



› Molex Rochester Hills Project

Presentation Overview

› Purpose

- Consideration for the establishment of a Industrial Development District

› Agenda

- About Molex
- Primary drivers of project
- Relocation Opportunities
- Project Description
 - Overview of Project
 - Planned Investment
- Q & A



› Who is Molex?

molex[®]
one company › a world of innovation

About Molex



- **Electronic Connector and Solutions Provider**
- **Headquartered in Lisle, Illinois**
- **Wholly owned subsidiary of Koch Industries**

Quick Facts

GLOBAL PROVIDER OF INNOVATIVE ELECTRONIC SOLUTIONS

45
Manufacturing
locations

in

17
countries

40k+
People working for
us worldwide

\$4B+
Revenue

100,000+
Products

MARKETS SERVED:

TELECOM DATAKOM CONSUMER INDUSTRIAL MOBILE AUTOMOTIVE MEDICAL AEROSPACE/DEFENSE

OUR VISION

CULTURE

Market-Based Management®

Continuous Improvement

Efficient Use of Resources

Environmental Health & Safety

Compliance

CAPABILITIES

Customer Focus

Innovation

Operations

Commercial Excellence

Employee Talent

**We create value
for customers
and society.**

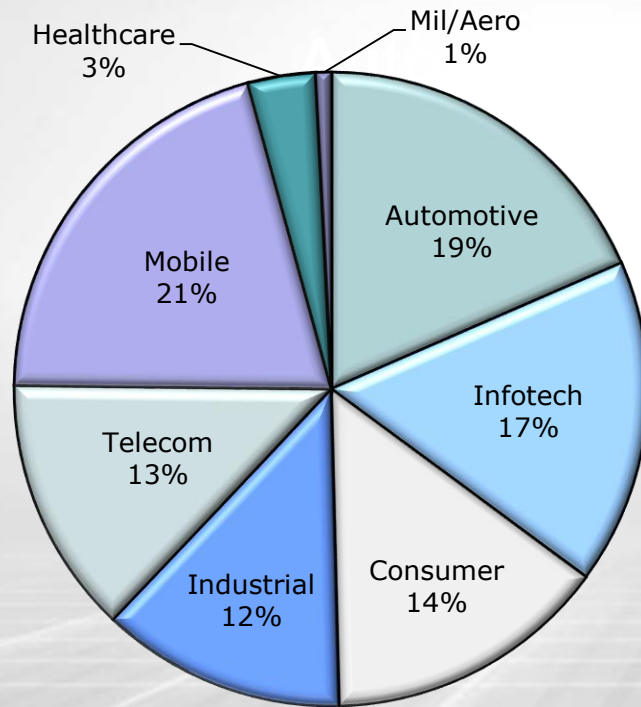
*Moving from **connectors** to
total electronic solutions*

Building a Stronger Molex

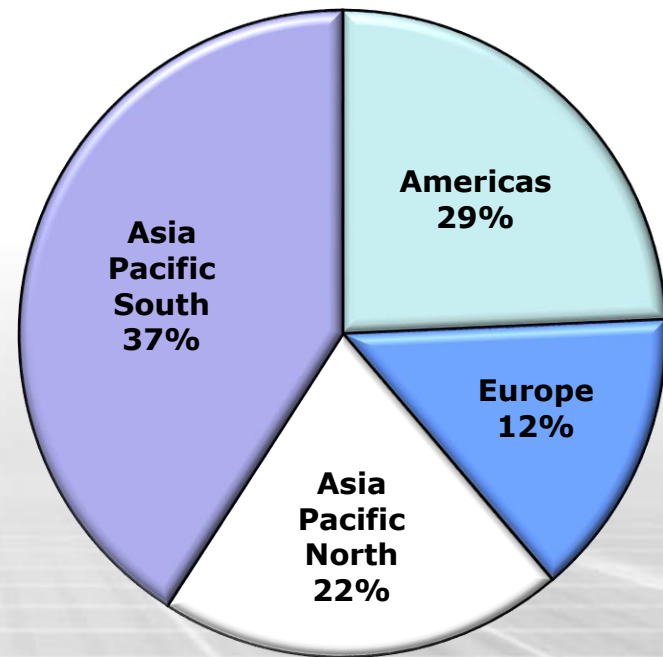
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Sales by Industry and Geography

Industry

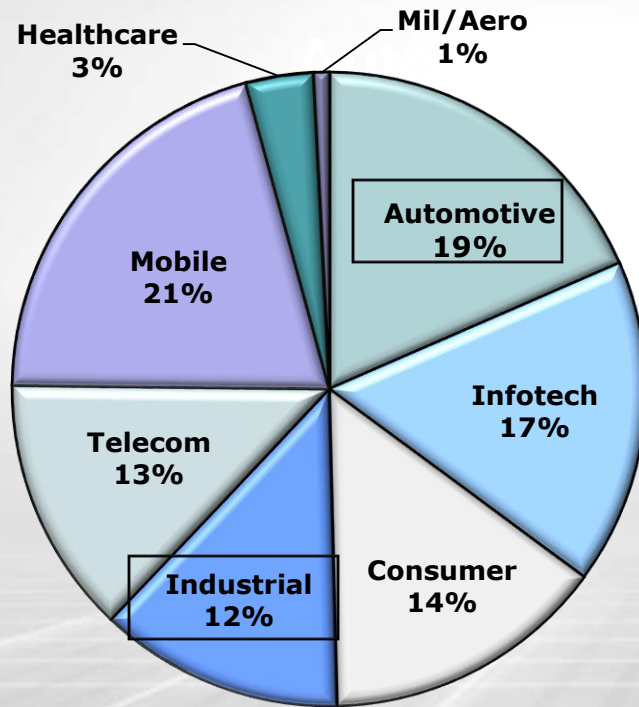


Geography



Industry Focus

In 2014, Molex announced that it is seeking to shift from being a component supplier to being a solutions provider.



As part of this shift, our Auburn Hills location became the Global Headquarters for our newly formed **Transportation and Industrial Solutions Division (TISD)**

Three Business Units – One Division

**1. Transportation Solutions BU –
Serving automotive and transportation
customers**

**2. Connected Mobility Solutions BU –
Serving connected mobility customers**

**3. Industrial Solutions BU – Serving
industrial customers**



› Project Drivers

Current Location Limitations

With the continued growth of our business and formation of the new Divisional Headquarters, we are outgrowing our current home

> Our Current Building Statistics/Limitations

- 86,000 sqft of Total Building Space
- 35,000 sqft of R&D/Test Space
- Seating Capacity of 290 people
 - At Capacity
- Parking Capacity of 210 spaces
 - Currently Renting Parking Space from our Neighbor

Jobs/Employment Changes

Headcount Projections

› Current Headcount @ 299

- Includes increase of 80 new positions since 11-1-15
 - 68 new hires
 - 12 transfers from out of State/Country

› Projected Growth

- Currently 23 open positions to be filled
 - Actively working to fill these vacancies
- Anticipated headcount at move @ 325
- Projected 5 year plan calls for an additional 80 - 100 new jobs
- Current gross annual payroll @ \$27.8M



› Relocation Opportunities

Search for New Home

› Other Molex TISD Locations in Americas

- Lisle, IL – Lincoln, NE – Little Rock, AR – Tampa, FL – Waterloo Ontario, Canada, – Nogales, Mexico

› Customer Connection

- Goal to remain close to customer base
- Detroit area presence

› Options Review

- Expand current location vs New build vs Refurbish existing new location
- Explored areas in Auburn Hills, Pontiac, Rochester Hills

› Selection

- The beautiful City of Rochester Hills



› Project Description

Existing Rochester Hills Site



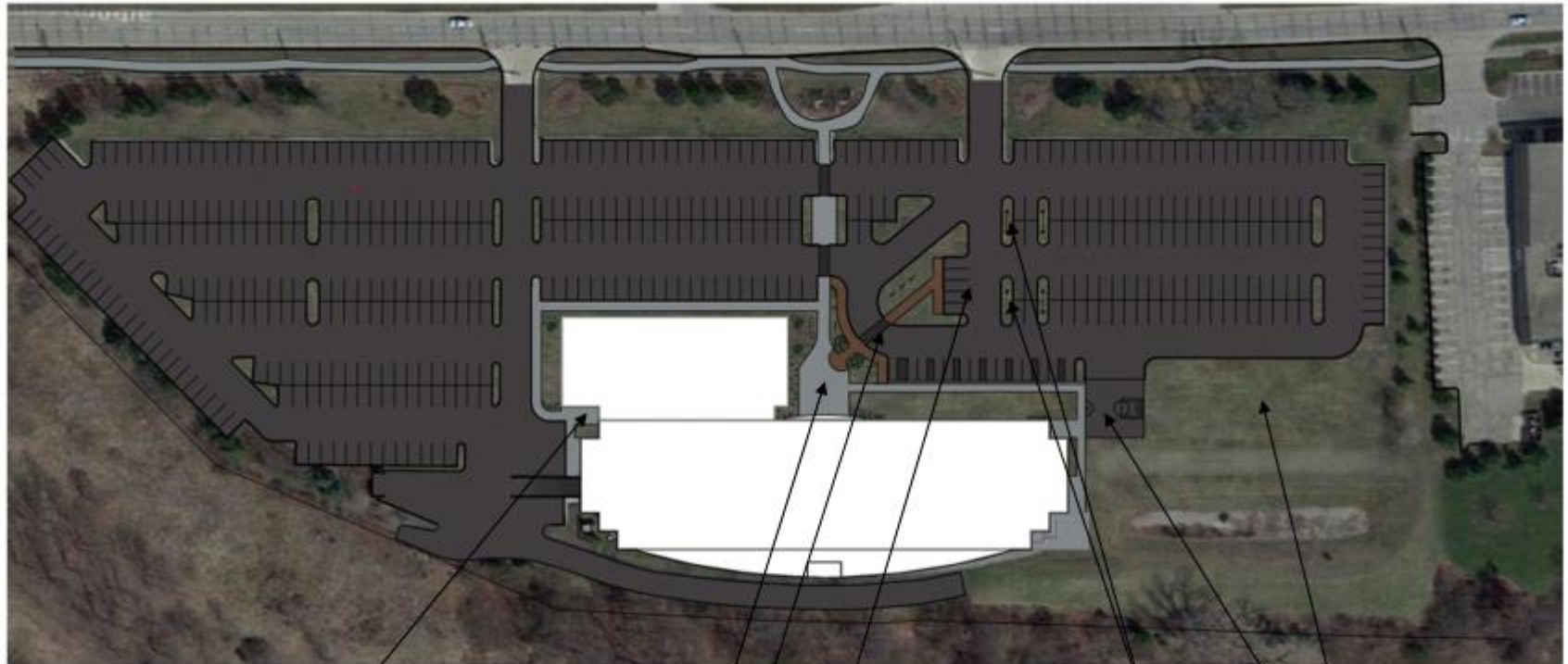
EXISTING
SITE PLAN



➤ Existing Building: 128,000 SF

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Rochester Hills Site Plan



SITE PLAN

New Employee Side Entrance
New Main Entry Plaza
Drop Off Loop
V.I.P. / Guest Parking

E-Car Charging Stations
Partial Basketball Court & Loading Zone
New Recreational Green Space



➤ **Building Expanded to: 143,000 SF**

➤ **Parking @ 475 spaces to accommodate employees and customer visits**

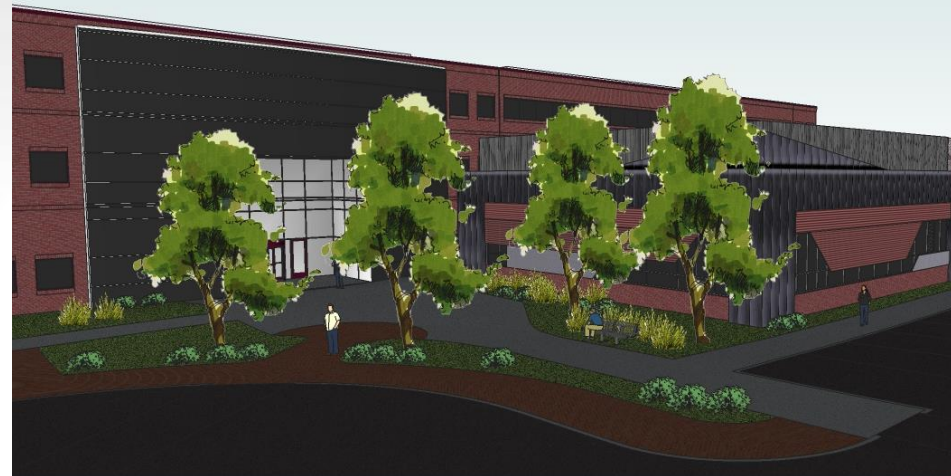
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Rochester Hills Facility

Our new facility in Rochester Hills will allow us to grow our capacity and engineering capabilities

› Building Statistics

- 128,000 sqft Existing Building
- 15,000 sqft Expansion
- 143,000 sqft Total Building Space
- 55,000 sqft of R&D Testing Space
- Seating Capacity of 475 people
 - Will support 10 year growth Plan
- Parking Capacity of 475 spaces



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Rochester Hills Facility

Designed with amenities to attract and retain top talent.

› Amenities

- World Class Engineering Design Center
- LED Lighting Upgrades
- Fitness Center
- Electric Car Charging Stations
- Green Roof and Lawn Expansion



Investment and Timing

› Molex will be making a significant investment in the property and business

Description	Projected Cost
15,000 SF building expansion	\$2,300,000
Mechanical, Electrical, Plumbing for expansion	\$2,100,000
Building Renovations & Enhancements	\$3,700,000
Mechanical, Electrical, Plumbing for remodel	\$1,400,000
IT, Security, Sound masking	\$850,000
Furniture & Fixtures	\$2,500,000
Machinery & Equipment	\$3,100,000
Total	\$15,950,000

› Projected Construction Start – March, 2017

› Projected Completion – August, 2017

The image features the Molex logo and tagline centered on a background of a white grid that recedes into the distance. The logo 'molex' is in a bold, red, lowercase sans-serif font with a registered trademark symbol. Below it, the tagline 'one company > a world of innovation' is written in a black, lowercase sans-serif font, with a red chevron symbol between 'company' and 'a world of innovation'.

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