varied landscape. Popular white-sand beaches line the coast, and to the east, the Mountains feature fascinating national parks and caldera volcanoes.

Guanacaste's largest town, Liberia, serves as the regional economic and administrative capital. Home to the nation's second international airport, Liberia is a main access point for many incoming visitors from abroad. Accordingly, Liberia continues to undergo major transformations, similar to those of the Guanacaste coast.

- Plenty of amenities and modern conveniences.
- Easy access to wonderful beaches and the cities surrounding.
- Top destination for the active spirit looking for adventure travel and outdoor activities.
- Less traffic congestion.
- Easy transportation of merchandise.
- Ideal location for logistics.
- High quality of life.



Traffic congestion San José



THE BULK OF THE **POPULATION** IS BETWEEN

10 & 34 YEARS (107,296)

THE OFFICIAL

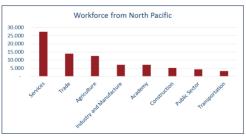
NORTH PACIFIC

POPULATION IS

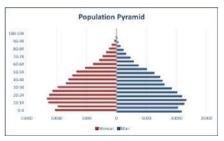
243,537 INHABITANTS

The North Pacific still has a traditional population pyramid, unlike the national average where the trend is a decreasing replacement rate.

The vast majority of people in the North Pacific area work mainly in the province of Guanacaste. The total EAP of the North Pacific is 80.951 people.



The people of the North Pacific work mainly in the services (27.386), trade (13,993), and agriculture (12,604) sectors.



* It includes the counties of La Cruz, Liberia, Carrillo, Santa Cruz, Nicoya, Hojancha, and Nandayure.

SOCIAL ECONOMIC DEVELOPMENT OF THE AREA OF INFLUENCE

LIBERIA
IS LOCATED IN THE
139

OF THE SDI OF 477 DISTRICTS





It must be noted that out of the districts indicated in the table, only Liberia and Cañas Dulces are above the average district SDI (60,0).

The average household income for Q4 in the Chorotega Region is ¢ 831.183 (\$ 1.534), for Q3 is ¢ 523.963 (\$ 967), and for Q2 is ¢ 329.352 (\$ 608).

Province	County	District	SDI Value*	Quintile**
Guanacaste	Liberia	Liberia	67,6	Q4
		Cañas Dulces	65,1	Q4
		Mayorga	50,7	Q2
		Nacascolo	56,5	Q3
		Curubandé	52,7	Q2

Source: MIDEPLAN, data from different institutions, 2013.

^{*} The SDI shows the geographic areas of greater and lesser development of Costa Rica according to four dimensions: economic, electoral participation, health, and education.

^{**} It is the behavior of income distribution of households in the country, grouped into five sets according to their level of per capita income. The first is composed of 20% of households with the lowest income and the bottom quintile by 20% of households with the highest income. (INEC, 2014)

ACADEMIC OFFERINGS, **PUBLIC** INSTITUTIONS:

UNED

STATE DISTANCE UNIVERSITY

CAMPUSES: SANTA CRUZ

NICOYA - LIBERIA - LA CRUZ

UCR:

UNIVERSITY OF COSTA RICA

CAMPUSES: LIBERIA - SANTA CRUZ

UNA:

NATIONAL UNIVERSITY

CAMPUSES: LIBERIA - NICOYA

INA:

NATIONAL INSTITUTE OF LEARNING **CAMPUSES:**

LIBERIA - SANTA CRUZ - NICOYA

ACADEMIC OFFERINGS, **PRIVATE** INSTITUTIONS:

UNIVERSIDAD LATINA
UNIVERSIDAD DE SAN JOSÉ
COLEGIO UNIVERSITARIO BOSTÓN
UNIVERSIDAD EARTH





THE

IDEAL **LOCATION** FOR BUSINESS **EXPANSION**



THE SECOND MAJOR

AIRPORT

IN THE COUNTRY

120WEEKLY FLIGHTS

572,544 PASSENGER RECEIVED AT

DANIEL ODUBER
AIRPORT

27%
OF ALL THE FLIGHT
ARRIVALS

Daniel Oduber Quirós International Airport (Guanacaste) is the second major airport in the country, offers over 120 weekly flights from cities like Toronto, Dallas, New York, Miami, Newark and Boston among others. Served by major airlines from the Americas and Canada makes travel and the shipment of goods to and from the Liberia FTZ at Solarium easy. Plans are underway to open a cargo terminal at the airport providing additional means to transport goods in and out of the FTZ.

Airlines	Destinations	
Air Canada	Seasonal: Montréal – Trudeau / Toronto – Pearson	
American Airlines	Dallas / Ft. Worth, Miami	
Copa Airlines	Panamá City	
Delta Airlines	Atlanta / Seasonal: Los Angeles, Minneapolis / St. Paul, New York – JFK	
Frontier Airlines	Seasonal: Chicago - O'Hare / Denver / St. Louis	
JetBlue	New York – JFK / Seasonal: Boston	
Nature Air (domestic)	La Fortuna, Punta Islita, San José, Tamarindo	
Sansa (domestic)	San José	
United	Houston – Intercontinental / Seasonal: Chicago - O'Hare, Newark	
US Airways	Charlotte	
West Jet	Toronto – Pearson	
Air Transat	Charter: Montréal – Toronto	
Arkefly	Charter	
Sunwing	Toronto – Pearson	

THE BEST LOCATION TO MAKE YOUR BUSINESS GROW

AVERAGE

DAILY

TRAFFIC (MOPT)

STATIONS: ROUTE 1 (EL SALTO)

ROUTE 21 (AIRPORT ENTRY)

ROUTE 253 (COMUNIDAD)

MOPT - Ministry of Public Works and Transport

	Light Vehicles	Light Duty Vehicles	Heavy Vehicles	Autobus	ADT
Route 1	56.26%	21.32%	18.77%	3.65%	9,494
Route 21	67.76%	19.66%	16.79%	3.17%	11,151
Route 253	58.46%	23.37%	12.70%	5.47%	2,794

Nomenclature:

- $\mbox{* A.D.T}$.: Average Daily Traffic (estimated volume for the period of one year 2015)
- * Lightweight: light vehicles (passenger, 4x4, family microbuses)
- * Carga_Liv: light duty vehicles (pick up trucks and small 2-axis)
- * C. 2 to 5 axes: heavy vehicles (trucks, vans and special equipment)



WHY SOLARIUM?

THE LARGEST AND MOST MODERN SITE IN THE REGION

WILL DIVIDE LOTS

BUILT TO SUIT

ALL UTILITIES

ABUNDANT POTABLE WATER SUPPLY

TREATMENT PLANT

FREE TRADE ZONE

SOLARIUM is the largest and most modern commercial, industrial, manufacturing, office, retail, storage, warehouse and distribution site in the region, enabling companies to take advantage of one of the best business environments in Central America.

There is an on-site hotel (Hilton Garden Inn Liberia Airport) and university (Universidad Latina, Laureate Universities), Free Trade Zones, land and space for manufacturing, R&D, distribution, retail, food, beverage, storage and other commercial and industrial purposes.

Over 4,585,000 sq. ft. of land for sale and 1,500,000 sq. ft. developed for commercial and industrial and residential use (apartments, office space, retail and warehouses).



MASTER PLAN

UPDATED 2019

1 GAS STATION: 3,571.80 M²

2 BLOCK 5:

MIXED USE DEVELOPMENT 11,280.62 M² (Office, retail, apartments)

3 ENTERTAINMENT COMPLEX:

MIXED USE DEVELOPMENT 14,080.94 M² (Proposal)

4 PRICESMART: LAND 22,000.00 M² SOLD

5 BLOCK 14:

CORPORATE BUILDING 5,471.82 M² (SYKES Corporation)

6 HOTEL: 19,003.17 M²

7 BUSINESS PARK:

BUILD: 103,990.71 M² PROPOSAL: 177,349.57 M²

8 FREE TRADE ZONE:

LAND OF 74,627.26 M²
UNDER THE FREE TRADE ZONE REGIME
NO INFRASTRUCTURE OR UNITS BUILD

9 RESIDENTIAL:

CONDOMINIUM 28,222.02 M² (Proposal)

10 THE COCA COLA COMPANY:

LAND 103,731,64 M2 SOLD



*Master Plan subject to changes









Access to stable, pro-business environment and highly educated workforce, 96% literacy rate and multilingual population.

4,845,000 SQ.FT of Land for Development, divide lots and build to suit. Fast and cost-efficient set-up with some pre-build facilities and all the utilities in place. Robust infrastructure.



BUSINESS PARK

- 18 Warehouses of 720 m² (7,750 sq.ft)
- 18 Warehouses of 420 m² (4,520 sq.ft)
- \bullet 75 Warehouses of 18 m 2 (193 sq.ft)
- 55 Warehouses of 240 m² (2.583 sq.ft)
- 19 Commercial Stores of 77 m² (828 sq.ft)
- 19 Commercial Stores of 98 m² (1,054 sq.ft)



CORPORATE CENTER

· World class office building.



MIXED-USE

- 6 different designs of retail stores
- 5 different designs of offices

• 4 different designs of apartments



HOTEL

• Hilton Garden Inn Liberia Airport, located at the project.



GAS STATION

• Includes commercial spaces. Located in front of Route 21



Costa Rica´s tax incentives and benefits are standardized. They apply to any and all companies according to their operation, so there is no need for negotiation on a per case basis. In addition, entities wishing to set up operations in areas outside the Greater Metropolitan Area (GMA) can enjoy greater benefits. Discover the option according to your needs.

LIBERIA Free Trade Zone

ADDITIONAL INCENTIVES

FOR BUSINESSES OUTSIDE GMA (Great Metropolitan Area)

100%
TAX EXEMPTION:
NO EXPIRATION
PERIOD*

100% FIRST 12 YEARS INCOME TAX EXEMPTION 50% FOLLOWING 6 YEARS INCOME TAX EXEMPTION

LOWER START-UP COSTS FOR COMPANIES LOCATED AT SOLARIUM

STANDARDIZED BENEFITS ELIMINATE NEED FOR NEGOTIATION ON INVESTMENTS

^{* •}Custom duties on imports/exports •Withholding tax on royalties, fees, dividends •Interest income •Sales tax on local purchases of goods/service • Stamp duty

FREE TRADE ZONE

UNITS AVAILABLES:

4 WAREHOUSES OF 720 M²

EXTENSION TOTAL LAND: 74,527.00 M²

AVAILABLE LAND:

19 LOTS FROM 2,000 M² TO 4,000 M² WITH A POSSIBILITY TO UNITE THEM AND GET BIGGER AREAS



LOCATION: LIBERIA ZONA FRANCA



WAREHOUSES: LIBERIA ZONA FRANCA





WHY SOLARIUM? LIBERIA Free Trade Zone

Located in Costa Rica's second largest city, the Liberia FTZ is easily accessible to hospitals, universities and supporting businesses such as legal and real estate practices.

Additional tax incentives and government programs are offered to businesses establishing operations outside of the San Jose area (GMA-Outside San Jose) in locations such as Solarium's Liberia ETZ.

- Lower initial investment in fixed assets.
- Greater tax incentives.

Lower start-up costs apply to businesses locating inside business/industrial parks such as Solarium.

- New initial investment in fixed assets **inside** Solarium: \$100,000
- New initial investment in fixed assets **outside** business park: \$500,000

New Fixed Asset: Owned by the applicant from the time of the application, or improvements on own or leased property.

Fixed Asset: Works in progress, personal and real property subject to depreciation, real estate not subject to depreciation and software used in the operation of the business, which date and price of acquisition are duly entered in the accounting books of the company.









WHY **SOLARIUM?** LIBERIA Free Trade Zone

Main requirements (under law 7210)

Free trade zones are a significant part of Costa Rica's strategy to attract foreign investment.

Tax incentives and benefits are standardized eliminating the need for negotiations on individual investments. Businesses locating outside of the San Jose greater metropolitan area (GMA) in FTZ's such as Liberia and developments like Solarium enjoy greater incentives.

Outside CANA*

Main requirements	(under law 7210)	GAM*	Outside GAM*	
Minimum required investment	t in fixed assets (Inside Park)	\$150,000	\$100,000	
Minimum required investment	in fixed assets (Outside Park)	\$2,000,000	\$500,000	
Inside GAM*	Period time	Companies	Companies	
Income tax		(Category a-e)	(Category f)	
Income tax Period I	8 years	100%	6%	
Income tax Period II	4 years	50%	15%	
Income tax credit	No Limit	No available	10%	
Income tax referral	-	No available	Up to 10 years	
Outside GAM*	Period time	Companies	Companies	
Income tax		(Category a-e)	(Category f)	
Income tax Period I	6 years	100%	0%	
Income tax Period II	6 years	100%	5%	
Income tax Period III	6 years	50%	15%	
Income tax credit	No Limit	No available	10%	
Income tax referral	No Limit	No available	Up to 10 years	



WHY SOLARIUM? LIBERIA Free Trade Zone

LATAM Country Preferred by Foreign Investors: Highly educated workforce, politically stable, pro-business environment, FTZ incentives, central location, collaborative labor-employer relations, excellent utilities infrastructure, and great weather make Costa Rica one of the top 10 countries for investment.

Access to International Trading Partners: 16 signed FTAs provide access to 57 trade partners from the EU, US, Canada, Mexico, Chile, China, Peru, Singapore and more.

Ideal Location for Business Expansion: With robust infrastructure, FTZ status, available land, existing commercial space, and access to highways, an international airport, seaport and the Nicaragua border, Solarium and its Liberia FTZ offer a strategic location for establishing operations.

Greater Economic Benefits: Because Liberia and the Guanacaste region are outside of the ❖ San Jose GMA, companies that choose Solarium and the Liberia FTZ receive additional tax incentives and have lower start-up costs.

Fast and Cost-Efficient Set-Up: Pre-built facilities and existing utilities make setting up business at Solarium easy and cost-effective.

Easy Access to and from the World: Daniel Odubet International Airport is served by major North American airlines making travel easy. An on-site hotel provides convenient accommodations.









Solarium is home to national and international companies and provides a wide range of amenities, including hotel and conference facilities, retail and leisure.

These leading businesses have chosen Solarium:



Coca Cola is the largest beverage company in the world. The company started operations in Costa Rica since the 60's (GAM) and owns a property at Solarium.



Chain of hardware stores and construction materials of Venezuelan capital, with presence in Central America.



Multinational Corporation that operates in Costa Rica since 1999 with two main businesses: meat and poultry, and animal nutrition.



Traces its beginnings to 1933, has several showrooms and is today Central America's largest furniture store.



Founded in Peru, in 1966. With operations in 9 countries and exportations to North and South America.



Located in the province of Guanacaste in front of Liberia Airport (LIR), the hotel is close to many top tourist attractions.



The largest store of memberships in Central America and the Caribbean. With more than one million members in 26 stores and 11 countries.



Pops started operations in 1968 in San José, now there are shops in 6 different countries.



In Costa Rica, it offers services to 27 clients in the air, institutional and airport concession management sectors.











Hilton Garden Inn Liberia Airport is located in Guanacaste, in **SOLARIUM**. The hotel is close to many top tourist attractions, such as the Guanacaste beaches, Arenal Volcano, Rincon de la Vieja hot springs, Monteverde National Park, and many Costa Rica adventure activities including zip-lining and whitewater rafting.

Complimentary services including fitness center, WiFi and remote printing. Adjustable beds, work area with ergonomic chair, microwave and mini-fridge. Two meeting rooms and complimentary 24-hour business center.













Globally, Coca-Cola has 19 concentrate plants and the new plant located in **SOLARIUM** will be one of the three largest and most technologically advanced in the world. The new operation represents an initial investment of \$ 50 million.

Currently, Coca Cola is the first exporter in the food sector and the third largest exporter of goods in Costa Rica, according to data from the Foreign Trade Promoter (Procomer).













PriceSmart is the largest operator of membership clubs in Central America and the Caribbean, and has recently entered the South American region with clubs in Colombia. PriceSmart serves more than 3 million cardholders in 40 clubs owned and operated in 12 countries.

As part of its expansion plans, PriceSmart in Costa Rica opened its eighth club in **SOLARIUM**. This branch was built on a plot of 21,000 m2















SYKES is an American multinational business process outsourcing provider headquartered in Tampa, Florida. The company provides business process outsourcing services, IT consulting, and IT-enabled services, such as technical support and customer service.

SYKES opened its first office outside the Greater Metropolitan Area in **SOLARIUM** and already have their first 100 permanent positions. The company estimates it will hire a total of 600 people within 18 months, to work at their new headquarters.











DEVELOPING THE FUTURE

DWL is a company that is responsible for providing different services to their customers in the fields of development, construction, management and design of real estate projects with the highest quality (residential, industrial and commercial). It has achieved a leadership position within the real estate business, as a result of its innovative and environmentally conscious projects. Also occupies a pioneering position in the development of mixed-use real estate projects in Costa Rica.

- Over 30 years experience in real estate
- Success in projects
- Strong access to financial Capital
- Symbol of quality and distinction in the Costa Rican real estate sector
- Succeeded in positioning ourselves as leaders in the industry
- Development project in important cities (San José, Escazú, Heredia)
- Website: http://www.dwlcr.com/



RELATED INFORMATION

CINDE: Costa Rican Investment Promotion Agency

- http://www.cinde.org/en

The Heritage Foundation: Index of Economic Freedom

- http://www.heritage.org/index/country/costarica

Procomer Costa Rica – Export Promotion Agency of Costa Rica – http://www.procomer.com/

DWL: Costa Rican Design, Development & Construction Firm

- http://www.dwlcr.com/

SALES, LEASING OR ADDITIONAL INFORMATION:

OR ADDITIONAL INFORMATION: info@solariumcr.com

UNITED STATES & CANADA

Hylton Jonas hjonas@solariumcr.com Cell: 972-896-9294 Office: 972-713-8786

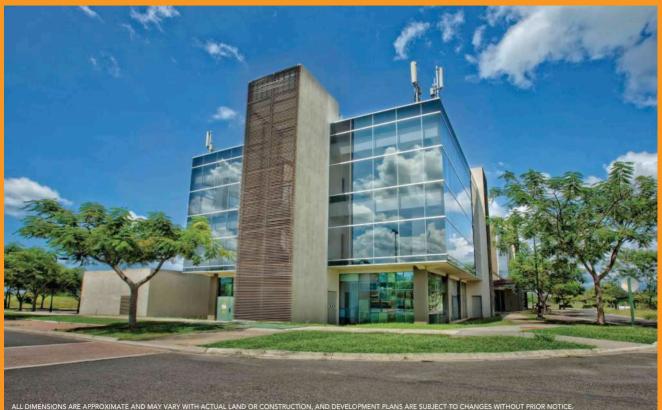
COSTA RICA

Uri Lipszyc uri@dwlcr.com Sammy Weisleder sammy@dwlcr.com Ariana Ruiz ariana.ruiz@solariumcr.com

San José: 506-4101-8650 Liberia: 506-2668-1221



THE PLACE TO BUILD THE FUTURE



ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL LAND OR CONSTRUCTION, AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGES WITHOUT PRIOR NOTICE.
THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE MASTER PLAN AT ANY TIME IF IS NECESSARY, BROKER PARTICIPATION WELCOME. ALL THE STATISTIC AND DEMOGRAPHIC DATA MAY CHANGE
ACCORDING TO NEW RESEARCHES. FLIGHTS AND ACADEMIC OFFERINGS ARE FROM THE FIRST SEMESTER OF 2016, THIS INFORMATION MAY CHANGE AFTER THIS.

