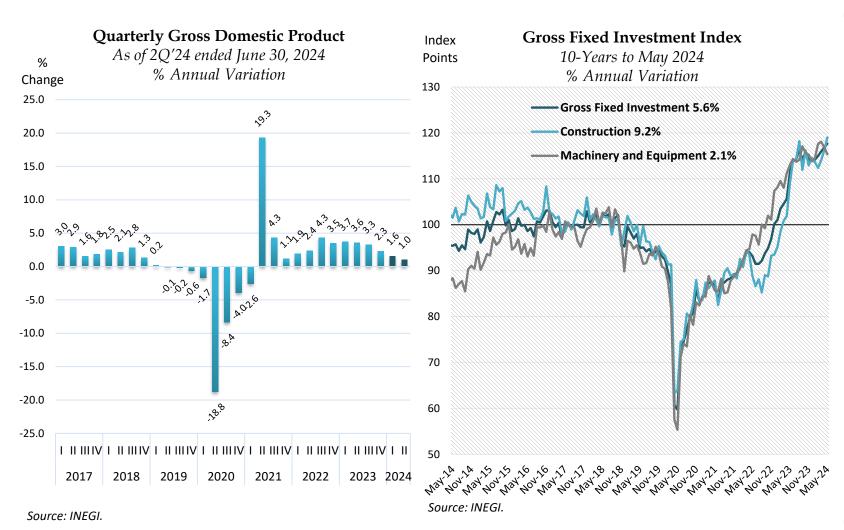


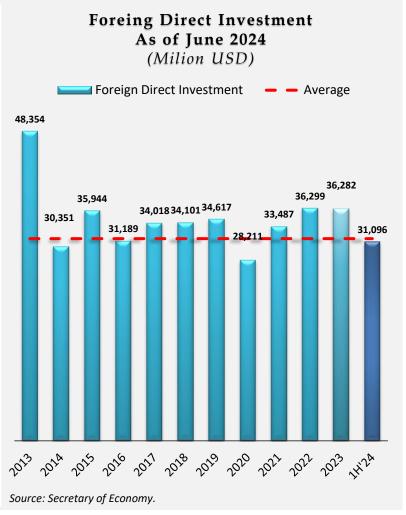
Nearshoring Report

Updated to July 2024.



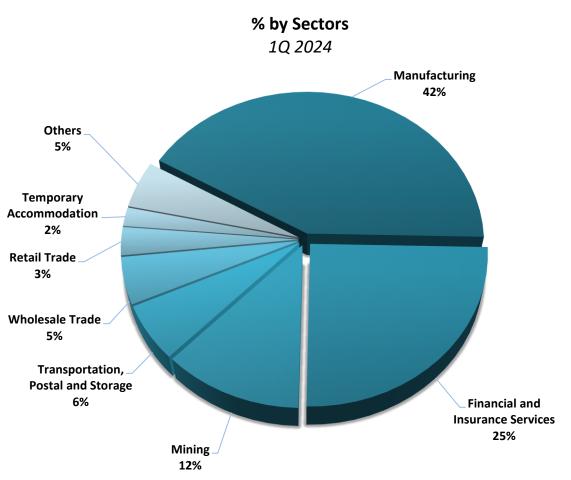


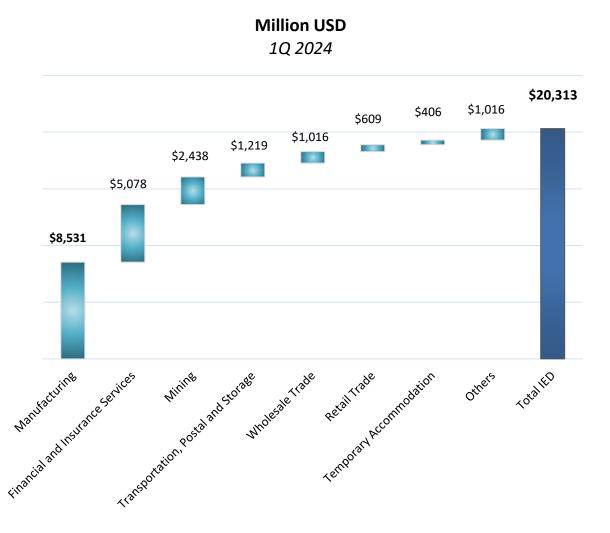






Sectoral Distribution of Foreign Direct Investment



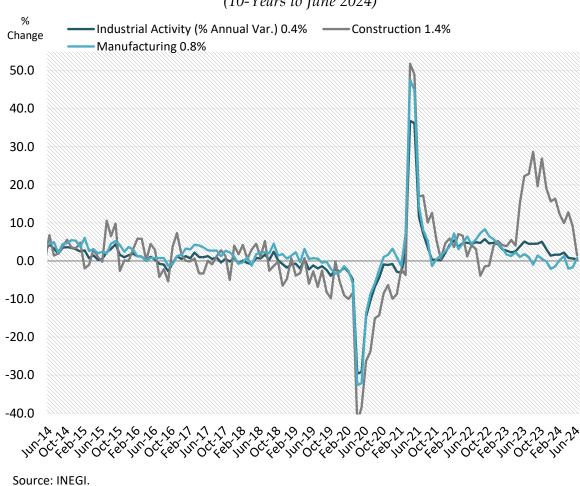


Nearshoring



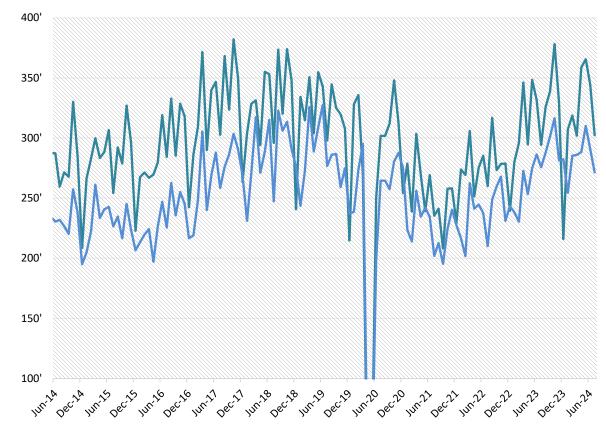
Industrial Activity

(10-Years to June 2024)



Vehicle Production and Exports (YoY % Variation) (10 Years to July 2024)





Source: INEGI.

Thousands



United States International Trade (YTD as of July 2024)									
Country	Exports	Imports	Total Trade	Balance	Country	Exports	Imports	Total Trade	Balance
Mexico	166,337	249,041	415,378	-82,704	India	21,008	44,716	65,724	-23,708
% of Total	16.2%	15.9%	16.0%		% of Total	2.0%	2.9%	2.5%	
Canada	176,676	205,869	382,545	-29,193	Italy	15,983	38,565	54,548	-22,582
% of Total	17.2%	13.1%	14.7%		% of Total	1.6%	2.5%	2.1%	
China	70,757	198,410	269,167	-127,653	France	21,645	29,531	51,176	-7,886
% of Total	6.9%	12.7%	10.4%		% of Total	2.1%	1.9%	2.0%	
Germany	37,931	80,186	118,117	-42,255	Singapore	24,220	21,989	46,209	2,231
% of Total	3.7%	5.1%	4.6%		% of Total	2.4%	1.4%	1.8%	
Japan	39,146	73,186	112,332	-34,040	Brazil	23,530	20,399	43,929	3,131
% of Total	3.8%	4.7%	4.3%		% of Total	2.3%	1.3%	1.7%	
Korea, South	33,414	67,491	100,905	-34,077	Hong Kong	14,403	2,770	17,173	11,633
% of Total	3.3%	4.3%	3.9%		% of Total	1.4%	0.2%	0.7%	
United Kingdom	38,977	33,141	72,118	5,836	Saudi Arabia	6,586	7,240	13,826	-654
% of Total	3.8%	2.1%	2.8%		% of Total	0.6%	0.5%	0.5%	
Taiwan	20,884	50,833	71,717	-29,949	All other countries	314,879	444,353	759,232	-129,474
% of Total	2.0%	3.2%	2.8%		% of Total	30.7%	28.3%	29.3%	
					TOTAL 2024 YTD	1,026,376	1,567,720	2,594,096	-541,344
Source: U.S. Census	Bureau				TOTAL 2023	2,019,542	3,084,092	5,103,634	-1,064,550
Amounts in millions of dollars				TOTAL 2022	2,064,787	3,246,681	5,311,468	-1,181,894	

Experience Consistency

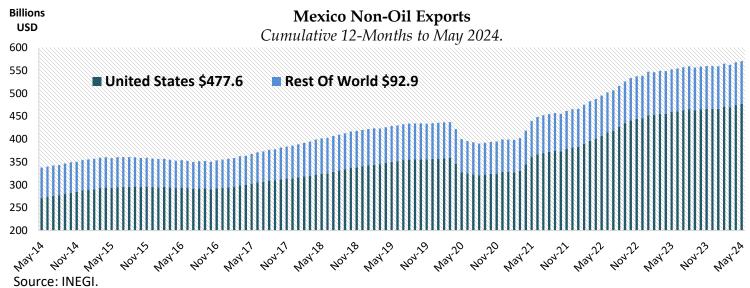




Cumulative Figures for the last 12-Months to June 2024.



Source: Bureau of Economic Analysis.







Main investments registered with the Ministry of Economy related to the reallocation ("Nearshorign") of the supply chain for the year 2023. (Million US Dollars)

Company	Country	Activity	Amount
Mexico Pacific Limited	United States	Natural Gas (Transportation)	\$15,000
TESLA	United States	Automotive	\$10,000
Copenhagen Infrastructure Partners	Denmark	Renewable Energy	\$10,000
Woodside Energy	Australia	Oil & Gas	\$7,200
KIA Motors	South Korea	Automotive	\$6,000
LGMG Group	China	Construction Machinery	\$5,000
Ternium	Argentina	Steel	\$3,808
CloudHQ	United States	Information Technology	\$3,600
Jetour	China	Automotive	\$3,000
Pegatron & Wistron	Taiwan	Computer Hardware (Chips)	\$2,000
Total			\$65,608

Source: Ministry of Economy; Local Newpapers. This information is for illustrative purposes only.



During the first half of 2024, 143 public announcements were identified by the private sector with an expected investment of 45.5 billion dollars.

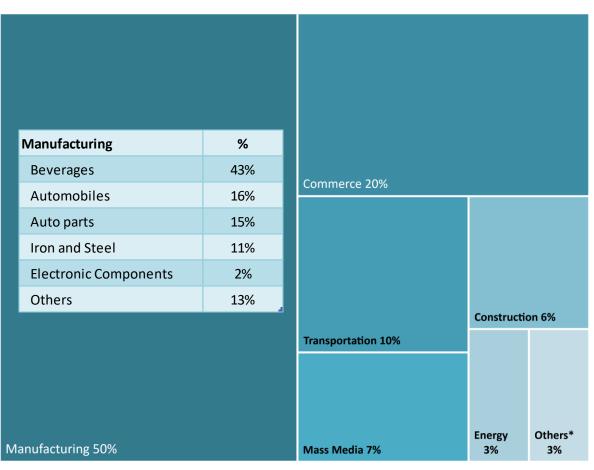
Top Investment Announcements

Company	Country	Sector	Million USD	% of Investment
Engie	France	Gas pipelines	\$2,000	4%
Walmart	United States	Wholesale Retail	\$1,862	4%
Volkswagen	Germany	Automotive	\$1,087	2%
Others	-	-	\$40,515	89%
Total			\$45,464	100%

Top Investment by Country of Origin				
Top-Three	Million USD	% of Investment		
United States	\$21,937	48%		
Germany	\$6,792	15%		
Argentina	\$4,397	10%		
Others	\$12,338	27%		
Total	\$45,464	100%		

Source: Ministry of Economy; Local Newpapers. This information is for illustrative purposes only.

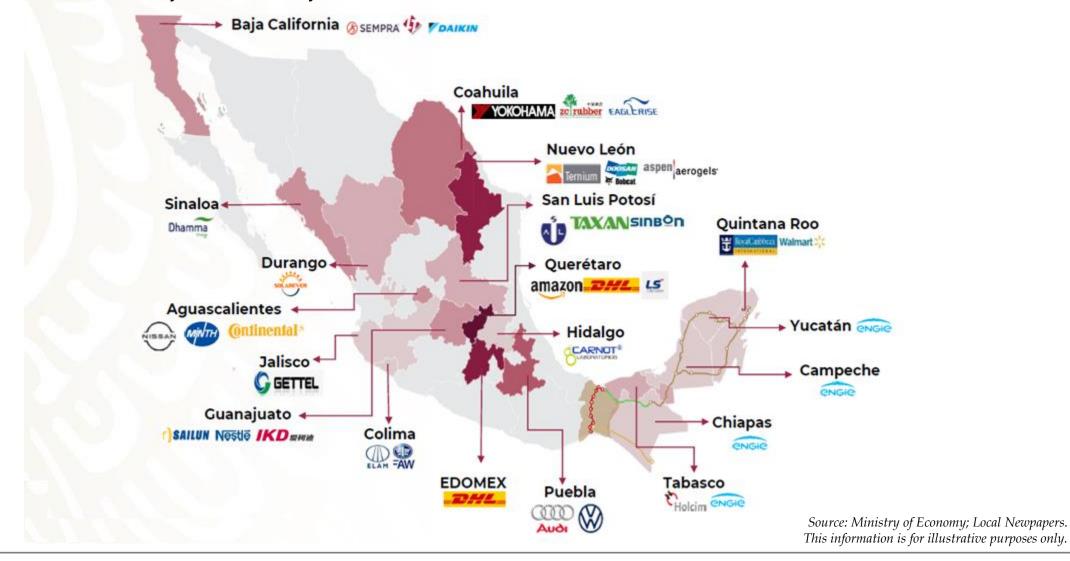
Investment Announcements by Sector



Others: Real Estate, Services, Agriculture and Temporary Accommodation.



Investment Announcements by Federal Entity.



Disclaimer



This document has been produced for information purposes only and should not be considered a recommendation to buy or sell any security. This document is not a research report. All information contained in this document was based on and obtained from sources believed to be reliable; however, Pichardo Asset Management, S.A. de C.V., Asesores en Inversiones Independientes (PAM) is not responsible for its accuracy or integrity. This document does not contain PAM's opinions nor any recommendations to buy or sell securities or to follow an investment strategy. All information contained herein, including factual assumptions and interpretations, may change without prior notice due to evolving circumstances; therefore, PAM is not obligated or committed to communicate changes or to keep the content herein updated.

It is strictly forbidden to modify, reproduce, quote, or disclose this document without the prior written authorization of Pichardo Asset Management, S.A. de C.V., Asesores en Inversiones Independientes. PAM is not liable for any loss, damage, or injury arising from the use of this document or its contents. Investment involves risk. Past performance is not necessarily indicative, nor a guarantee, of current or future results. The value of investments and the income from them, if any, may fall as well as rise and is not guaranteed, and investors may not get back the full amount invested. Future market conditions are unpredictable and may vary significantly from current and past conditions.

Pichardo Asset Management, S.A. de C.V., Asesores en Inversiones Independientes (the Advisor), is registered in the Registry of Investment Advisors (the Registry) of Mexico's National Banking and Securities Commission (the Commission) as an independent investment advisor, under registration number 30018-001-(5365)-18/12/2015, dated December 18, 2015. The Commission exclusively supervises the provision of portfolio management services when investment decisions are made in the name and on behalf of third parties, as well as services consisting of providing investment advice on securities, analysis, and issuance of investment recommendations on an individualized basis, and therefore lacks the authority to supervise or regulate any other service provided by the Advisor. Such registration does not imply adherence to the provisions applicable in the services rendered, nor the accuracy or truthfulness of the information provided.

Pichardo Asset Management, S.A. de C.V. is a registered investment adviser in the United States under the Investment Advisers Act of 1940, registration number 801-62108, dated June 4, 2003. Such registration does not imply a certain level of skill or training.

ACA Group; FINRA member.



Pichardo Asset Management, SA de CV Independent Advisors

www.paminversion.com.mx

Central Office Andres Bello 45, Piso 22,
Polanco, 11560 CDMX, México Teléfono: + 52 (55) 5261 4600 /04/21/16
Contingency Office
Lomas Verdes 68, Cuernavaca 62158, Morelos, Mexico
Tel. 52 777 2021367 / 2021366 / 3802090

epichardo@paminversion.com

Principal, Sr. PM

<u>destevez@paminversion.com</u> Analyst, Portfolio Manager

<u>luis.calzada@paminversion.com</u> Client Service

<u>eestevez@paminversion.com</u> Corporate Risk Manager

mcastaneda@paminversion.com Analyst