



CONSTRUCTORA FJ-OH S.A. DE C.V. AND GIPP

Corporate Profile and Global Solutions Portfolio

CHAPTER 1. CORPORATE CAPACITY AND EUROPEAN ELIGIBILITY.

Architect Francisco Javier Orozco Herrera, with over 35 years of experience in the planning, executive design, and construction of complex large-scale infrastructure, established the company Constructora FJ_OH SA de CV in the year 2014. Through its GIPP division (Gestión de Infraestructura para Proyectos a Fondo Perdido / Infrastructure Management for Non-Reimbursable Projects), the firm operates as a strategic local consultant and operational arm (soft landing) in Latin America for investment funds, multinational corporations, and global consortia.

The organization is formally registered in the European Union's Funding & Tenders Portal under PIC: 863360335. This legally enables us to immediately integrate as international partners in consortia for technology transfer and sustainable development under global frameworks such as Horizon Europe.

CHAPTER 2. OPERATIONAL STRUCTURE AND PROJECT PHASES.

- **COMPANY:** CONSTRUCTORA FJ-OH (Design) | **PHASE:** Comprehensive Executive Project.
- **SCOPE:** Basic and detailed Architecture and Engineering, calculation reports, comprehensive blueprints, itemized budgeting, and monthly fund disbursement schedules suitable for international auditing.
- **COMPANY:** CONSTRUCTORA FJ-OH (Construction) | **PHASE:** Construction and Infrastructure (Phase 3).
- **SCOPE:** Specialized civil works including Civil engineering, industrial facilities (Nearshoring), sustainable residential complexes, corporate buildings, universities, industrial warehouses, and hospitals.
- **DIVISION:** GIPP (Consulting) | **PHASE:** Preliminary Investigations (Phase 0).
- **SCOPE:** Land scouting, topographic surveys, photographic site reports, land-use feasibility, urbanization cost analysis, and preliminary management of municipal or state permits.
- **DIVISION:** GIPP (Advanced Studies) | **PHASE:** Diagnosis and Feasibility, CECE Master Project (Community Ecological Center for Employment).
- **SCOPE:** Definition of the local problem statement, socioeconomic justification, market analysis, risk assessment, and strategic alignment with international development indicators, standard architecture, baseline budget, and funding disbursement schedule.

CHAPTER 3. FLAGSHIP PROJECT: CECE ECOSYSTEM.

The CECE Project is a master model of regenerative infrastructure conceived as a scalable and adaptable regional transition ecosystem designed for state and municipal implementation. The standard master prototype is formally developed for the municipality of Silao, Guanajuato, as a model project, and strategic discussions are currently underway with 16 additional municipalities for further regional expansion. The ecosystem is structured under four fundamental pillars:



- **PILLAR A. BIOCLIMATIC ARCHITECTURE:** Drastic reduction of embodied carbon through passive design, natural thermal comfort, rainwater harvesting, and circular waste management; a building one hundred percent designed with eco-technologies.
- **PILLAR B. SOCIAL IMPACT AND CIRCULAR ECONOMY:** Massive technical training, incubation of green jobs, and local value chains based on recycling, sustainable production, and the reuse of trash or waste within its workshops and activities.
- **PILLAR C. INTERNATIONAL CERTIFICATION (OPENCOM, ITALY):** The model is currently entering the international validation and certification phase jointly with OpenCom (Italy), aligning its methodology with cutting-edge European standards.
- **PILLAR D. CORPORATE ACCREDITATION:** Parallel deployment of institutional certifications for the operation, auditing, and attraction of non-reimbursable international grants from multilateral banking and global foundations.

CHAPTER 4. STRATEGIC ALLIANCES AND CONTINENTAL CONSORTIA.

We structure our international alliances in the Latin American (LATAM) region under three modalities that guarantee complete financial transparency and rigorous methodology:

- **MODALITY A. TECHNOLOGICAL PARTNER IN LATAM (EU CONSORTIA):** Provision of intellectual property, high-impact replicable models (such as the CECE ecosystem), and field consulting under European Commission guidelines for third-country entities.
- **MODALITY B. PROSPECTING AND PRELIMINARY STUDIES:** Strategic regional ally for foreign companies requiring legal, budgetary, environmental, and physical certainty in any destination country before deploying capital.
- **MODALITY C. INTERNATIONAL PROJECT MANAGEMENT AND ENGINEERING:** Comprehensive executive project design from our central office, establishing strategic alliances with local engineering and construction companies in destination countries (such as Argentina or Brazil) for physical execution, while retaining technical control and periodic audits under international methodologies (PM4SD, PRINCE2, M_o_R).

INVITATION AND CALL TO ACTION

We would like to invite you to be part of this initiative. We encourage you to learn about the project firsthand and to schedule a meeting with our team to discuss any questions. This is an opportunity for you to see the potential and passion behind our vision. Your support is the missing key piece to start this engine of change.

Sincerely,

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