DFT CUN | MEXICAN CARIBBEAN

THE NEXT FINANCIAL GATEWAY TO THE AMERICAS STARTS IN CANCÚN

Cancún Financial & Technology District
Investment Opportunity | One-Page Executive Brief

The Cancún Financial & Technology District represents one of the most compelling greenfield investment opportunities in the Americas. Conceived as a globally competitive business and innovation ecosystem, it is the first master-planned district in Southeast Mexico purpose-built to integrate financial services, technology, healthcare, education, research and high-value corporate activity within a single world-class urban environment. Supported by the Government of Quintana Roo, enhanced by a comprehensive package of federal, state and municipal incentives, and positioned at the crossroads of North America, Latin America and the Caribbean, the District offers institutional investors, developers and multinational corporations an unprecedented platform for long-term growth, value creation and regional leadership.

WHY CANCÚN?

- Latin America's premier international gateway
- Strategic location connecting North America, Latin America and the Caribbean
- High quality of life and expanding talent base

30M+ annual airport passengers

14M+ international visitors

100 ha of state-owned land

THE OPPORTUNITY

- 10 minutes from Cancún International Airport
- Strategically integrated into the Maya Train corridor, linking more than 20 world-renowned tourism destinations across Southeast Mexico: Cancún, Playa del Carmen, Tulum, Mérida, Campeche, Palenque...
- Direct access to a regional market supported by 5 international airports, 3 Caribbean cruise ports and the country's fastest-growing tourism economy exceeding US $150 billion
- Master-planned mixed-use district Institutional governance and one-stop investment facilitation

COMPETITIVE ADVANTAGES

- Federal, state and municipal incentives
- 100% immediate depreciation on eligible capital investment
- 25% additional deduction for innovation, R&D and workforce training
- Up to 100% payroll/property tax incentives
- Capital support for anchor companies
- Regulatory certainty and a master developer model.
- The Cancún Financial & Technology District will be structured through a privately governed Master Trust (Private Master Trust), creating an institutional investment platform that provides transparency, legal certainty and long-term stability throughout the development lifecycle.

MASTER PLAN

- Financial center
- Corporate offices
- Innovation campus
- Research centers
- High-specialty hospital
- Convention center
- Arena
- Executive housing
- Retail
- Metropolitan park

TARGET SECTORS

- Financial Services
- FinTech
- AI
- Software
- Corporate HQ
- Healthcare
- R&D
- Higher Education
- Advanced Business Services

PROJECT SCALE

US$1.3–1.5B estimated investement

9,000–11,000 direct jobs

22,000+ indirect jobs

WHY INVEST NOW?

The Cancún Financial & Technology District has been formally established by a State Decree and is entering implementation, creating a unique first-mover opportunity for master developers, institutional investors, banks, technology firms, healthcare providers and global anchor companies.

Join the first financial and technology district in Southeast Mexico and help shape a globally competitive ecosystem where capital, innovation and talent converge.

DFT CUN | MEXICAN CARIBBEAN