

NACO, HONDURAS

# A Smarter Global Platform



**GREEN VALLEY®**

Advanced  
Manufacturing Hub

# Welcome to Innovating Global Access

01	Intro Green Valley Advanced Manufacturing Hub
02	GK Global
03	Our Mission / Our Values
04	Why Honduras?
05	The Masterplan
06	Textile
07	Automotive
08	Life Science
09	Food Processing
10	Our Site
11	Our Services & Culture
12	CSR
13	Our Clients
14	Awards & Certifications
15	Team



INTRO

# An Innovative Campus Connecting Forward-Thinking Companies In Key Industries to Markets Worldwide.

AUTOMOTIVE  
TEXTILE  
LIFE SCIENCE  
FOOD PROCESSING  
UP-CYCLING MANUFACTURING



**GREEN VALLEY**

Advanced  
Manufacturing Hub



Developed,  
Owned & Operated by  
GK Global  
REAL ESTATE DIVISION

20+

Years Experience

in construction and  
management of custom  
turnkey projects

A Global  
Leader

in real estate, textile and  
apparel solutions

Focused

on fostering  
environmental  
sustainability

Committed

to supporting the wellbeing  
of communities

Our Mission: To provide our clients with world-class infrastructure and the most competitive landscape so they can grow in size, profitability, and performance.





# Our Values:

## Innovation

Forward-thinking policies about manufacturing and community development.

## Environmental Balance

State-of-the-art systems that promote energy efficiency and support for programs that nurture the wellbeing of the planet.

## Self-Sustainable

Raising the bar on industrial park excellence, our facilities are self-sufficient for all utilities.

## Social Impact

Health, education, and career Initiatives for employees, local residents, and the entire community.



WHY HONDURAS?

# Why Here Now?



**GREEN VALLEY**

Advanced  
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WHY HONDURAS?

# Why Here Now?



# Superior Global Connectivity

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Ramón Villeda Morales International Airport:  
1-hour drive

Palmerola International Airport: 3-hour drive

Puerto Cortés Seaport: 1.5-hour drive

Major U.S. airports: 2-hour flight



# In Naco, Honduras

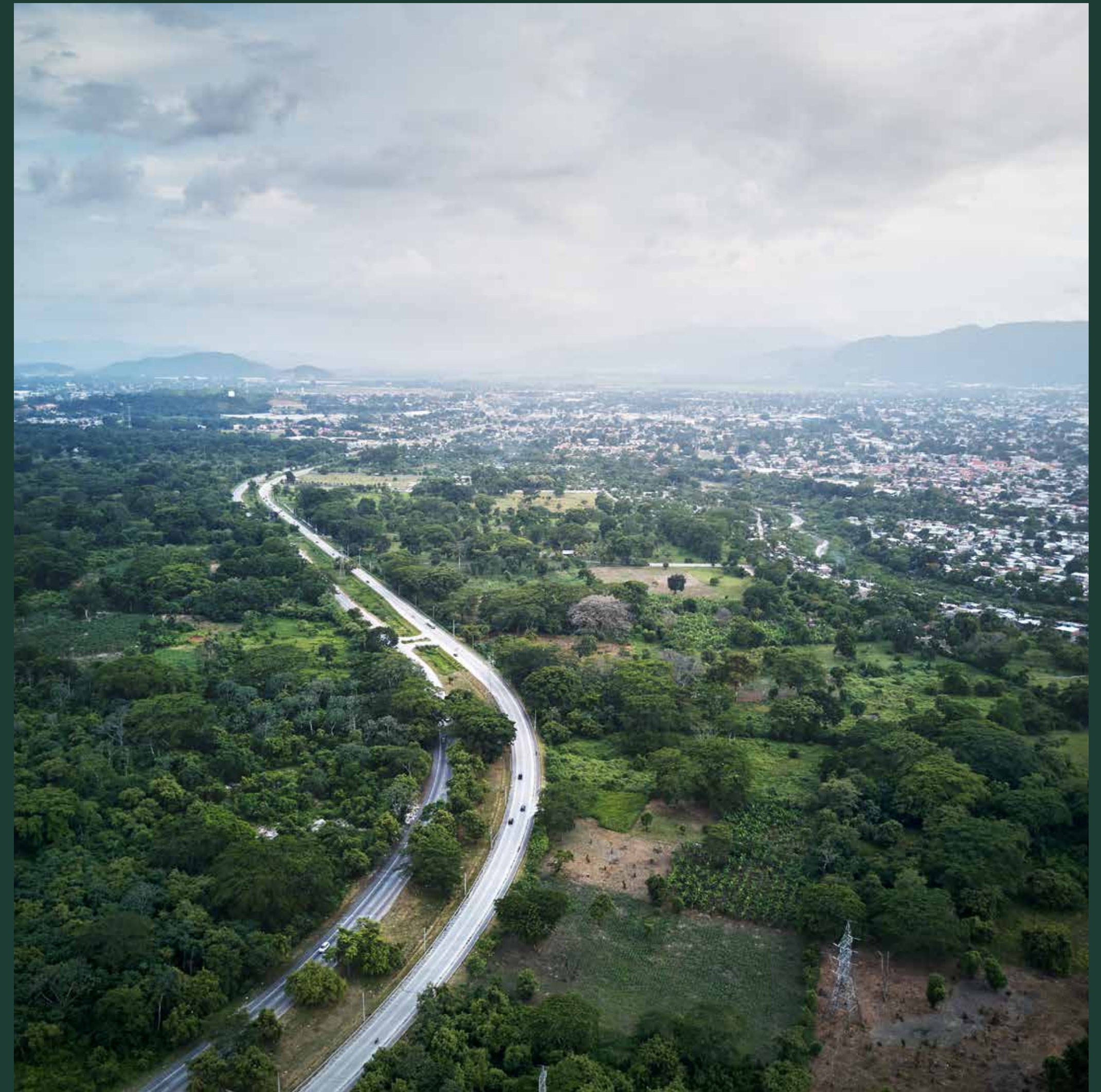
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1.5 hours from Puerto Cortés –  
Central America's largest seaport

23 KM from San Pedro Sula

In a Free Trade Zone

Investor-friendly – National  
Investment Promotion Program



# PORT INFRASTRUCTURE

4 seaports in the Caribbean and one in the Pacific.

- Port of Puerto Cortés, Port of Tela, Port of La Ceiba, Port of Castilla and Port of San Lorenzo (The southern end of Honduras near the Gulf of Fonseca shores).

**Puerto Cortés (deep water port)** - the most efficient and competitive logistics center in the region:

- Megaport: as part of the US Department of Energy initiative, Puerto Cortés has been certified as a Megaport.
- Complies with regulations: International Maritime Dangerous Goods (IMDG).
- Estimated time to southern US ports by sea: 48 -72 hours.
- The US Coast Guard considers the country as a role model in Port Security.
- It has a large docking space of 4,000 feet and it has a 24-hour service .



WHY HONDURAS?



# A 500-Acre Master-Planned Campus

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One of LATAM's largest industrial park

ISO 14001:2015-certified

New Facilities



# Exceptional Local Human Resources

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Large, skilled, competitive bilingual workforce

Green Valley employee turnover, under 2.37% monthly

So far we have over 12,406 total direct employees and by the end of this year we will have 15,000 employees at GVHUB

At completion, we will create over 60,000 direct and over 210,000 indirect jobs at GVHUB



# THE MASTERPLAN

## SERVICES

ME	Main Entrance & Security Gate
HR	Human Resources Center
CU	Customs
SE	Security
WWTP	Waste Water Treatment Plant
CPP	Coal Power Plant
A&Cx	Administrative & CX Center
HP	Helipad
MC	Medical Center
B\$	Banks
SF	Soccer Field
RWC	Raw Water Collector
WB	Water Well Backup
E1, 2, 3	Emergency exits
GVW	Green Valley Warehouse

## CLIENTS

1	LEAR Corporation, GV
1A	LEAR Corporation, GV
1B	Available Parcel
2	Park Energy - Cogeneration Plant
2B	Park Energy - Cogeneration Plant
3	APTIV HN3
3	Available Parcel
4	Northern Textiles
6	Pride Chemicals
6A	LEAR Corporation, Santa Elena
	Coficab Honduras
6B	Available Parcel
7A	APTIV HN1 - HN2
7B	Roman Knit Honduras
8	Coficab San Pedro Sula
9	Simtex - International
10A	Polygraphic de Honduras
11A	Plus Sistemas
	Taeyoung Tape
11B	Available Parcel
11C-E	Available Parcel
12-13	Coficab Honduras
15-17	Available Parcels
18-20	Solar Farm
21	Available Parcel



TEXTILE

# Textile Industry



TEXTILE

# Textile Industry Facilities

Green Valley plays a key role in this industry development, providing the right costs, resources, services, ample labor pool, and logistics for these companies to thrive.

Since Green Valley opened its doors, all companies installed are still telling their success stories of partnership and collaboration with the park.



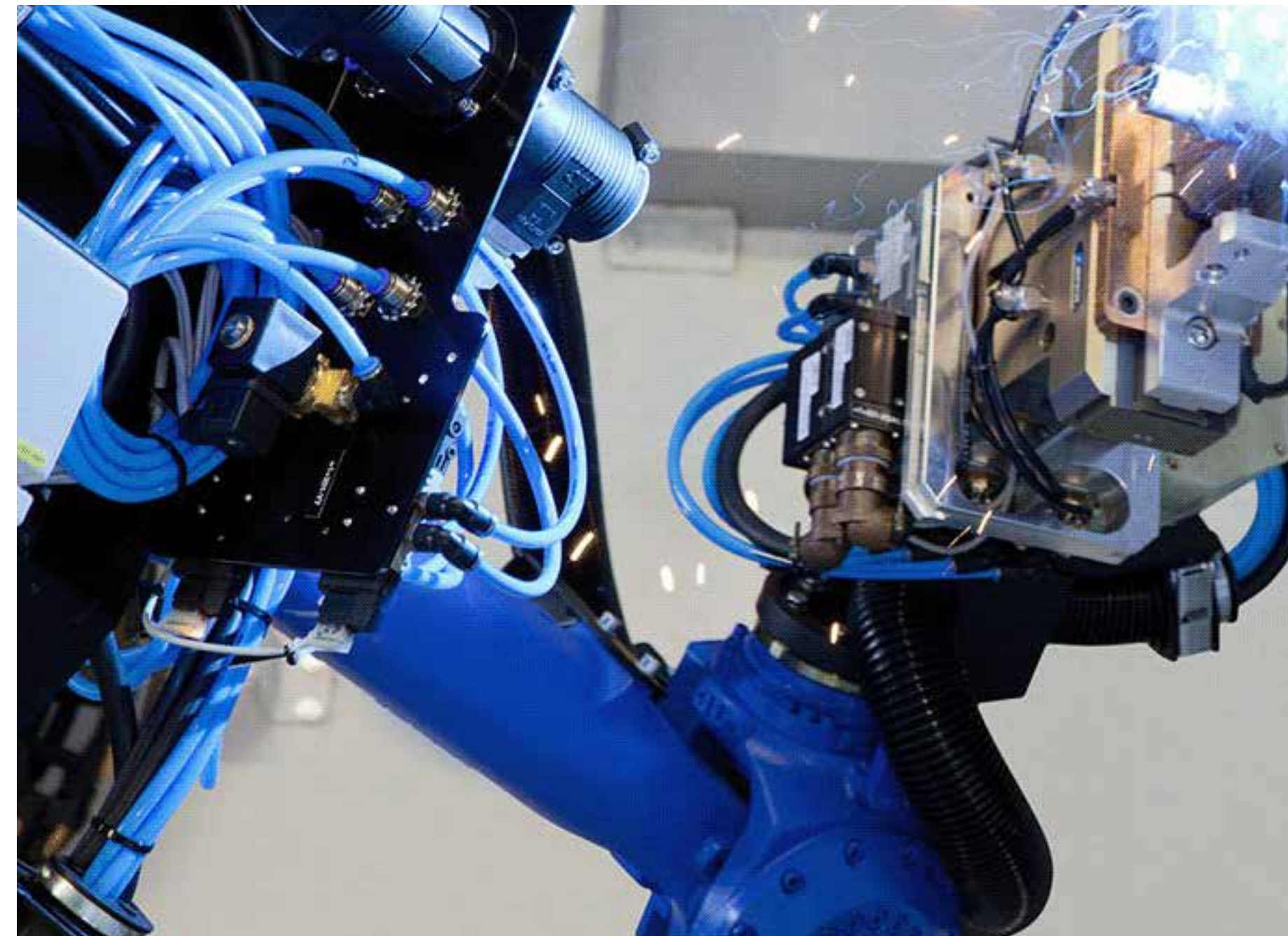
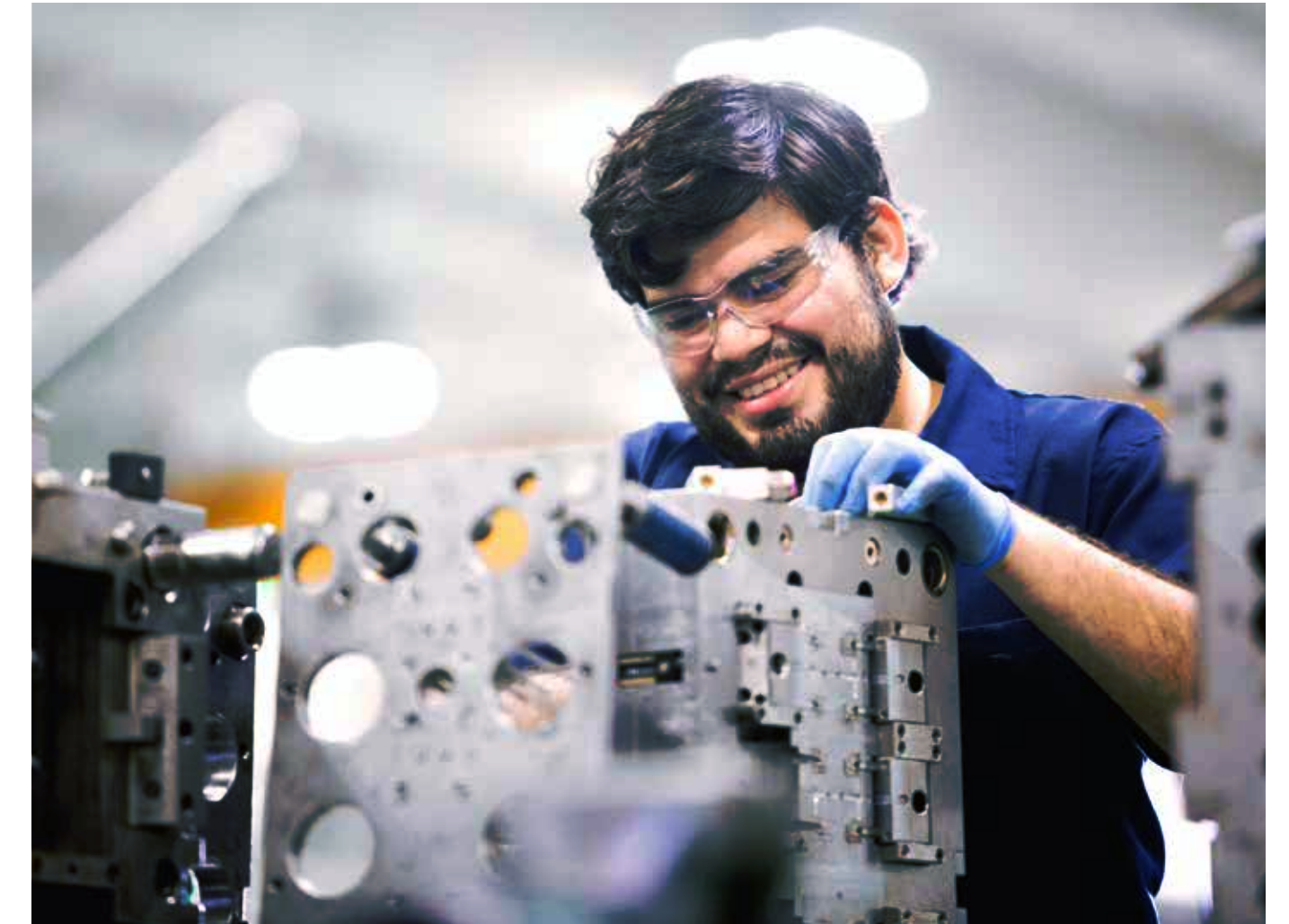
AUTOMOTIVE

# Automotive Industry



# Automotive Industry Facilities

Currently Aptiv PLC, Lear Corporation and Coficab Honduras are established in Green Valley with unique success' stories. Their presence in the park reflects the dynamism of this sector and is also the result of GVIP's strategy for the automotive industry, satisfying the needs of harnesses for the automotive companies worldwide.





Projected Growth:  
Life Science and  
Food Processing



# Life Sciences Industry Facilities

The Medical Technology cluster will serve this critical sector of the healthcare industry, which produces devices that simplify the prevention, diagnosis, and treatment of diseases and illnesses.



# Food Processing Industry Facilities

The Food Processing cluster will support the agri-food sector as it confronts the global challenge of providing enough food to meet growing and evolving nutritional demands worldwide.



Green Valley Advanced  
Manufacturing Hub is  
self-sufficient in power  
generation, steam generation,  
raw water, and water treatment



# Eco-Efficient & Advanced

- State-of-the-art telecommunications
- Energy and steam co-generation
- The largest industrial solar plant in Central America
- The most competitive electricity cost in Central America region
- Zero-waste policies
- Carbon-neutral mid- and long-term strategies
- Environmental management fully integrated with manufacturing processes and operations



# Utilities Scope

## Wastewater Treatment Plant

- Processing 100% of the water used in the park through aerobic and anaerobic processes.

## Energy Generation and Distribution

- Currently, more than 25% of our installed capacity comes from renewable resources.
- Solar Plant Capacity: 14 MW installed in 200,000 m2 area inside the park.
- 12 MW capacity of storage using High Tech Solar Battery Systems (in process).
- 22 MW with Co-generation electricity, steam, and cold water for the climatization of production plants.
- 27 MW expansion in execution on HFO dual fuel engines with Co-generation.



# A Service-Oriented, Values-Driven Culture



# Your Partner in Productivity at Every Step

- Legal assistance to establish your business in Honduras
- Turnkey, custom-designed facilities to optimize your company's efficiency
- Availability of employee screening and recruitment
- GK Tec Center to collaborate with your work force for more efficient operations
- 24/7 maintenance and service
- World-class security



**+320K** economically  
active residents  
within the areas of Naco,  
Cofradía, Santa Bárbara  
and SW San Pedro Sula



# Elevating the Workplace Experience and Strengthening the Surrounding Community with Meaningful Resources



- Education
- Healthcare
- Environmental sustainability initiatives
- Infrastructure development initiatives

# Expansions

- Currently in the process of expanding Phase 2 of the park, adding over 650 hectares of land, making a total of over 10 million square meters.
- Expanding the Solar Energy Strategy to include backup batteries. By the end of 2027, we aim to be carbon neutral.



# New Projects

Creation of three new clusters:

- Up-cycle Manufacturing (recycled and regenerated plastic from fiber, yarn, to auto parts and other home utensils)
- Medical Devices
- Food Processing

GV Hub is already in the process to build the first facility for compound plastic to be used in manufacturing in our Up-cycle cluster.

**Green Valley Tech Camp** is being established through a collaboration with Cenaltec of Chihuahua state, Mexico, and possibly Collin College of Texas, to train and certify on-site in Mechatronics, Medical Devices, Hi-tech Injection Molding, and Electricians, ensuring skilled labor for our new clusters.

Currently, Green Valley Hub boasts more than 500 affordable housing units, accompanied by top-notch amenities such as Waste Water Treatment (WWT), well-paved roads, and convenient access to a children's park and clinic, among others. Our total master plan outlines the construction of over 4,000 additional affordable housing units and 1,000 mid-class housing units.



OUR CLIENTS

Our mission is to help  
OUR CLIENTS grow in size,  
profitability and performance.



Park Energy S.A.



Northern Textiles



Simtex International



PLUS Sistemas



APTIV



Polygraphic



Coficab



LEAR Corporation



RKH



TAEYOUNG TAPE



Pride Chemicals



# AWARDS & CERTIFICATIONS



Great Place To Work  
Certification



ISO 14001:2015  
Certified



Socially Responsible  
Company



CX  
University



LEED  
Certification



OUR TEAM

# Leading Sustainable Growth



A Purpose-Driven Company

GK Global is a purpose-driven, private, multinational company with operations in textiles, real estate, technology, agriculture, and lifestyle supported by operations in nine countries across the globe. Built on a foundation of pioneering and innovative spirit combined with a forward-thinking pulse and drive toward sustainability that generates real change and a better quality of life in the long term locally, nationally, and globally.

**[gkglobal.com](https://gkglobal.com)**

OUR TEAM



**GUSTAVO RAUDALES**

CEO OF REAL ESTATE DIVISION, GK

Gustavo Raudales has been developing short-term and long-term strategies for more than 15 years with GK. He is responsible for the oversight of Real Estate Development division leading high-quality projects in mixed-use, Class A office, retail, hospitality, residential, and industrial real estate.



**JULIO MARTINEZ**

CHIEF FINANCIAL OFFICER,  
GK

Julio Martinez is a forward thinking and results-driven professional with more than 20 years of experience in finance and operations. With three years of delivering bottom line results at GK he has demonstrated the ability to envision, formalize, and execute long-term business plans.



**MATILDE TURCIOS**

OPERATIONS MANAGER

With over 10 years of experience in business relationship management, Matilde Turcios has designed and implemented client-centric strategies that streamline operations and elevate satisfaction for organizations. Her expertise in cultivating strategic partnerships will empower Green Valley's customer experience team to deliver exceptional service and foster lasting client engagement.

OUR TEAM



ANDREA DUARTE

CORPORATE HUMAN RESOURCES AND  
RECRUITMENT DIRECTOR, GK

Andrea is an accomplished and committed HR professional with over 10 years of experience delivering effective HR solutions and bringing recruiting experience to the team. She is responsible for employee relations and talent management for all of GK businesses. In addition to her HR duties, she leads the recruitment department for Sign Up Get A Job, handling talent acquisition and recruiting strategies for all of Altia Smart City’s clients.



EMILIO CASTRO

LEGAL DIRECTOR  
GK

Emilio Castro is proficient in spotting emerging trends in law, proposed legislation, and the changing regulatory environment that may impact business. He is skilled in negotiation, commercial law, corporate affairs, legal advice, compliance, and risk assessment .



CARLOS FLORES

PROJECTS AND MANTAINANCE  
MANAGER, GK

Carlos Flores has been providing technical guidance to teams and top management for over eight years at GK. His contribution in supporting organizational objectives in critical areas such as engineering, maintenance, utilities and energy has been part of the enduring growth of the group in Honduras.

