

The Deloitte logo, consisting of the word "Deloitte" in a bold, white, sans-serif font, followed by a small green dot.

*Together makes progress*

# Mexico Investment Monitor

**Econosignal**

Recovery at risk | June 2026

- 1 Global trends**
- 2 Mexico in the balance**
- 3 Closing Remarks**

# Recovery at risk

Global economic conditions are facing renewed disruption driven by high tariffs and geopolitical tensions in Middle East. Mexico is navigating a more uncertain environment, primarily linked to the USMCA review and weaker economic conditions. While nearshoring continues to offer medium-term potential, its materialization remains gradual. This report reviews recent investment trends and highlights the strategic implications for businesses operating in this evolving environment.

## Global FDI trends

Global FDI flows continue to signal a more cautious investment environment

(Page 5)



## Foreign investment sentiment improves

Mexico climbed to 19th place as an FDI destination, up from 25th last year.

(Page 7)



## FDI decreased

In the Q1 2026 FDI decreased 3.4% compared to the same period in 2025.

(Page 9)



## Domestic conditions weaken

Gross fixed capital formation and GDP declined during Q1 of 2026.

(Page 11)



## Monetary policy in a neutral stance

Monetary policy is shifting toward a neutral stance, which may provide support for investment activity.

(Page 12)



## Expectations for 2026

As investment announcements decline, FDI inflows are expected to soften.

(Page 16)



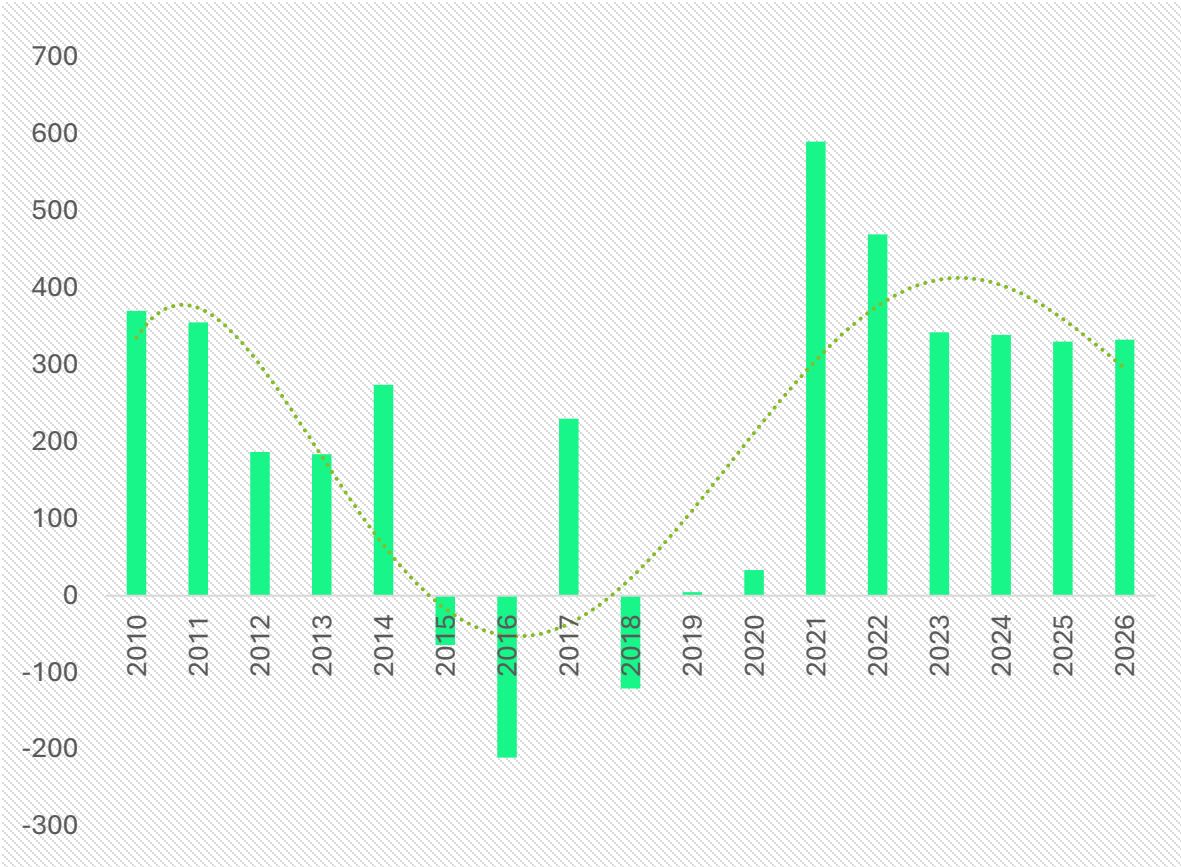
# Global trends



# Global FDI trends

Direct investment in advanced economies is **projected to reach USD 333 billion in 2026**, a modest **0.8% increase from 2025**. In contrast, China recorded **net FDI outflows of USD 77 billion in 2025**, extending the reversal observed in recent years and **signaling a shift in global capital dynamics**. Overall, the global investment environment **remains cautious**, weighed down by **high tariffs, persistent uncertainty, and ongoing geopolitical tensions**.

## 1. Net Direct Investment in Advanced Economies\*, billion USD



## 2. China Net FDI, billion USD



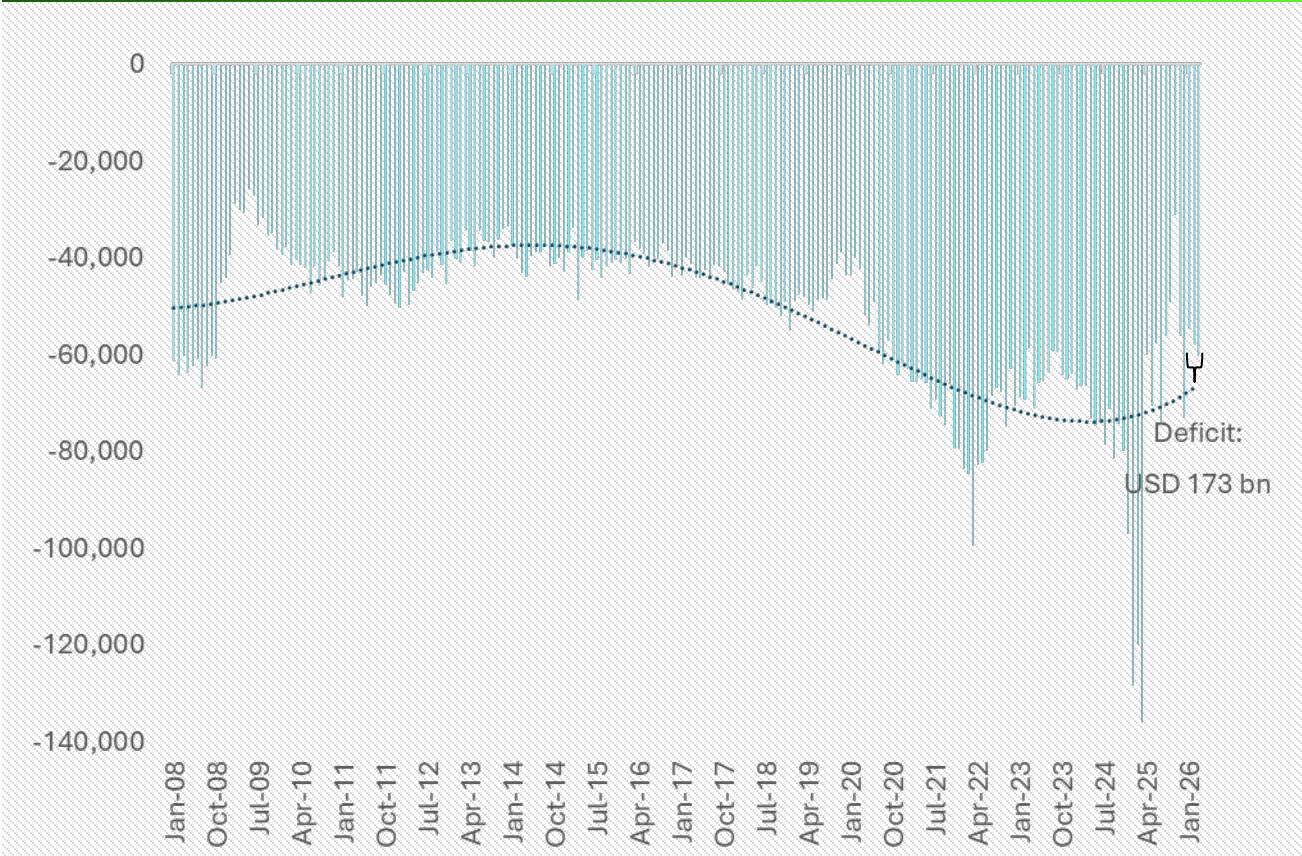
\*Advanced Economies as defined by the IMF. Note: Dotted line shows a fitted polynomial trend.

Source: IMF’s World Economic Outlook Database and China’s State Administration of Foreign Exchange. Data for 2026 (left chart) are IMF projections.

# US trade deficit increases amid regional supply chain shifts

The **US trade deficit narrowed to USD 173 billion in Q1 2026**, down from **USD 384 billion in Q1 2025**. Meanwhile, **supply chains continue to shift regionally**, with **Mexico consolidating its position as the largest US trade partner**, accounting for **17% of total imports** in Q1 2026.

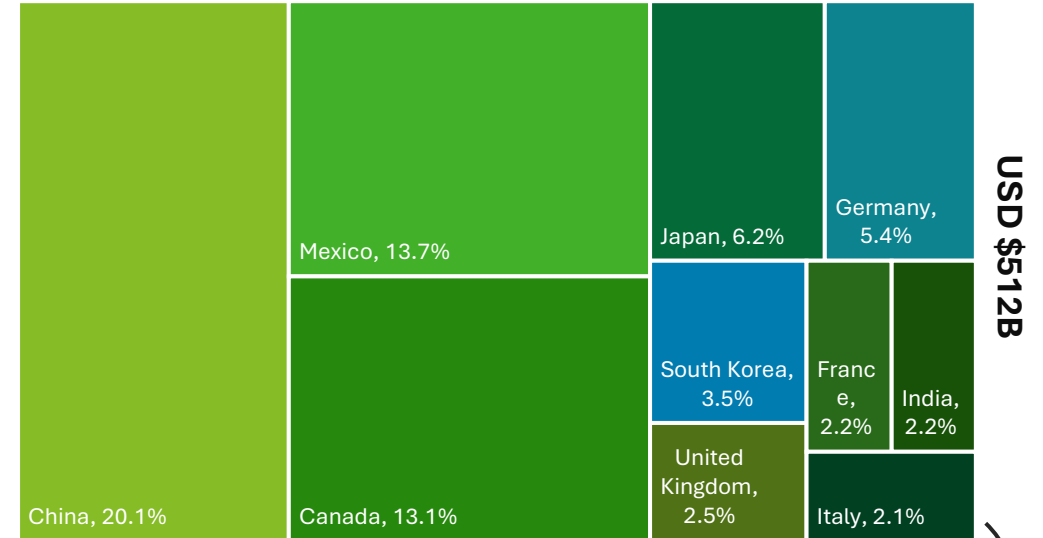
## 3. US monthly trade deficit, million USD



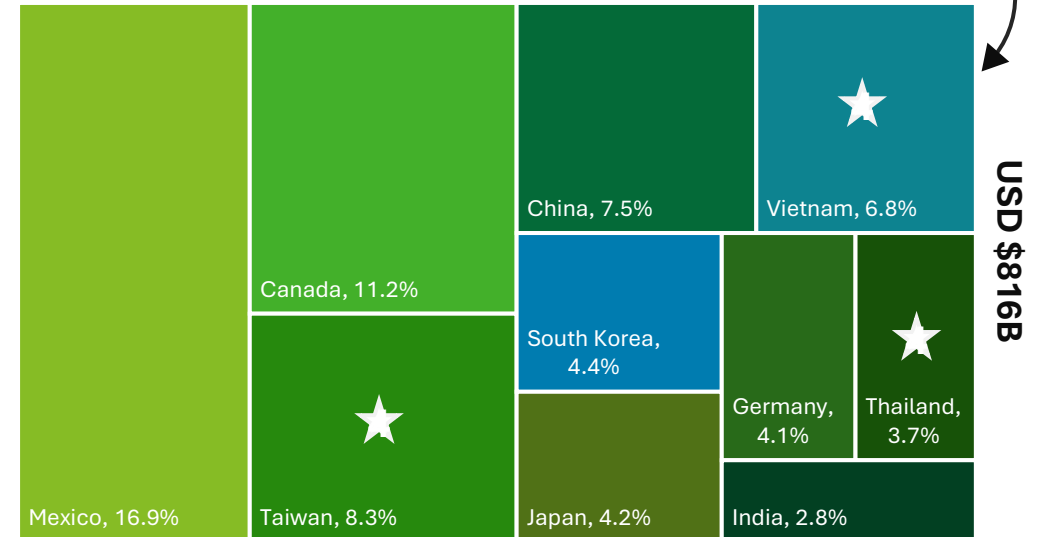
**Source:** Bureau of Economic Analysis. Note: Dotted line shows a fitted polynomial trend.

\*Data for both graphs correspond to January–March for each year (2016 and 2026) to ensure comparability.

## US imports distribution in 2016\*



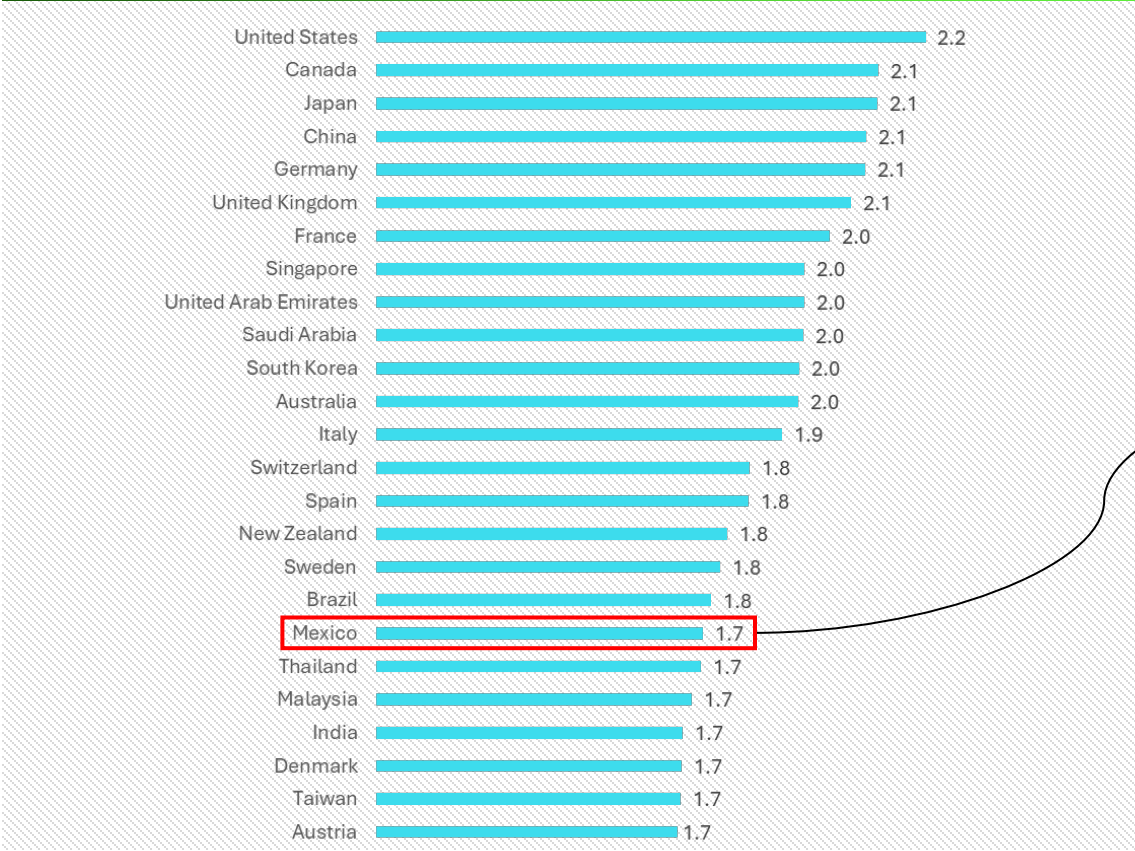
## US imports distribution in 2026\*



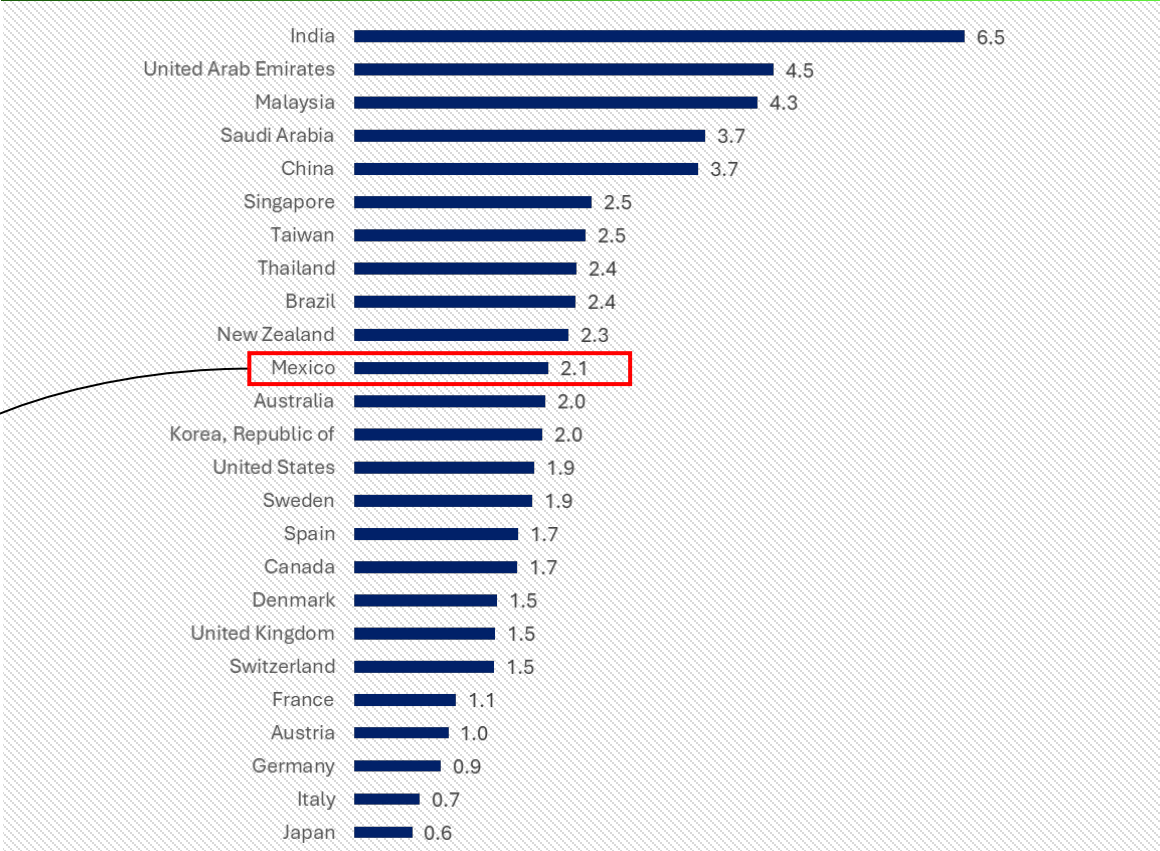
# Foreign investment sentiment improves for Mexico

In 2026, Mexico rose to 19<sup>th</sup> place in Kearney’s FDI Confidence Index, up from 25<sup>th</sup> in 2025. Growth prospects also improved slightly for the period 2026–2031. This suggests strengthening investor sentiment towards Mexico; however, improved sentiment has yet to translate into project execution and actual investment flows.

## 4. Kearney 2026 Foreign Direct Investment Confidence Index



## 5. IMF 5-year growth prospects (2026-2031, %)



Source: Kearney and IMF’s World Economic Outlook Database April 2026.

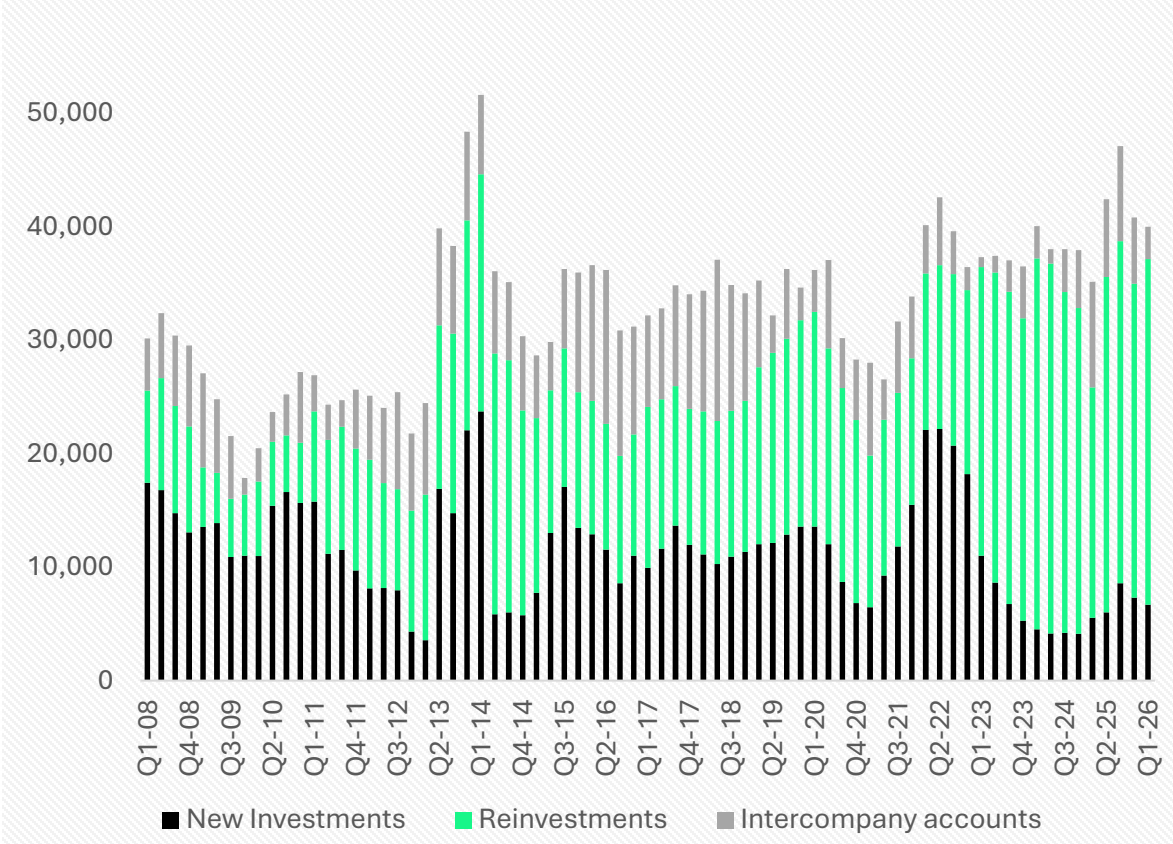
# Mexico in the balance



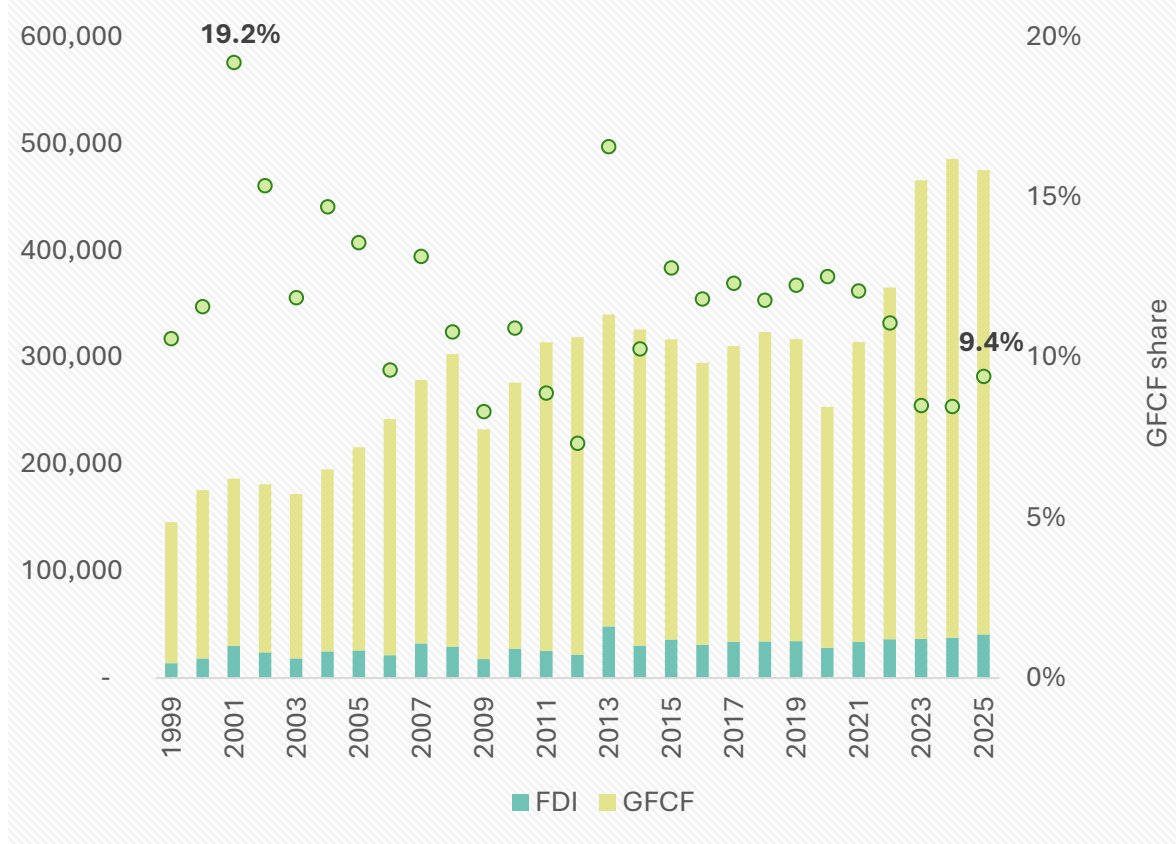
# Mexico's FDI increased in Q1 2026

In the first quarter of 2026, preliminary data indicate that FDI reached USD 23.6 billion, representing a 3.4% decrease compared to revised data for the same period in 2025\*. Meanwhile, new investments decreased by 27% year-over-year. Finally, FDI as a share of Gross Fixed Capital Formation (GFCF) showed only a modest improvement in 2025 and remains well below its historical peak of 19.2%.

## 6. Mexico's FDI inflows\*\* and categorization, million USD



## 7. FDI vs GFCF, million USD

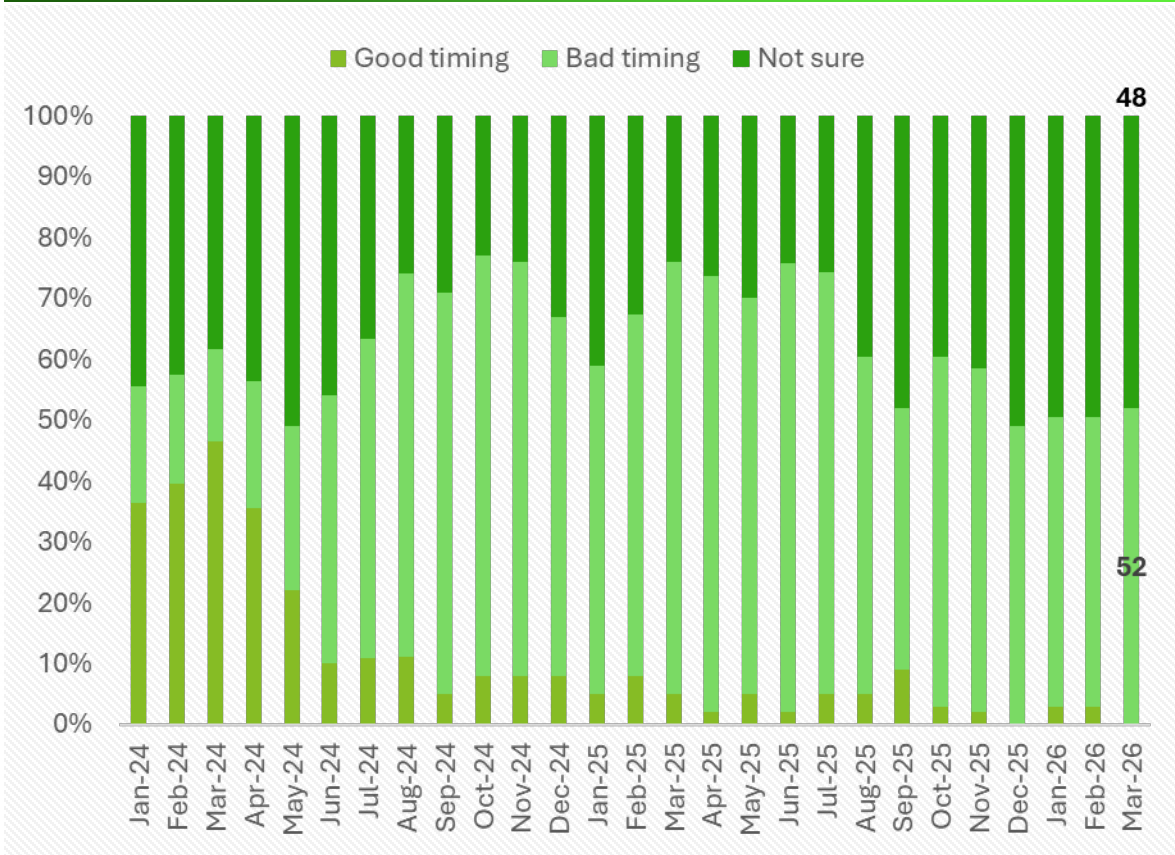


Source: Bank of Mexico, World Bank and INEGI.\*Compared to preliminary data for Q1 25, FDI grew 10.4% in Q1 26. \*\*Refers to the sum of the last four quarters.

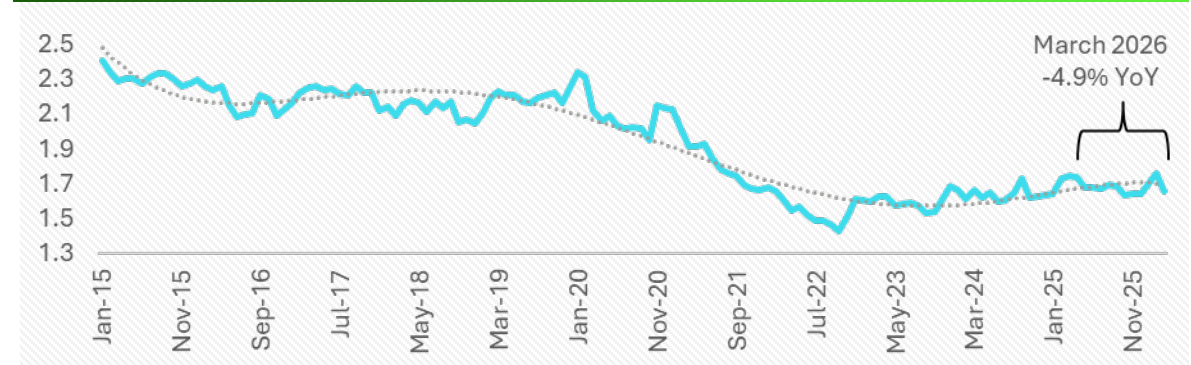
# Negative domestic sentiment amid steady foreign investment flows

In March, for the second time since December, no specialist considered it a **good time to invest** according to Bank of Mexico Expectations Survey, highlighting **persistently negative domestic sentiment**. At the same time, foreign holdings of Mexican government bonds **declined by 4.9% year-over-year in March**, likely reflecting the impact of **lower interest rates**. In contrast, foreign investment in debt funds continued to show resilience, expanding at a **steady pace** and growing 11.3% year-over-year in March 2026.

## 8. Judgment of the moment for making new investments (%)



## 9. Holdings of Mexican government bonds by foreigners (MXN, trillions)



## 10. Holdings in debt investment funds (MXN, billions)



Source: Bank of Mexico, Survey of Expectations and System of Economic Information.

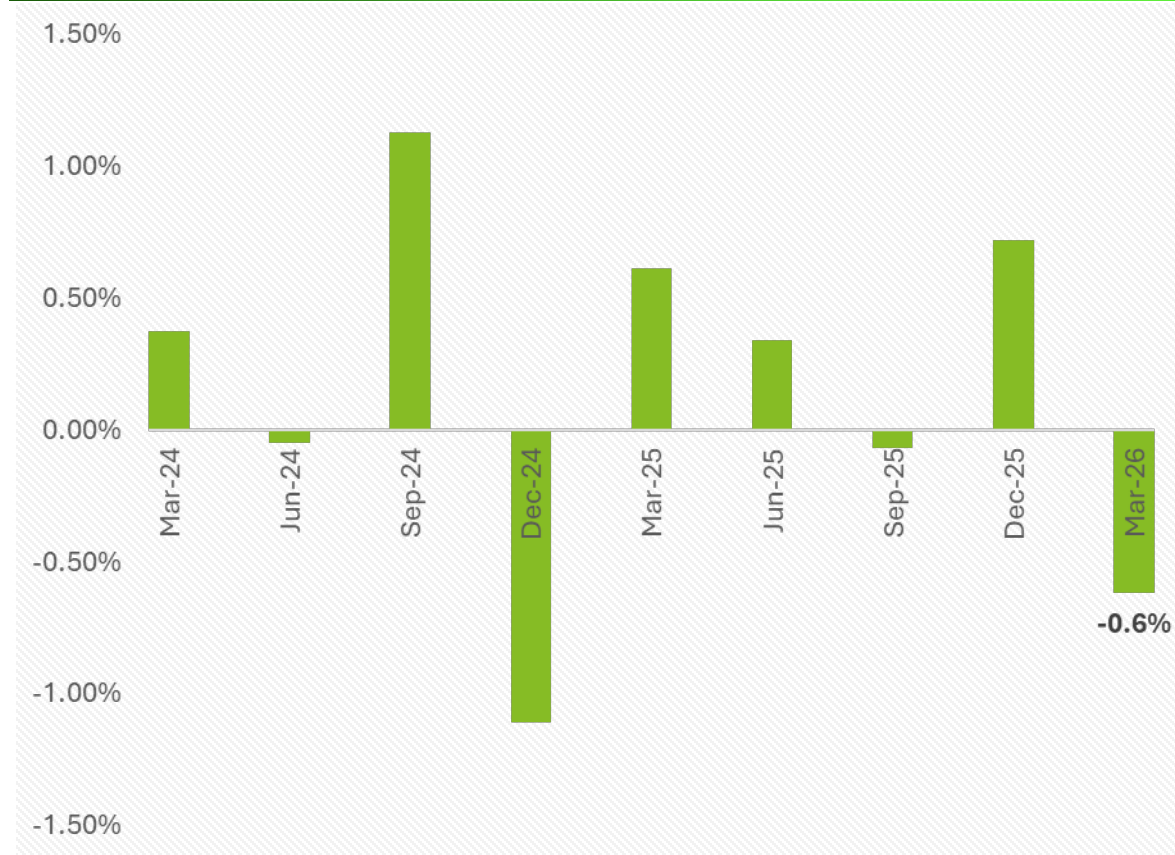
# Economic activity slowed down

In February 2026, **GFCF declined by 4.2% year-over-year**, marking its **eighteenth consecutive month of contraction**. Additionally, **GDP fell by 0.6% quarter-over-quarter** in Q1 of 2026. This **weakness in economic activity** helps explain the **pessimistic domestic sentiment toward investment**. Consistent with this trend, **annual growth expectations have been revised down to 1.1%**, according to Citi's Expectations Survey (May 20, 2026).

## 11. Gross Fixed Capital Formation Index (YoY change, %)



## 12. Gross Domestic Product (Seasonally Adjusted, QoQ % Change)



Source: INEGI.

© 2026 Galaz, Yamazaki, Ruiz Urquiza, S.C.

# Monetary policy enters neutral territory

The **ex-ante real interest rate reached 2.9% in March 2026**, placing it **within the estimated neutral range (1.8%–3.6%)**. Following **two consecutive 25-basis-point cuts** in March and May, **monetary policy is no longer in restrictive territory**, potentially marking the beginning of a more **supportive stance toward investment**. So far this year, the **nominal policy rate has declined from 7.0% to 6.5%**.

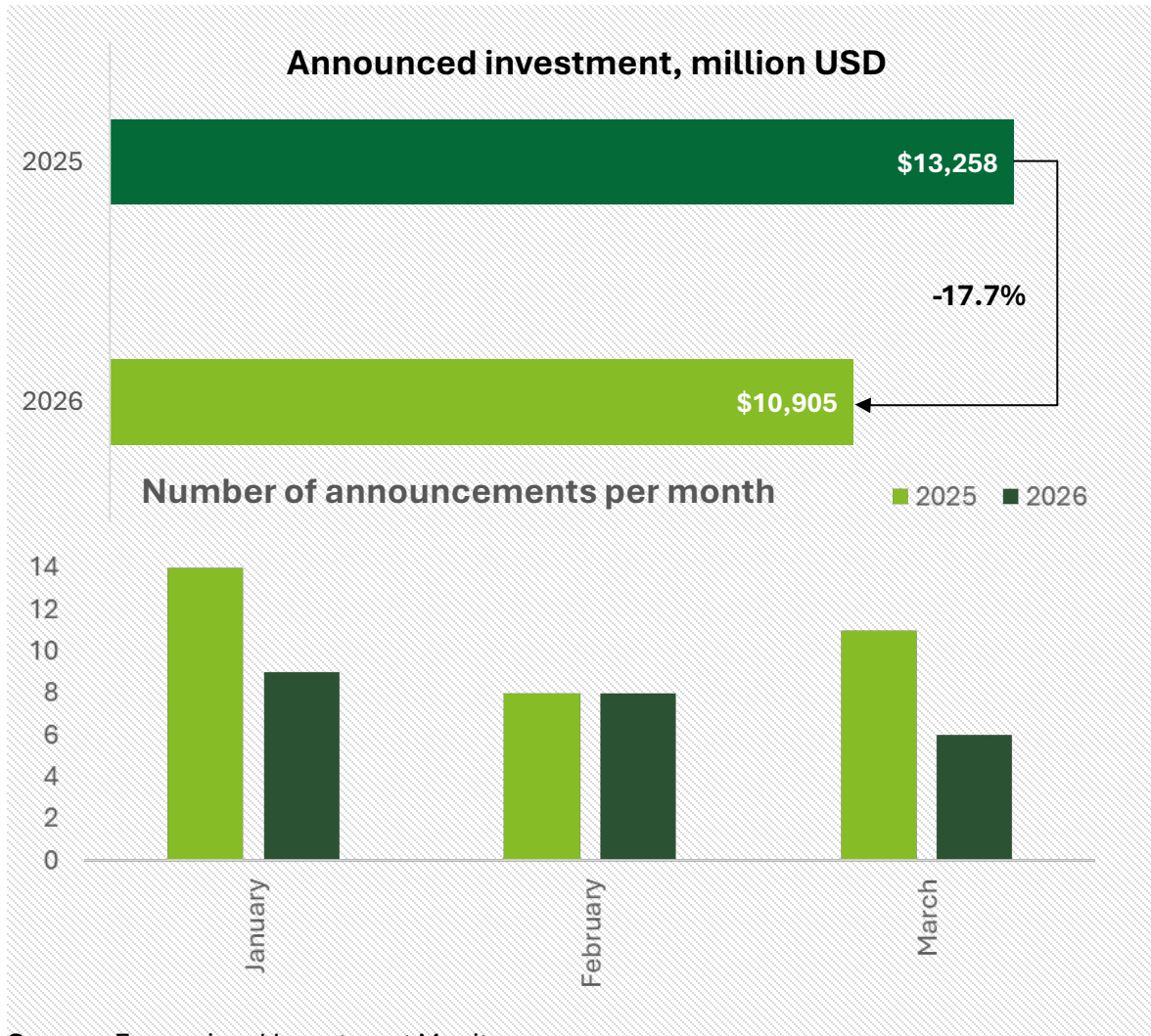


**Note:** The ex-ante real interest rate is calculated as the difference between the nominal target rate and the average 12-month-ahead inflation expectations. Dotted line represents intervals for the natural rate.

**Source:** Bank of Mexico, Survey of Expectations and System of Economic Information.

© 2026 Galaz, Yamazaki, Ruiz Urquiza, S.C.

# Investment announcements in Q1 2026



**Source:** Econosignal Investment Monitor.

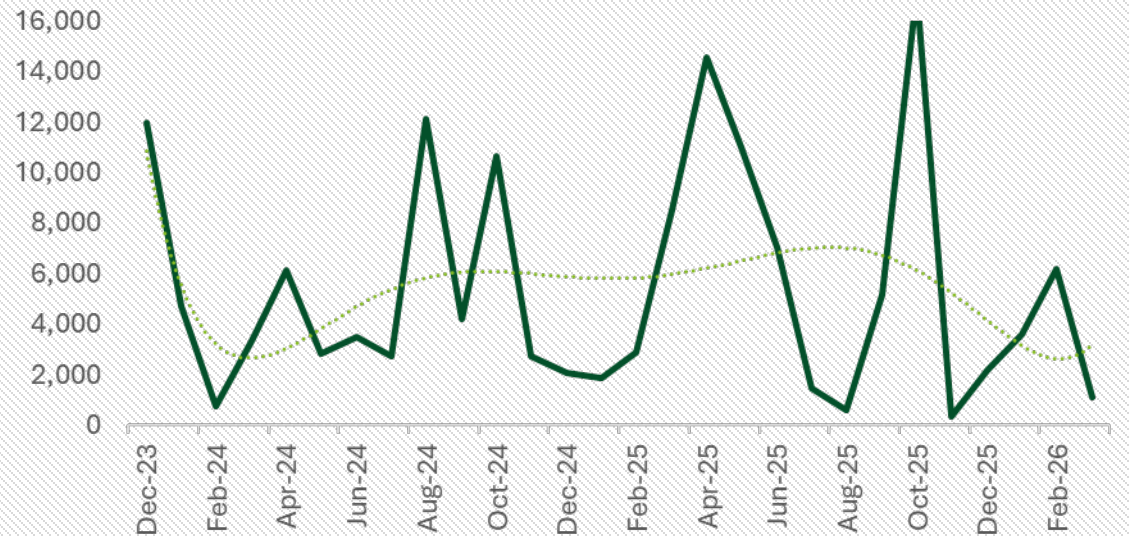
**Note:** We actively research and conduct a follow-up of international companies and the 25 largest national firms that have announced investment projects in Mexico. As this is a manual process, some announcements may not have been captured during the period. Past announcements that were missed may be added retroactively.

© 2026 Galaz, Yamazaki, Ruiz Urquiza, S.C.

## Announcements decreased

Our Investment Monitor recorded **23 announcements in the first quarter of 2026**, representing a **30% decline compared to 2025**. The total value of announced investments reached **USD 10.9 billion, marking a 17.7% decrease year-over-year**. This trend likely reflects a slowdown in economic activity during the first quarter of 2026.

## 14. Evolution of new investment announcements | Million USD

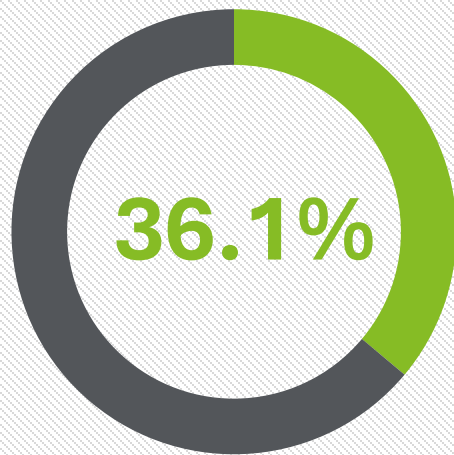


# Investment monitor

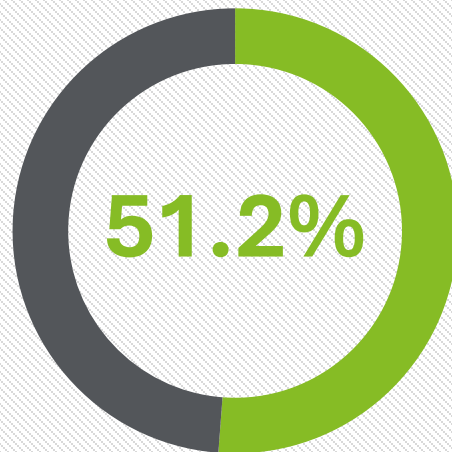
Between **January 2023 and March 2026**, **\$261 billion** in investment announcements were recorded for Mexico, but **only 12.7% have materialized**. As a result, the **impact on actual FDI flows**—especially new investments—**remains limited**. Still, the **investment monitor helps reveal emerging trends**, investor interest, and may help **explain future inflows** as projects gradually materialize.

Companies that have either announced their first-time entry into the country or announced expansions in existing facilities spanning the period from January 2023 to March 2026.

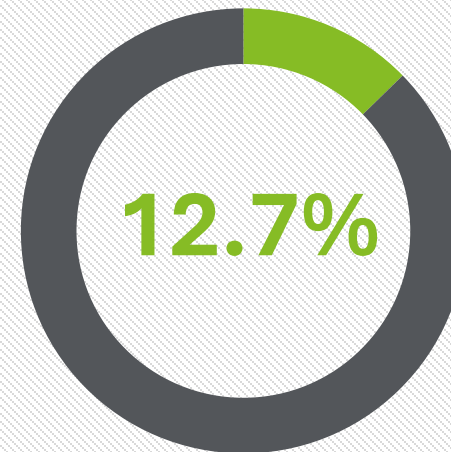
## Project status



Announced



Construction



Operative



A total of USD \$261 bn worth of investments have been announced between January 2023 and March 2026.

**Source:** Econosignal Investment Monitor.

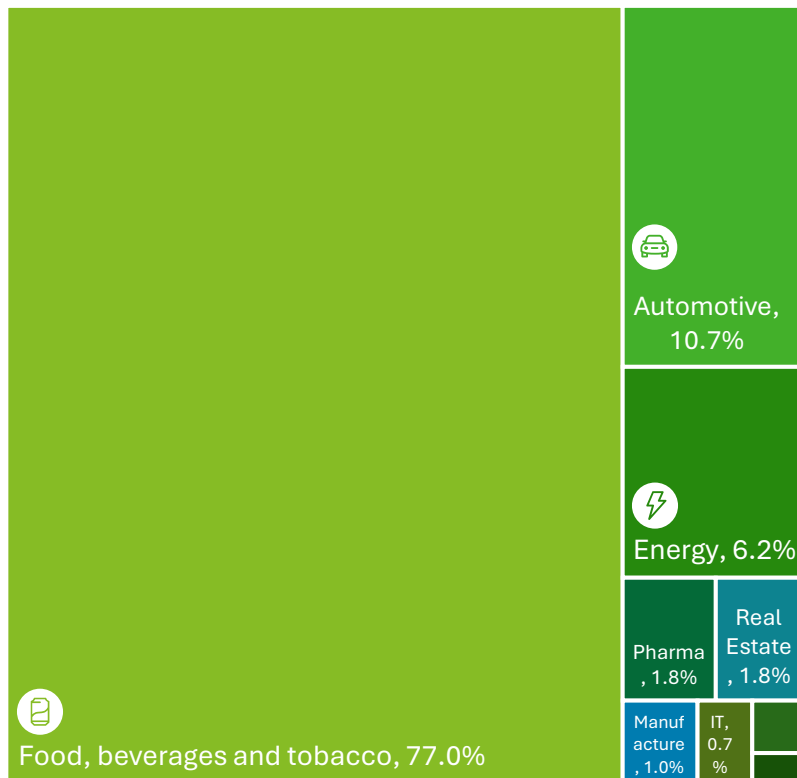
**Note:** We actively research and conduct a follow-up of international companies and the 25 largest national firms that have announced investment projects in Mexico. As this is a manual process, some announcements may not have been captured during the period. Some projects may already be at a different stage, as the number of announcements involved makes continuous monitoring challenging.

© 2026 Galaz, Yamazaki, Ruiz Urquiza, S.C.

# Consumption drives investment announcements

In Q1 2026, the sectorial composition of investment shifted markedly towards **consumption and, to a lesser extent, automotive activities**. Together, these sectors accounted for **more than 80% of the total announced investment in Mexico**. Compared to the **same period of 2025**, the **consumption sector sharply increased its share to 77.0% (from 30.7%)**, while **automotive rose more modestly to 10.7% (from 8.4%)** and **energy gained relevance, reaching 6.2% (from just 0.3%)**. This represents a **significant reallocation of investment across industries** relative to the previous year. Finally, **Aguascalientes emerged as the leading destination** for new investment projects.

## 15. Main sectors of investment, in 2026 % total



## 16. Tracker of investments by state and main destination sectors in 2026, million USD

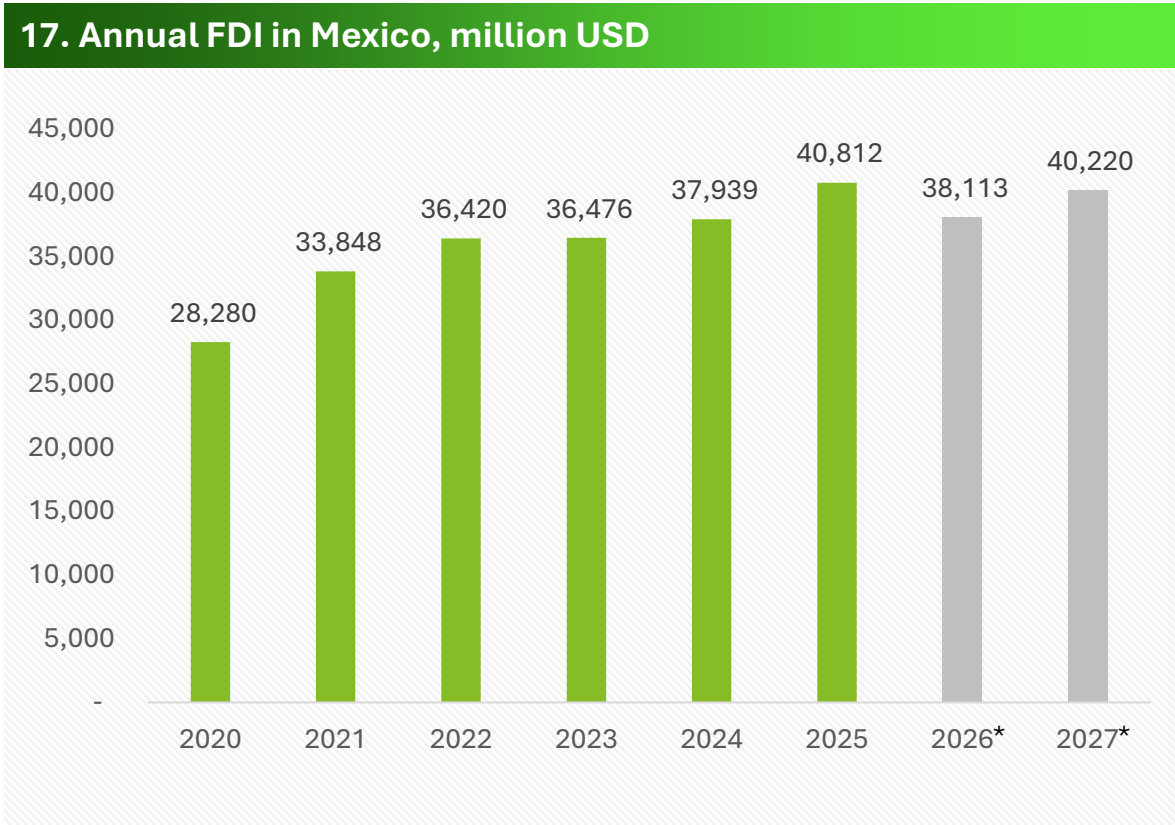


**Source:** Econosignal Investment Monitor.

**Note:** We actively research and conduct a follow-up of international companies and the 25 largest national firms that have announced investment projects in Mexico. As this is a manual process, some announcements may not have been captured during the period.

## Investment announcements so far

By country of origin, the **United States leads in announced projects (8)**, followed by **Switzerland (2)**. In contrast, **activity from other countries remains limited, with Sweden, Japan, China, Austria, and Germany recording only one project each**. Notably, **announcements from China have been particularly scarce**. Looking ahead, **we expect FDI inflows to moderate over the remainder of the year**, as uncertainty **surrounding the USMCA continues to weigh on investment decisions**.



### 18. Important announcements in 2026 so far, million USD

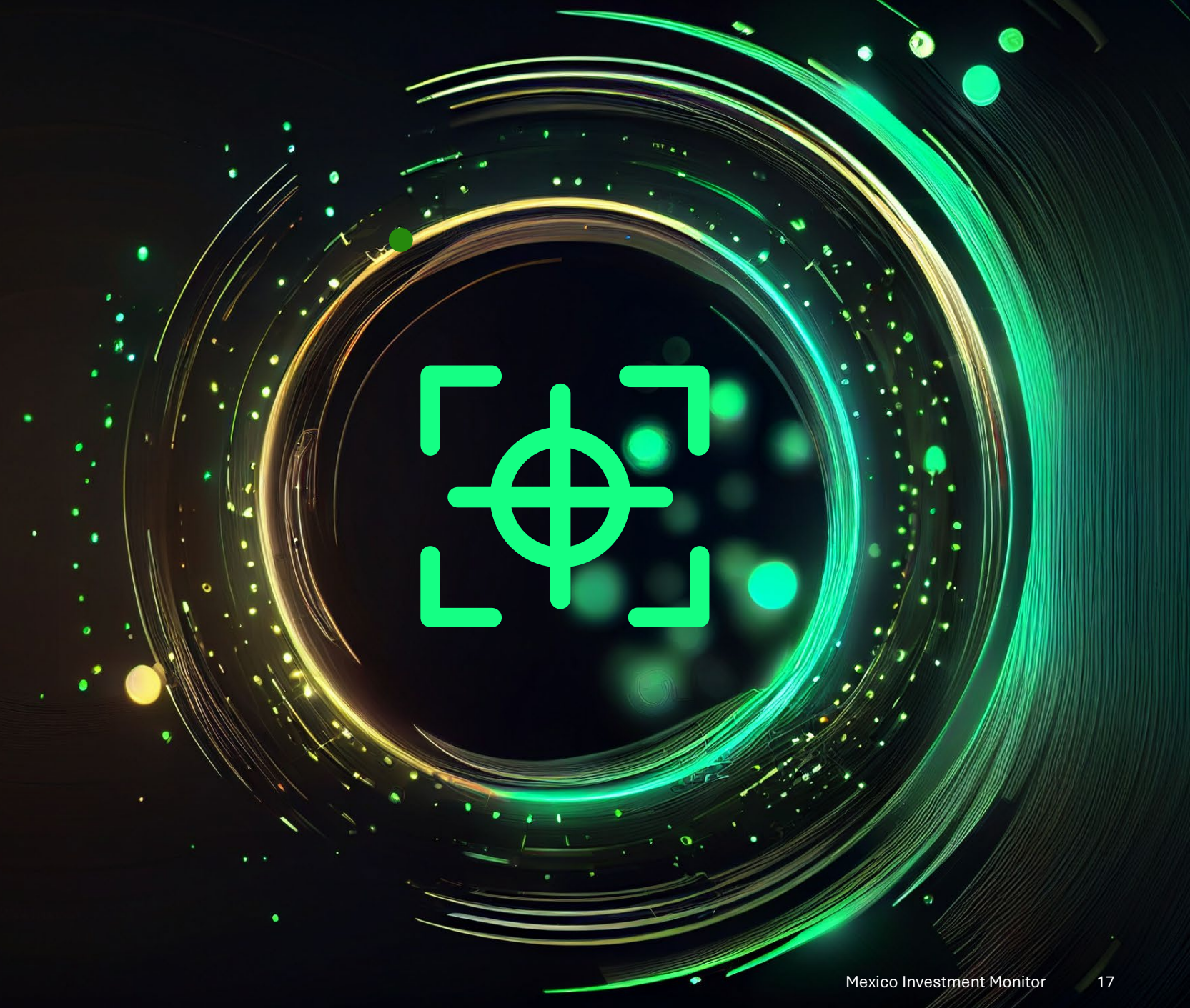
Firm	Country	Industry	Amount, USD millions
<b>The Coca-Cola Company</b>	United States	Food, beverages and tobacco	\$6,000
<b>Pilgrim's Pride Corporation</b>	United States	Food, beverages and tobacco	\$1,300
<b>General Motors</b>	United States	Automotive	\$1,000
<b>Daimay Automotive</b>	China	Automotive	\$45.8

\*Forecasts.

Source: Econosignal Investment Monitor and Bank of Mexico. Forecasts from Econosignal Team.

© 2026 Galaz, Yamazaki, Ruiz Urquiza, S.C.

# Closing Remarks



# What is truly happening?



The global investment environment **remains cautious**, largely **driven by uncertainty around trade policies and geopolitical tensions**.



Recent shifts in **global economic conditions have weighed on investment activity worldwide**, making 2026 a more challenging year overall.



In recent years, **Mexico has strengthened its role as a strategic U.S. trade partner**, benefiting from ongoing supply chain reconfiguration.



Despite this strategic relevance, **Mexico has struggled to attract strong investment flows** likely due to weaker domestic economic conditions.



Looking ahead, Mexico faces a pivotal moment: **attracting new investment will depend heavily on maintaining stable trade relations with the United States under the USMCA framework**.



While higher global tariffs could eventually support renewed nearshoring interest, **the materialization of these opportunities has been slower than anticipated**, even as **Mexico retains a relative cost advantage over Asian markets**.

# Our publications



Sign in to access  
to all our reports

## Economic intelligence reports



Weekly summary



Industries and  
States



Economic outlook



Investment  
monitor

## Presentations



On economic topics of your interest,  
designed to support your customers  
or internal areas of your company.



About your industry, presenting  
forecasts and scenarios to consider.

## Customized studies

# Contacts

## Report authors

### Daniel Zaga

Chief Economist  
Deloitte Spanish Latin America  
[dzaga@deloittemx.com](mailto:dzaga@deloittemx.com)

### Erika Peralta

Senior Economist  
Deloitte Spanish Latin America  
[eperalta@deloittemx.com](mailto:eperalta@deloittemx.com)

### Víctor Rosas

Economist  
Deloitte Spanish Latin America  
[virosas@deloittemx.com](mailto:virosas@deloittemx.com)

## Partners

### Erick Calvillo

Growth lead partner  
Deloitte Spanish Latin America  
[ecalvillo@deloittemx.com](mailto:ecalvillo@deloittemx.com)

### Miguel Angel Del Barrio

Growth lead partner  
Marketplace Mexico Central America  
Deloitte Spanish Latin America  
[midelbarrio@deloittemx.com](mailto:midelbarrio@deloittemx.com)



Deloitte refers to one or more of Deloitte Touche Tohmatsu Limited (“DTTL”), its global network of member firms, and their societies affiliated to a member firm (hereinafter “Related Entities”) (collectively, the “Deloitte organization”). DTTL (also referred to as “Deloitte Global”) and each of its member firms and Related Entities are legally separate and independent entities, which cannot obligate or bind each other in respect of third parties. DTTL and each DTTL member firm and Related Entity is liable only for its own acts and omissions, and not those of each other. DTTL does not provide services to clients. Please see [www.deloitte.com/mx/conozcanos](http://www.deloitte.com/mx/conozcanos) to learn more.

Deloitte provides industry-leading audit and assurance, tax and legal, consulting, financial advisory, and risk advisory services to nearly 90% of the Fortune Global 500® and thousands of private companies. Our people deliver measurable and lasting results that help reinforce public trust in capital markets, enable clients to transform and thrive, and lead the way toward a stronger economy, a more equitable society, and a sustainable world. Building on its 175-plus year history, Deloitte spans more than 150 countries and territories. Learn how Deloitte’s approximately 470,000 people worldwide make an impact that matters at [www.deloitte.com](http://www.deloitte.com).

As used in this document, **Galaz, Yamazaki, Ruiz Urquiza, S.C.**, has the exclusive legal right to engage in, and limit its business to, providing auditing and other professional services, under the name "Deloitte". **Deloitte Impuestos y Servicios Legales, S.C.**, has the exclusive legal right to engage in, and limit its business to, providing tax consultancy, legal advisory and other professional services, under the name "Deloitte". **Deloitte Audit Delivery Center, S.C.**, (formerly, Deloitte Auditoría, S.C.) has the exclusive legal right to engage in, and limit its business to, providing auditing and other professional services, under the name "Deloitte". **Deloitte Asesoría en Riesgos, S.C.**, has the exclusive legal right to engage in, and limit its business to, providing risk advisory and other professional services, under the name "Deloitte". **Deloitte Asesoría Financiera, S.C.**, has the exclusive legal right to engage in, and limit its business to, providing financial advisory and other professional services, under the name "Deloitte". And **Deloitte Consulting Group, S.C.**, has the exclusive legal right to engage in, and limit its business to, providing consulting and other professional services, under the name "Deloitte".

This communication contains general information only, and none of Deloitte Touche Tohmatsu Limited (DTTL), its global network of member firms or their related entities (collectively, the “Deloitte organization”) is, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser.

No representations, warranties, or undertakings (express or implied) are given as to the accuracy or completeness of the information in this communication, and none of DTTL, its member firms, related entities, employees or agents shall be liable or responsible for any loss or damage whatsoever arising directly or indirectly in connection with any person relying on this communication. DTTL and each of its member firms, and the unrelated entities, are legally separate and independent entities.