



ACU Developments is born from the experience of 20 years of work in the real estate sector with one of the largest developers in Yucatan and Playa del Carmen as the main partner. Being a newly created brand, they have a personality based on momentum, the sense of the need of the market that acquires personal property with innovative designs and reliable construction processes in places of proven profitability.

The social touch that distinguishes the brand is the empathy towards our public with the degree of commitment and loyalty to provide ideal spaces, financially attractive and with an existential sense covered by the various areas of the business model, which are comprehensive and range from :

Innovation and Business Management of the projects to be developed.

Strategic and Operations Management.

Comprehensive project planning.

Optimal resource management.

Comprehensive Finance and Economics for the brand and clients

The leadership of multidisciplinary teams focused on creativity.

Brand creativity and innovation.

care and

integral deconstruction of the environment.

The Mission of ACU Developments

It is excellent in developing, promoting, and constructing high-end real estate projects nationwide. Excellence is a job that takes patience, in which each step is laborious and extremely careful. We have the capacity, passion, and commitment to achieve it by offering solutions to clients and our society.

ACU Developments is committed to and responsible for being creative, innovative, sustainable, consistent, and viable in all business models that are supported by it. Promoting growth, motivation, and knowledge of human value and that of the value chain for the transcendental achievement of the mission.

The vision

Occupy the space of the most exclusive real estate development and construction in terms of potential and differentiation. That each project, each space, and each residence be a unique home and an investment that provides superior satisfaction to its owners and a definitive leap in their quality of life.

ACU's strategic vision consists of efficiently, systematically, and creatively carrying out a flexible and changing organization, following the processes, tools, communication channels, and rules of coexistence, focused on decision-making and brand leadership in the peninsula from Yucatan.

EXPERIENCE

The impulse of the brand is 20 years of solutions to challenges and setbacks of the real estate business in the Yucatan Peninsula. At the same time, new forms of construction are innovated and created with high-quality materials at low cost in such a way that the client feels, enjoys, and is sure of the investment to be made.

The general direction in leadership is formed in group schemes that make up a network of professional opinions that derive from multiple ideas for improvement of all disciplines. Being a network, it provides certainty of the process where it is created, carried out, and supervised, and feedback is provided on the experience acquired when developing the Projects. These experiences are valuable data that establish new courses of action to follow in the constant struggle to stay in the markets.

The experience of knowing the areas where the projects are developed provides a complete vision of the variables that can affect both the brand and the clients in such a way that setbacks are prevented because we believe that everything can be solved by being before what happens or change to avoid unnecessary costs.

ACU Desarrollos does not base success on selling everything; it bases success on ordering the processes in such a way that the economic resource comes from clients who trust and will have a permanent relationship with the brand.

ACU Desarrollos, as a brand, integrates the entire value chain, such as customers, suppliers, banks, unions, and government, and aligns them towards a common good.

APTITUDES

Within the skills of the brand are the commitment and responsibility to achieve the objectives set promptly. Also, the insight and ability to read the probable future scenarios benefit the entire value chain.

ACU Developments listens to the needs of its clients, and knowing the area where the properties are acquired makes us empathize with them to achieve the optimal result. Providing investment certainty is our priority.

ACU Desarrollos is unique and sets a different trend from other developers, focused on multiple disciplines without visualizing a comprehensive plan. This is the reason for a biased vision in decision-making.

VALUES

ACU Desarrollos is formed daily according to the values of the freedom to create, the courage to invest, the honesty of authenticity, the consistency of its people, and the resilience to overcome adversity.

ACU Desarrollos is a brand that values the union of its entire team, including the client. It is the amalgam that gives rise to overcome any challenge.

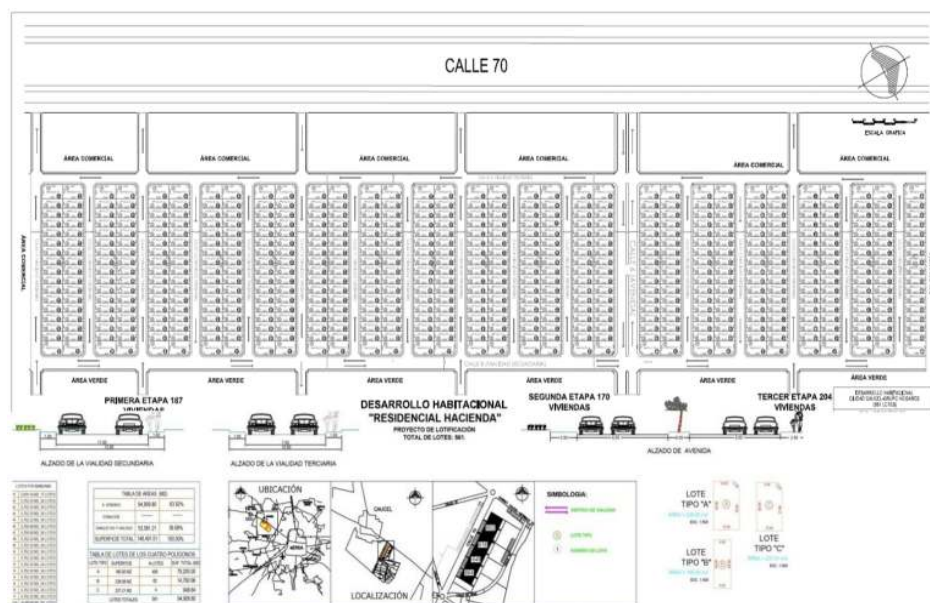
We are constantly motivated to change in any development; it is a transcendental value in these times of financial and environmental turbulence. The one that does not adapt quickly has disadvantages in terms of survival.

ACU Desarrollos is accurate; it faces challenges, and it has empathy for the entire value chain and the people. ACU Developments is positive and is enjoyed developing within the brand's model.

DEVELOPMENT REFERENCE

HACIENDA RESIDENTIAL 5 stages, 510 houses (2010 – 2019)

Residencial Hacienda is a housing development of social interest located in the government housing project called "Ciudad Caucel". They are currently built and marketed 5 stages, each of 102 homes. With lots of 160 m², the houses range from 70 to 138 m², offering various prototypes and facades for all markets. In all cases, it was operated through a bridge loan with Banco Inmobiliario Mexicano.



GENERAL OF THE EXPERTS AND PARTICIPANTS IN THE CREDIT:

Name: Jose Luis Aguilar
Age: 57 years
Place of Birth: Merida, Yuc
Occupation: Civil Engineer / ASSOCIATE

Name: Marco A. Bautista
Age: 43 years
Place of Birth: Cd. Del Carmen, Campeche
Occupation: Businessman / Accountant / SHAREHOLDER

A project company is presented, in which the participants of the same in credit, have vast experience in terms of Design, Conceptualization, Execution, Construction, and Marketing of real estate projects in the Yucatan Peninsula.

To provide data according to the project that is intended to be developed in the area of Susulá, five projects developed in Ciudad Caucel were chosen, called RESIDENCIAL HACIENDA, stages I to V.

All these stages consisted of 102 dwellings each, and all were financed by MEXICAN REAL ESTATE BANK.

It should be noted that they were developed for another company reason, which is why

the credit history will not be reflected in the company ZENZO SPAZIO SAPI DE CV.

Projects under construction and in the launch stage:



Esha in Tulum 11 apartments 2021 – 2022

Development of 11 apartments in Tulum that combines luxury and Return on Investment. It is located in one of Tulum's residential areas with the highest added value. It is currently being built and marketed with 5 units already sold.

It offers a wide variety of prototypes and the opportunity to invest in a high-value market. ESHA has the best option for Return on Investment.



22 Kolmena 42 Luxury Apartments 2022-2024

Development of 42 apartments in Playa del Carmen that combine luxury and return on investment. It is located in one of the residential areas with the highest added value in Playa Del Carmen. It is currently under development and projection, starting Pre-Sale in July 2022. Offering a variety of prototypes and unique amenities in the market. Combining heritage and profitability by offering fully furnished apartments to immediately incorporate into vacation rentals.



Aldea Terra Izamal Yucatán 195 100% Urbanized Lots 2022 – 2024

- Development of 100% urbanized residential land in Izamal, Yucatán.
- 190 single-family lots
- Amenities with Casa Club Hacienda
- 100% urbanized
- Just 3 minutes from the magical town of Izamal
- It will have 2 Prototypes of farm-type houses for the future.