Master Plan of Costa Rica 2009-2030
Atlantic Coast | Limon - Moin

November, 2008 | Costa Rica
America
Costa Rica is located in a strategic position next to Panama Canal and its future expansion.
Main regional routes

190 nautical miles
Import – Export Metric Tons (MT)

Volume: 3.7 millions MT

Caldera Port

Volume: 9.9 millions MT

Limon Port

San José
Costa Rica
Cargo Volume:
Limon & Moin Ports

- **Limon Port**: 9.9 millions MT in 2007
- **Moin Port**: (data not shown)

![Graph showing cargo volume at Limon Port with 9.9 millions MT in 2007](image-url)
Cargo Statistics & Forecast 2008-2030

✓ Import & Export Products

• Cargo historical in TM | Exp – Imp

• Port Limon-Moin, Total traffic forecast in MT 2008-2030

• Port Limon-Moin, Total traffic forecast in TEUS 2008-2030

• Total Cruise Traffic 1995-2009
Import & Export Products

Import:
• Paper & cardboard
• Steel
• Textiles
• Chemical products
• Resin
• Chemical fertilizers
• Oil & other lubricants
• Vehicles & parts
• Other products

Export:
• Banana
• Coffee
• Vegetables
• Fresh fruit
• Plants
• Textils
• Other products
Cargo Statistics & Forecast 2008-2030

- Import & Export Products

✓ Cargo historical in TM | Exp – Imp

- Port Limon-Moin, Total Traffic forecast in MT 2008-2030

- Port Limon-Moin, Total Traffic forecast in TEUS 2008-2030

- Total Cruise Traffic 1995-2009
Cargo Statistics Import & Export
1990-2007

Millions MT

<table>
<thead>
<tr>
<th>Year</th>
<th>Import</th>
<th>Export</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
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<tr>
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<td>2006</td>
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<tr>
<td>2007</td>
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</tr>
</tbody>
</table>
• Import & Export Products

• Cargo historical in TM | Exp – Imp

✓ Port Limon-Moin, Total Traffic forecast in MT 2008-2030

• Port Limon-Moin, Total Traffic forecast in TEUS 2008-2030

• Total Cruise Traffic 1995-2009
Port Limon-Moin, Total Traffic Forecast in MT 2008-2030

- High
- Medium
- Low
Cargo Statistics & Forecast 2008-2030

Master Plan 2008 by Royal Haskoning

• Import & Export Products
• Cargo historical in TM | Exp – Imp
• Port Limon-Moin, Total Traffic forecast in MT 2008-2030

✓ Port Limon-Moin, Total Traffic forecast in TEUS 2008-2030

• Total Cruise Traffic 1995-2009
Port Limon-Moin, Total traffic forecast in TEUS 2008-2030

- High
- Medium
- Low

Container Traffic

Millions TEUS
Cargo Statistics & Forecast 2008-2030

- Import & Export Products
- Cargo historical in TM | Exp – Imp
- Port Limon-Moin, Total Traffic forecast in MT 2008-2030
- Port Limon-Moin, Total Traffic forecast in TEUS 2008-2030

✓ Total Cruise Ships Traffic 1995-2009
Total Cruise Ships Traffic
1995-2009

Units per year
Master Plan 2008-2030

Objectives:

- To provide Costa Rica Government of a strategic support for the next 25 years

- To define the future requirements of equipment and infrastructure, according to cargo forecast

- To develop an action plan for service level agreement

- To develop an operational plan for the implementation of the Master Plan
Current situation 2008

**MOIN**
- Pier 53-55: 525 mts
- Width: 75 mts
- Depth: 8.5 mts
- Pier 56: 250 mts
- Width: 210 mts

**Cargo**
- Width: 210 mts
- Depth: 12 mts
- Oil Pier: 250 mts
- Depth: 9.5 mts
- Portal Crane: 0 Crane

**LIMON**
- Pier: 460 mts
- Width: 140 mts
- Depth: 8.5 mts
- Pier RoRo: 240 mts
- Portal Crane: 2 Cranes

**Cruises**
- Pier: 3
- Total length: 460 mts
- Depth: 9 mts
Moin Long Term Development Strategy

Moin Port

- Development of Industrial Ports
- Multipurpose terminal
- Oil Terminal
- Development of a Logistic Platform
- Construction & extension of the current capacity up to 15 mts draft ships
- Hinterland connectivity improvement
Phase II
Moin
2009-2012
1. Building of 350 mts of pier
   $37 millions

2. New equipment for piers: 4 mobile cranes
   $24 millions

3. Building the new Oil port
   ($50 millions estimated)
Limon – Long Term Development Strategy

• 100% Touristic activities

• Cruise Ships Port

• Marina

• Hotels, restaurants, souvenirs stores, travel services, etc.

• Integration city and port

• Potential of ecological tourism in the Caribbean region
Phase II
Limon
2009-2016
Project 2009-2016
Limon Master Plan

1. Limon continues operating as a cargo port until 2016

2. Equipment of the port with 2 movil cranes
   $13 millions

3. Development of the Marina
   $5 millions
   Phase I
Limon after 2016

- 4 berths for cruise ships
- 7.5 Ha for turistic area
- Marina
- Hotels
Phase II
Moin
2016-2021
Moin 2016-2021

- Begins the operation of the new port Moin 2021, 900 mts. of pier

- Relocation of the cargo operation: from Limon to Moin
Moin 2009-2016

Break Water

2.0 kms
Moin 2009-2016

**Civil Works**
- Break Water
- 2 kms Pier
- 900 mts
- Depth 15 to 18 mts
- Back up area
- 40 Ha
- $447 millions

**Equipment**
- 4 containers
- Cranes
- $154 millions
- (and other needed equipment)
- $447 millions
Relocation of the cargo operation from Limon to Moin  2016
Phase III
Moin
2021-2030
Moin 2016-2021

**Equipment**
- 2 cranes
- $97 millions

**Civil Works**
- Pier 600 mts
- Depth 15 to 18 mts
- Portuary Zone 24 Ha
- $114 millions
Phase IV
Moin
2030
Moin Growth Projection 2030
Implementation Plan

• Public service concession
  Limon & Moin actual

  • Limon for cruises & cargo (until 2016)
  • Moin containers, general cargo, oil

• Concession of services of towage and piloting

• Public work concession
  Moin 2021
  • Construction of the new site 250 mts
  • Construction Phase II 900 mts and Phase III 600 mts
## Investment Projection (millions US$)

<table>
<thead>
<tr>
<th>Phase</th>
<th>Civil Works (millions US$)</th>
<th>Equipment (millions US$)</th>
<th>Total (millions USD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I (until 2012)</td>
<td>$37</td>
<td>$37</td>
<td>$74</td>
</tr>
<tr>
<td>Phase II (2020-2022)</td>
<td>$447</td>
<td>$154</td>
<td>$601</td>
</tr>
<tr>
<td>Phase III (&gt;2022)</td>
<td>$114</td>
<td>$97</td>
<td>$211</td>
</tr>
</tbody>
</table>

### Investment projection (millions USD, 2008)

- **Containers handling**
- **Conventional cargo handling**
- **Administration**
# Investment estimation

**Millions of US$**

<table>
<thead>
<tr>
<th></th>
<th>INFRASTRUCTURE</th>
<th>INVESTMENT US$</th>
<th>PERIOD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LIMON</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cruise terminal</td>
<td>Accesses</td>
<td>$2 M</td>
<td>2009-2012</td>
</tr>
<tr>
<td>Marine</td>
<td>250 sites</td>
<td>$10 M</td>
<td>2010-2016</td>
</tr>
<tr>
<td>Tourist developments</td>
<td>7.5 Ha</td>
<td>$3 M</td>
<td>2012-2021</td>
</tr>
<tr>
<td>Cargo Equipment</td>
<td>2 Movil cranes</td>
<td>$12M</td>
<td>2009-2010</td>
</tr>
<tr>
<td><strong>MOIN</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phase II</td>
<td>900 mts</td>
<td>$601M</td>
<td>2010-2016</td>
</tr>
<tr>
<td>Phase III</td>
<td>600 mts</td>
<td>$211M</td>
<td>2016-2021</td>
</tr>
<tr>
<td>Multipurpose Terminal</td>
<td>4 Movil cranes</td>
<td>$24M</td>
<td>2009-2012</td>
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<tr>
<td>Terminal 5-7</td>
<td>350 mts</td>
<td>$37M</td>
<td>2009-2012</td>
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<tr>
<td>Oil Terminal</td>
<td>250 mts</td>
<td>(financed)</td>
<td>2009-2012</td>
</tr>
</tbody>
</table>
# Piers capacity

<table>
<thead>
<tr>
<th></th>
<th>ACTUAL</th>
<th>PHASE I</th>
<th>PHASE II</th>
<th>PHASE III</th>
<th>PHASE IV</th>
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<tbody>
<tr>
<td><strong>LIMON</strong></td>
<td></td>
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<tr>
<td>Cargo’s pier lineal meter</td>
<td>460 mts</td>
<td>Idem</td>
<td>Idem</td>
<td>Idem</td>
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<tr>
<td>Inter Land cargo/Ha</td>
<td>7.5 Ha</td>
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<tr>
<td>Cruise pier lineal meter</td>
<td>550 mts</td>
<td>Idem</td>
<td>1,100 mts /4 sites</td>
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<tr>
<td>Inter Land cruises/Ha</td>
<td>1 Ha</td>
<td>Idem</td>
<td>7.5 Ha to 16 Ha</td>
<td>Idem</td>
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<tr>
<td><strong>MOIN</strong></td>
<td></td>
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<tr>
<td>Cargo</td>
<td>775 mts</td>
<td>1,025 mts</td>
<td>1,925 mts</td>
<td>2,525 mts</td>
<td>2,525 mts</td>
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<tr>
<td>Oil</td>
<td>212 mts</td>
<td>500 mts</td>
<td>500 mts</td>
<td>500 mts</td>
<td>500 mts</td>
</tr>
<tr>
<td>Inter Land /Ha</td>
<td>16 Ha</td>
<td>16 Ha</td>
<td>40 Ha</td>
<td>24 Ha</td>
<td>60 Ha</td>
</tr>
</tbody>
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## Business Model

<table>
<thead>
<tr>
<th>Business Model</th>
<th>INFRASTRUCTURE</th>
<th>INVESTMENT US$</th>
<th>PERIOD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Contract Type</strong></td>
<td></td>
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<tr>
<td>A. Public service concession of the existent facilities</td>
<td>Term</td>
<td>Canon</td>
<td>Start day</td>
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<tr>
<td>Limon/Moin</td>
<td>To 25 years</td>
<td>15% gross income</td>
<td>Pub Bid Inter/IQ 2009</td>
</tr>
<tr>
<td>B. Public service Concession</td>
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</tr>
<tr>
<td>Tugboating/piloting</td>
<td>To 25 years</td>
<td>15% gross income</td>
<td>Pub Bid Inter/IQ 2009</td>
</tr>
<tr>
<td>C. Civil works concession</td>
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</tr>
<tr>
<td>Moin 2021</td>
<td>To 50 years</td>
<td>5% gross income</td>
<td>Pub Bid Inter/IQ 2009</td>
</tr>
</tbody>
</table>
Thank you