

BLACK

DEVELOPMENT GROUP

2021

WE

BLACK
DEVELOPMENT GROUP

- We are a Mexican company based in the Mexico City, specialized in the development of different types of projects within the real estate sector.
- We have presence in Yucatan, Quintana Roo, Morelos, State of Mexico and Mexico City, with a portfolio that contains different products and services.
- Since its foundation, **BLACK** is characterised by its dynamism, innovation in processes, constant development and improvement in the real estate industry.
- Thanks to the agreements we have made with our business partners, we have achieved great dynamism within the industry with products of the highest quality.



- Within the real estate sector, **BLACK** has focused mainly on two fundamental aspects: development and property management.
- In terms of development, **BLACK** has strategic alliances with different partners in the industry, to obtain the best architectural concepts at the forefront of trends, as well as constructions that maintain quality in materials, design and construction processes.
- We base our work on the following premises: location, legality, quality, cutting-edge architecture and efficiency.
- Our main goal is for BLACK to be known worldwide as a key player of the new generation of developers in Mexico.



ANDRES VINAY

- Mr. Vinay is CEO and Managing Partner of BLACK. Entrepreneur with more than 25 years of experience in administration, finance, sales and marketing. He also has over 9 years of development and construction experience in the real estate business. He has a degree in Business Administration and Accounting. His primary responsibilities include making important corporate decisions, managing the company's general operations and resources, and corporate operations. He is also in charge of carrying out the creation of new business for BLACK and making sure that everything works in the best possible way to optimize all resources.

ALEJANDRO CANALES

- Mr. Canales is the Chief Financial Officer and Managing Partner of **BLACK**. He is an entrepreneur with more than 20 years of experience in investment banking, private equity and real estate development. He also has advised many clients throughout Mexico, Latin America and the United States. He has an MBA from MIT Sloan School of Management and has a bachelor's degree in Industrial Engineering. He is responsible for managing the finance and accounting divisions, he is also in charge of analyzing the financial planning of the company, such as investments and capital structures for each project. He is also a partner in O&A Real Estate Development Partners, a private equity fund established in Mexico in 2007 with approximately \$150 million of assets under management. O&A is sponsored by the founding and principal shareholders of Consorcio ARA, a public company. He has evaluated more than 90 real estate investment and development opportunities in Mexico and the United States. Asset classes include master developments, tourism, retail, and mixed-use, industrial, and retirement communities.

JORGE MARTINEZ DE VELASCO

- Mr. Martínez de Velasco is COO and Managing Partner at **BLACK**. He is an entrepreneur with more than 18 years of experience in Administration, Sales and Marketing. He also has over 9 years of development and construction experience in the real estate business. He has a bachelor's degree in economics. Some of his responsibilities are: execute the company's business plans, in accordance with the business model established for each of the company's projects. Specifically, he is in charge of keeping track of all the developments and construction that take place within **BLACK**.

FERNANDO PEÑAFIEL

- Mr. Peñafiel is CSO and managing partner of BLACK. He is an entrepreneur with more than 25 years of experience in sales and marketing and 17 years in the real estate business. He has a bachelor's degree in economics, a postgraduate degree in business strategies and a postgraduate degree in higher-level management. He is in charge of sales and marketing of the company. Some of his responsibilities are: marketing, social media, product development, digital advertising and company sales. He is also responsible for budgeting, planning and supervising all marketing activities involving each of the projects at BLACK.

ROY DE ANDA CENTURIÓN

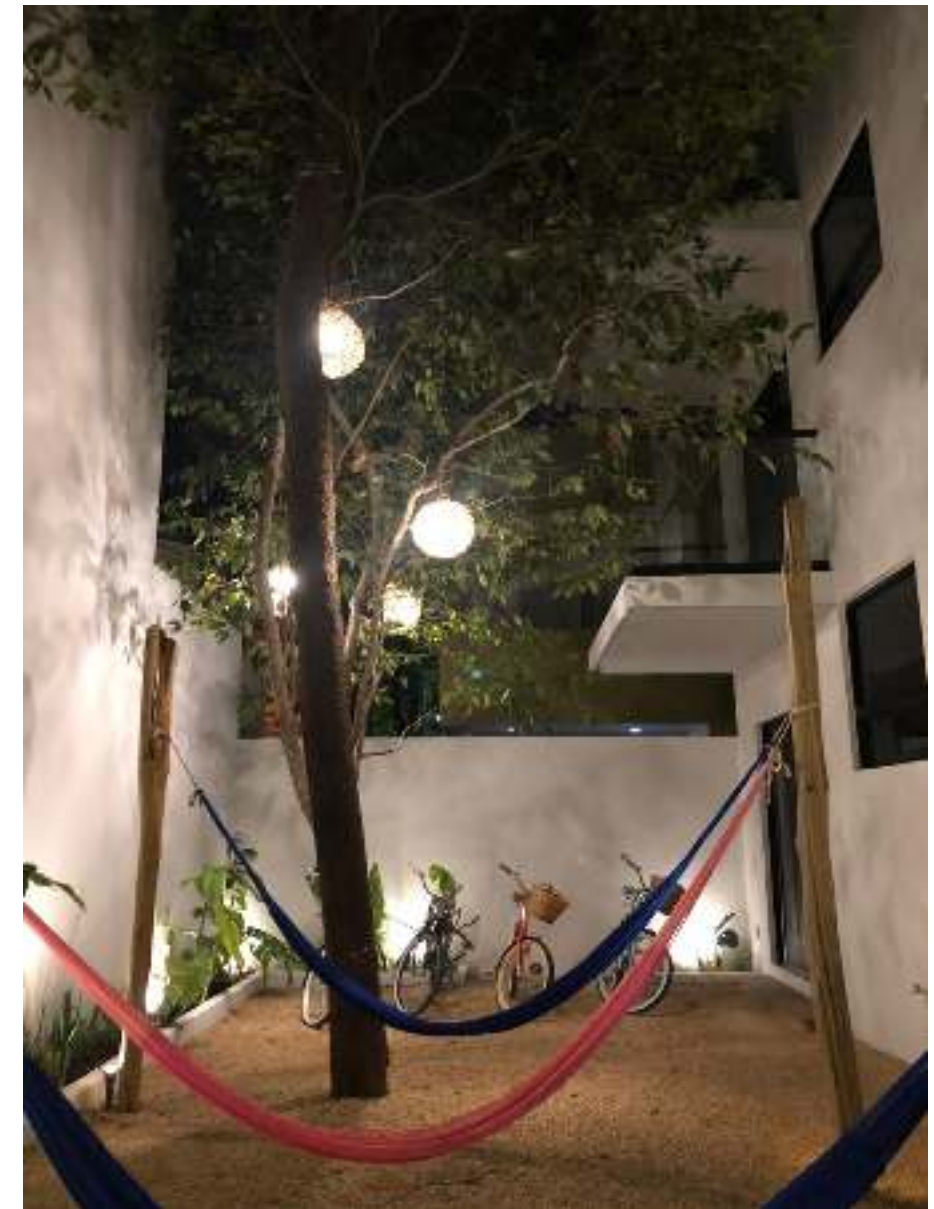
- Mr. De Anda is a member of the board of directors of BLACK. He is also the director and founder of OCEAN CAPITAL, a private equity real estate fund specializing in real estate investment and development. He has more than 12 years of experience in leading the development of "High End" projects in the Mexican real estate market, with an emphasis on Mexico City and the Mexican Pacific coast (for a total sales amount of MXN \$3,100,000 and more than 180,000 m2 of construction). He also has extensive experience in creating and managing investor relations and financial strategy, as well as extensive knowledge of development regulations in Mexico. He has an academic background as an architect from the Anáhuac University (Mexico City) and postgraduate studies in Strategic Planning of Real Estate Development at the Autonomous Technological Institute of Mexico (ITAM).

- One of the most beautiful destinations in Mexico.
- World-class tourist destination with an enviable climate.
- 9,000,000 * visitors visit Cancun and Riviera Maya annually and continue to grow.
- Just an hour and a half from Cancun (by car).
- City in ecological growth.
- Quiet, with a natural lifestyle.
- Safe destination, known for being one of the most beautiful beaches in the world, walks through the jungle, cenotes, Mayan ruins, bike paths, shops and restaurants, nightlife and much more.



CASA PATRONES

- 6 departments
- Fully Furnished and Equipped (turnkey)
- All with rustic finish.
- Roof Top
- Infinity pool
- Grill area
- Rest area
- Hammock area
- Pub
- Wifi
- Bicycles for renters
- Washing and drying
- Parking lot



TULUM

SOLD
(OPERATION'S START AUGUST 2021)

BLACK
DEVELOPMENT GROUP

esplendor.

BY WYNDHAM

TULUM NOOK

TULUM

SOLD
(OPERATION'S START AUGUST 2021)

BLACK
DEVELOPMENT GROUP

esplendor.
BY WYNDHAM
TULUM NOOK

- 78 resort-type apartments (100% sold)
- 8 towers
- 1 and 2 rooms with lock-off
- Luxury finishes
- Condo-hotel operation (Hotel services)
- Land: 7,500m² / 80,729 ft²
- Reception
- Concierge 24/7
- Security 24/7
- Maintenance
- Cleaning service on site
- Closed TV circuit
- Swimming pool
- Jacuzzis
- Gardened area
- Rest area
- Hammock area
- Pub
- Restaurant
- Gym
- SPA
- Wifi
- Bicycles for rent
- Washing and drying
- Parking lot
- Beach club
- Shuttle



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TULUM

IN CONSTRUCTION(+90% SOLD)
DELIVERY DECEMBER 2022

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TULUM

IN CONSTRUCTION(+90% SOLD)
DELIVERY DECEMBER 2022

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Our main objective is to provide the necessary means for a quality stay in a luxury complex that combines the hospitality and passion of Mexico with its nature.

Residences

- 253 luxury units (+80% Sold)
- 6 towers
- Suites, 1,2 and 3 bedrooms
- Townhouse with Roof-Top
- Hotel Operation
- Equipped kitchen
- Luxury finish
- Units with pool.
- Gated community
- Security 24/7
- Maintenance
- Cleaning service on site
- Pool loungers
- 2 pools
- Pool for children
- Pub
- Restaurant
- Cabins with grills
- Fire Pit
- Rest area
- Walkers
- Paddle court
- Mini golf
- Toy library
- Pet area
- Wifi
- Washing and drying
- Transportation service to the beach club
- Bicycle parking
- Covered parking



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TULUM

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Commercial Area

- 2 towers
- Offices
- Coworking area
- Yoga space
- 2 restaurants
- Cafeteria
- Super mini
- Gym
- SPA
- Security 24/7
- Closed circuit
- Wifi
- Bicycle parking
- Covered parking



TULUM

IN CONSTRUCTION (42% SOLD)
DELIVERY SUMMER 2022

BLACK
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TULIX TULUM

Residences:

- 40 private Residences.
- 1, 2 and 3 bedrooms with closet and bathroom.
- Family room
- Service yard
- Equipped kitchen
- Luxury finish
- Yard
- Swimming pool
- Parking lot
- Roof Top



Amenities:

- Security 24/7
- CCTV
- Bicycle Parking
- Lobby
- Central walker
- Hammock Area
- Fire Pits
- Workstations
- Shala Yoga
- Central Pool
- GYM
- Business Center
- Juice Area
- Grill Roof Top
- Pet area



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IN CONSTRUCTION (42% SOLD)
DELIVERY SUMMER 2022

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TULUM

IN CONSTRUCTION (42% SOLD)
DELIVERY SUMMER 2022

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MERIDA

COMING SOON (DELIVERY 2023)

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With an unbeatable location, within the most exclusive residential area in the north of the city of Mérida, you will find VIU Paseos Country, in an environment that fuses first-class urbanism. Surrounded by green areas, shopping centers, office spaces, universities, hospitals and the best golf course in Mexico and Latin America.



Residences

- 70 departments.
- Loft, 1, 2 and 3 bedrooms.
- Equipped kitchen
- Luxury finishes
- Gated community

Common Areas

- Roof top
- Swimming pool
- Lounge area
- Covered parking
- Surveillance
- (24/7 security)



(reference images only)

MERIDA

COMING SOON (DELIVERY 2023)

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DEVELOPMENT GROUP



(reference images only)



With an enviable beachfront, just a few minutes from the Puerto Escondido International Airport and Zicatela Beach is Amaná Puerto Escondido.

Residences

- 220 apartments approx.
- 4 towers with 10 levels
- Suites, 1 and 2 bedrooms.
- Service room.
- Equipped kitchen
- Luxury finishes
- Gated community

Common Areas

- Urbanization
- Beach Club
- Infinity Pool - Adults
- Swim lanes
- Children's pool
- Tennis court
- Paddle court
- little golf
- GYM
- SPA
- Jacuzzis
- Grill area
- Workstations
- Garden Areas
- Cafeteria/Restaurant
- Central Palapa
- Surveillance (security 24/7)



(reference images only)

TULUM

COMING SOON (IN DEVELOPMENT)

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LOS ZAPOTES

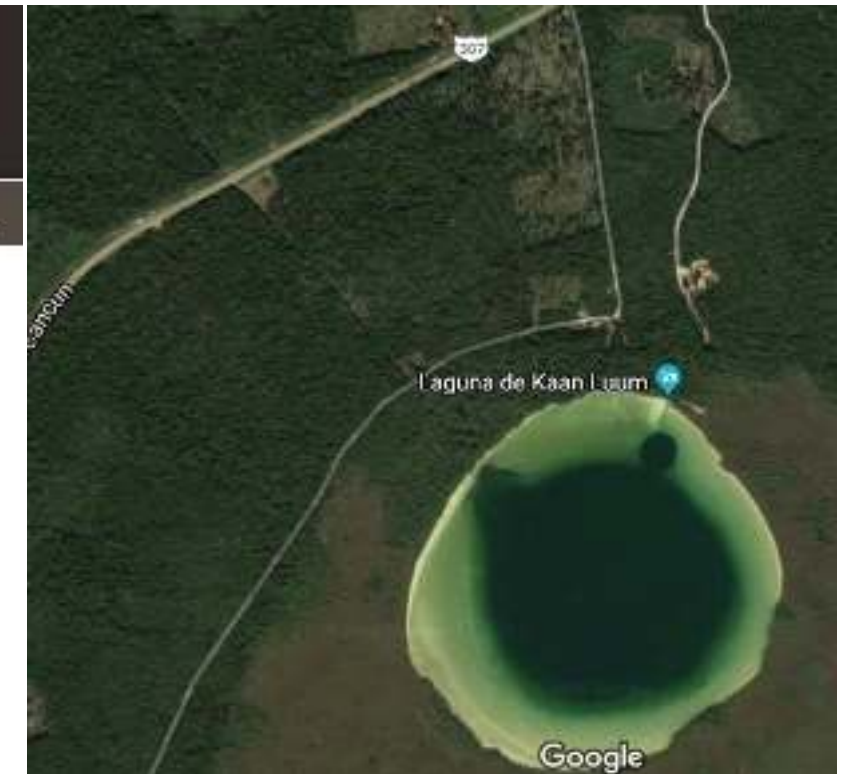
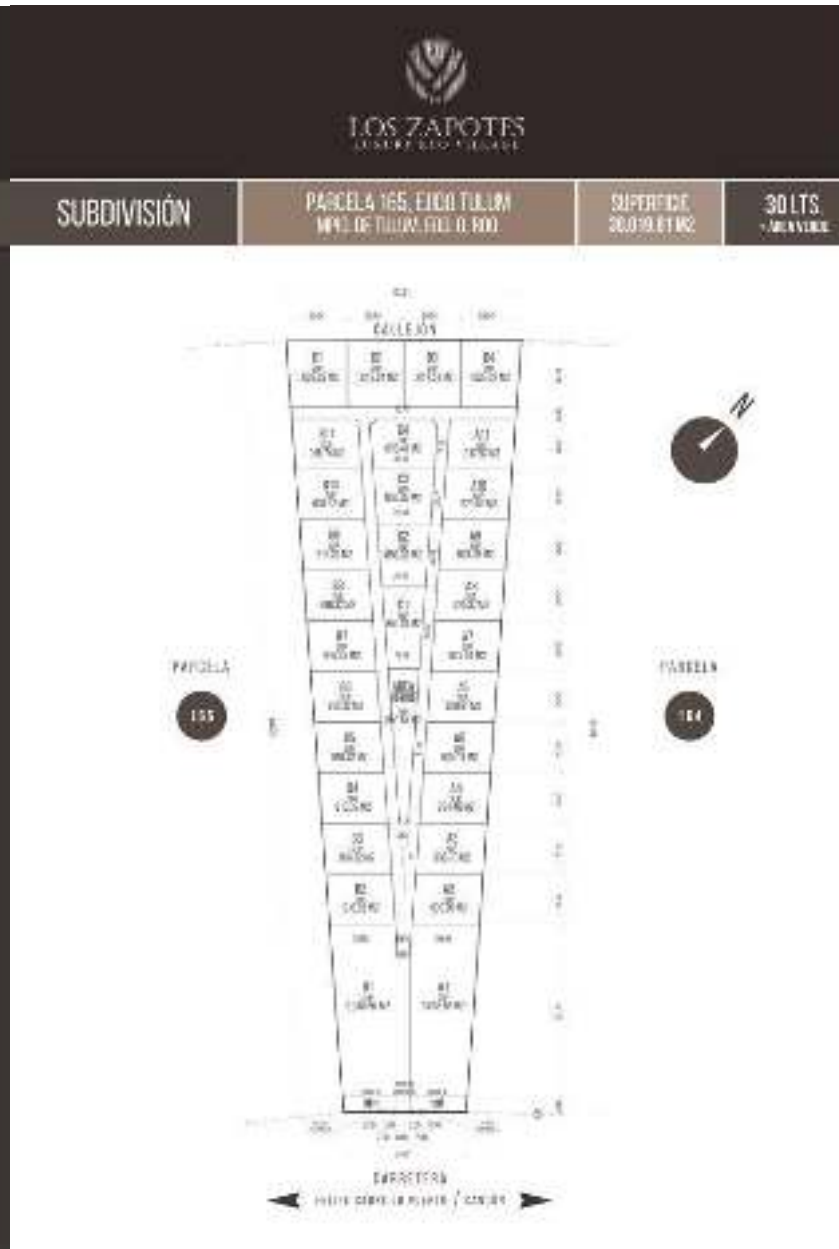
- 26 Lots
- From 850 to 1,200 m2
- Residential
- Gated community
- Security 24/7
- Closed circuit
- Swimming pool
- Paddle court
- Games for children
- Pet Friendly



TULUM

COMING SOON (IN DEVELOPMENT)

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PARQUE RESIDENCIAL METEPEC

With a privileged location close to the main avenues of the zone, and closer to thToluc. Residential Metepec 36, will be unique in Metepec

- 320 apartments
- 4 towers with 15 levels
- 1,2 and 3 bedrooms.
- Service room.
- Equipped kitchen
- Luxury finishes
- Gated community
- Security 24/7
- Swimming pool
- Gym
- Gardens
- Lake
- Paddle court
- Toy library
- Pet area
- Common areas
- Underground parking.



(reference images only)

PARQUE RESIDENCIAL METEPEC

Offices and Strip Mall:

- 1 tower with 7 levels.
- Offices with 6,300 m2. profitable.
- Coworking area.
- 2.5-story Strip Mall with 3,000 m2. profitable area.
- Outdoor walking area.
- Underground parking



(reference images only)

PARQUE RESIDENCIAL METEPEC

PROYECTO

UBICACIÓN
ZONA
TIPO
INICIO

RESIDENCIAL

TORRES
DEPTOS X TORRE
TOT DEPTOS
M2 PROMEDIO X DEPTO

COMERCIAL OFICINAS

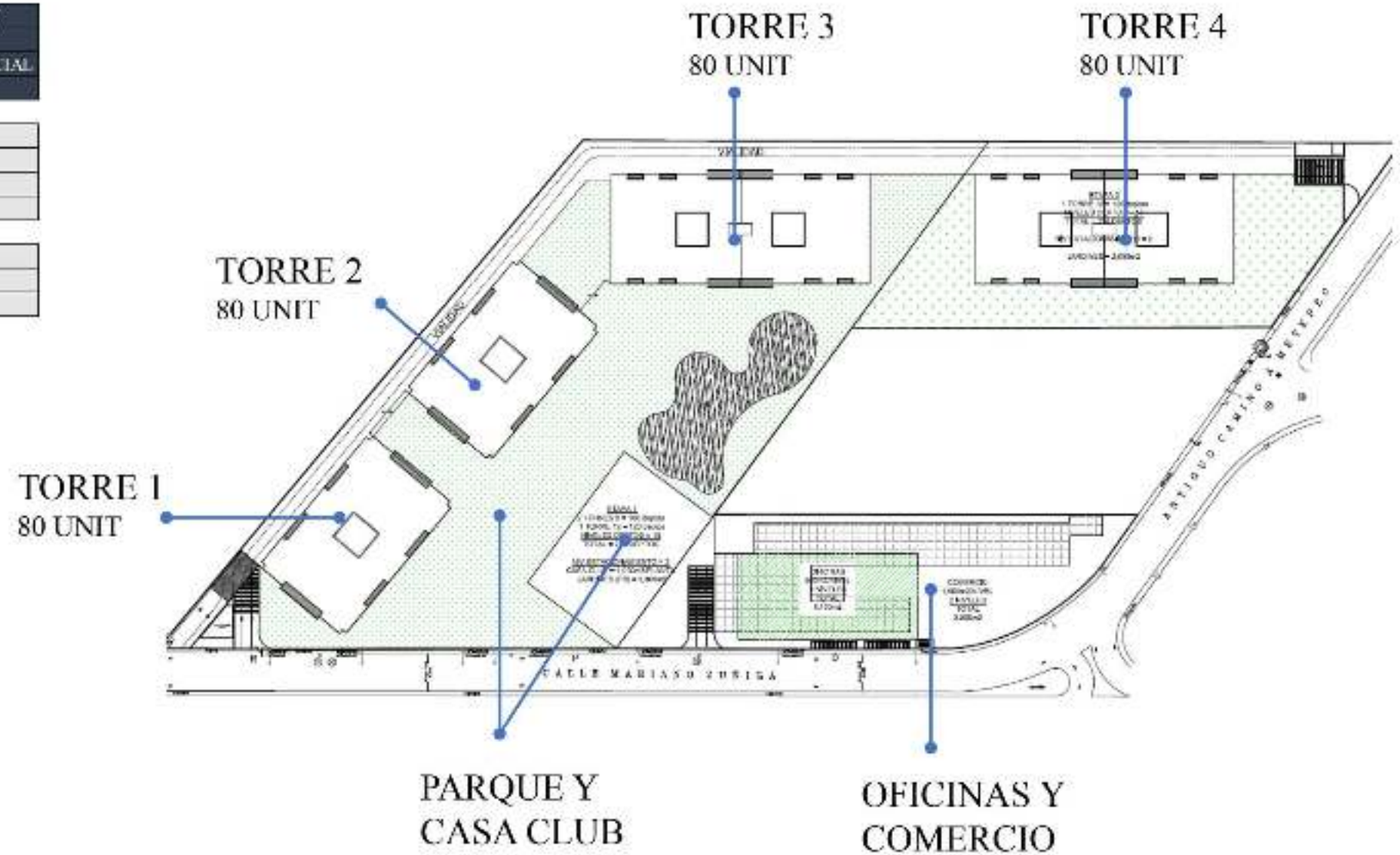
TORRES
M2 LOCALES
M2 OFICINAS

CR METEPEC

METEPEC EDO MEX
"DORADA"
RESIDENCIAL / COMERCIAL
IQ 2020

4
80
320
120

2
3,000
6,300





Quinta Palomas is a new Concept of Senior Living in Mexico.

Residences

- 60 suites
- 8 master suites
- Luxury finishes
- Land: 5,000m2
- Security 24/7
- CCTV
- Lobby and Reception
- Maintenance
- Housekeeping
- Multipurpose room
- Auditorium / Cinema
- Library
- Wifi
- Clubhouse
- Extensive gardens
- Spa
- Swimming pool
- Gym
- Restaurant
- Nursing
- Medical consultants
- Pharmacy
- Underground parking



**Our Services:**

- Geriatric medical care
- Caregiver assistance
- 24 hour service
- Highly qualified staff for the care of our residents
- Control of medications and vital signs.
- Central infirmary for assistance and emergencies
- Nutritious and balanced diet supervised by a nutritionist
- Recreational and occupational therapies (board games, memory games, crafts, physiotherapy, singing, yoga, reading, etc.)
- Beauty salon
- Room Service
- Music
- Gardening
- Dance classes
- Yoga classes for seniors
- Gym for older adults.
- Cultural and recreational tours.
- Cafeteria
- Attention and assistance in particular activities.
- Conferences



At **BLACK** we develop Real Estate projects with high capital gain, disruptive and innovative concepts, in order to satisfy the needs of our clients and investors!