

euro-park
ząbkowice



EURO-PARK Ząbkowice sp. z o.o.

Ownership & Background

EURO-PARK Ząbkowice was established in January 2022.

The company was formed by Industrial Development Agency S.A. **(ARP S.A.)** and National Support Centre for Agriculture **(KOWR)** as a special purpose vehicle (SPV) to support the development of the investment area.

KOWR provided the Company with 123.5 hectares of land.

ARP S.A. provided the Company with capital and industry know-how.

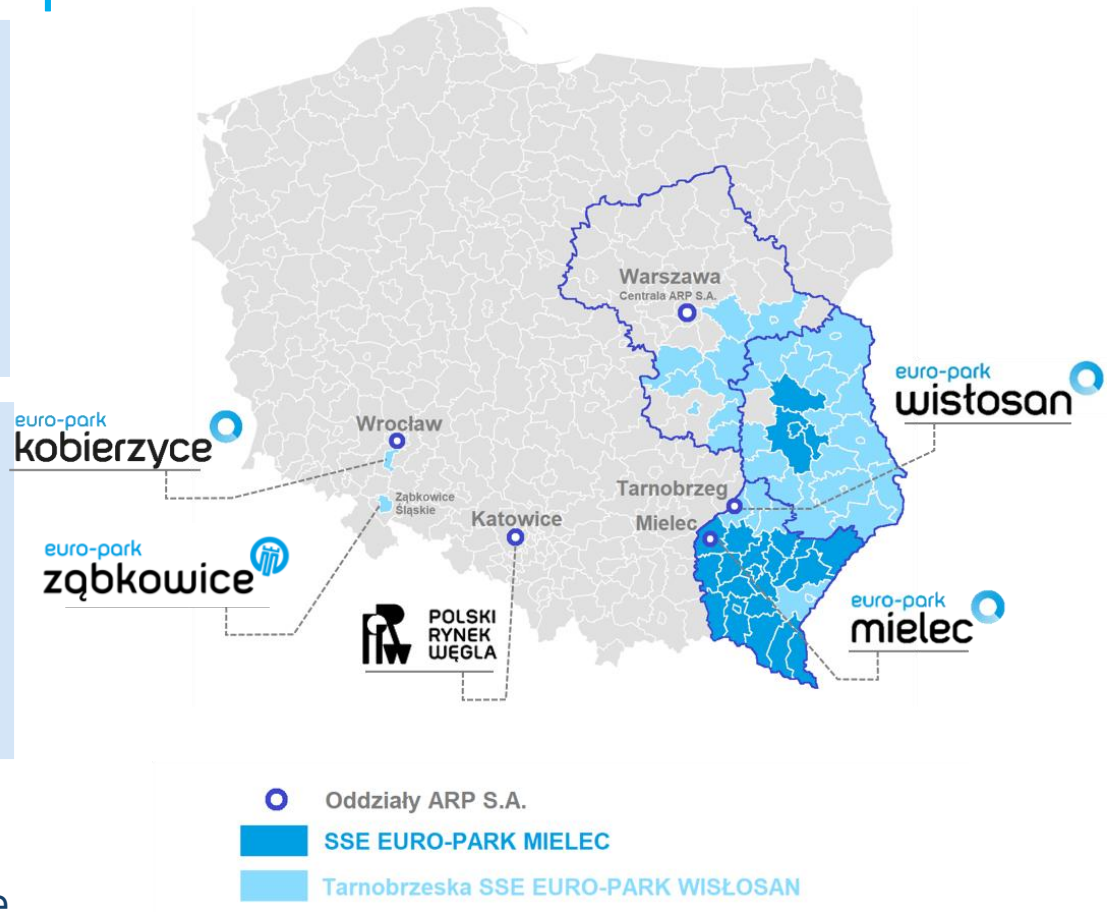
ARP S.A. – Role & Expertise

Invests in modern infrastructure

Provides comprehensive investor support

Develops and manages investment sites

Strengthens co-operation between businesses, clusters, education and local authorities



Building on the successful EURO-PARK Kobierzyce model, EURO-PARK Ząbkowice offers an attractive location for suppliers, subcontractors and other companies supporting investors in Kobierzyce.

EURO-PARK Ząbkowice – The mission

Preparation of fully serviced **land**

↓

Creating space for innovative and modern investments

↓

Stimulation of economic development in the region

↓

Reducing unemployment
Improving the quality of life for the citizens of the Ząbkowice Poviat



Chambers of commerce membership

We are developing business relationships in Poland and in international markets

british polish chamber of commerce

IZBA PRZEMYSŁOWO HANDLOWA POLSKA-AZJA

POLISH - TAIWANESE CHAMBER OF INDUSTRY AND COMMERCE

ZG PRACODAWCY I PRZEDSIĘBIORCY

presenting the offer
Of Euro-Park for business

networking
With investors and business partners

participation in events,
meetings, and trade missions

LOWER SILESIA:
Region of great opportunities

EURO-PARK Ząbkowice is located in **Lower Silesia voivodesh**

40 min from WROCŁAW

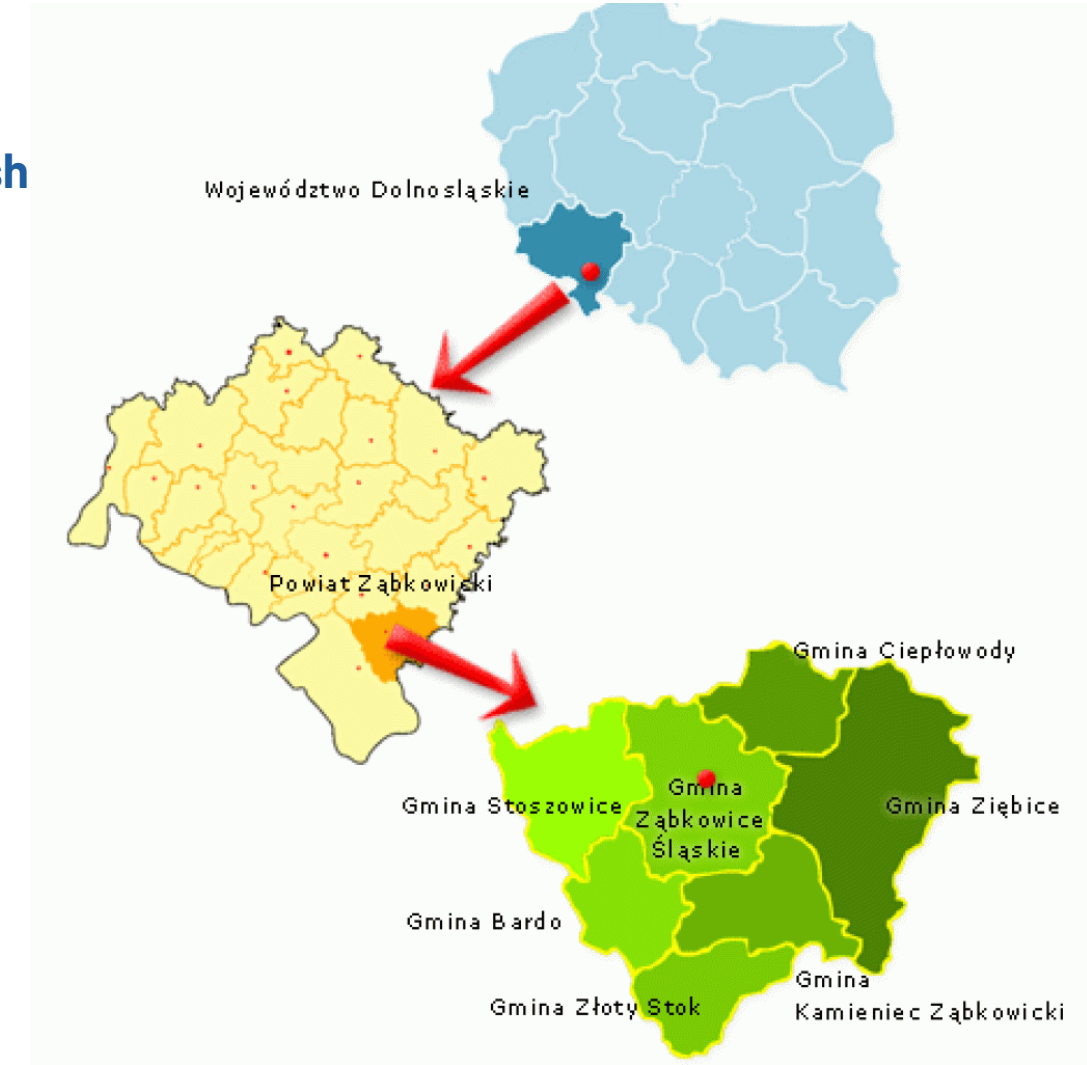
60 min. from Czech Republic boarder.

One of the fastest growing and most urbanised regions in Poland

Highly developed electro-mechanical industry, high-tech engines, IT and BPO services

Access to skilled workforce

High level of education (best technical schools in the country)



WROCŁAW – Heart of the region



Perfectly located & connected

- Best regional airport in Poland — direct flights to nearly 50 destinations
- European Capital of Culture 2016 & Best European Destination 2018
- One of the largest and most developed cities in Poland

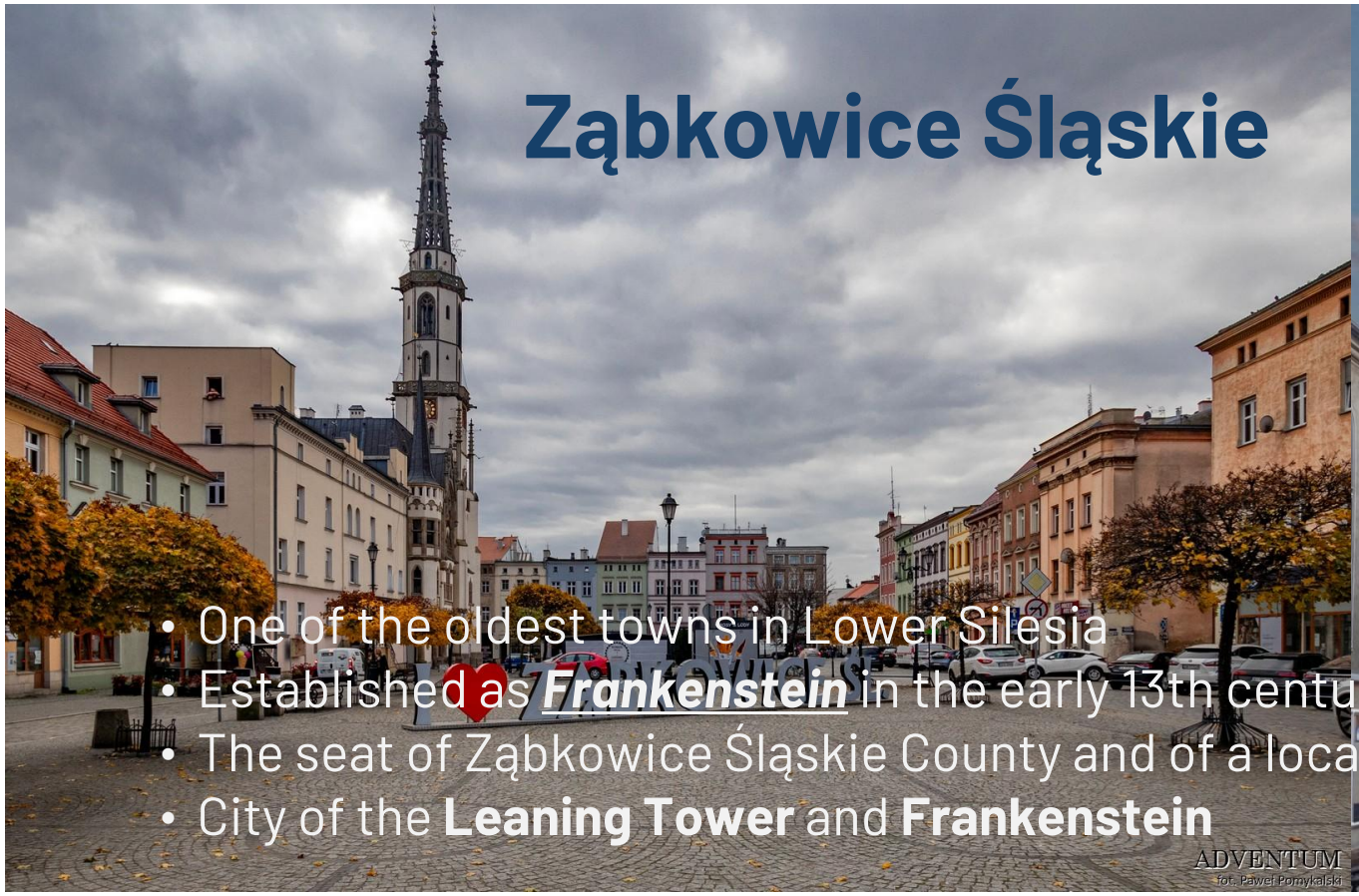
Educated workforce

- 26,200 engineering students
- 24,000 F&A, management and administration students
- Recognised university hub

Most innovative city

- Leading Polish R&D and IT center
- 2nd start-up hub in Poland — highest startup concentration
- Most advanced technology parks in the country

Ząbkowice Śląskie







- One of the oldest towns in Lower Silesia
- Established as ***Frankenstein*** in the early 13th century
- The seat of Ząbkowice Śląskie County and of a local municipality - Gmina Ząbkowice Śląskie
- City of the **Leaning Tower** and **Frankenstein**

POVIAT	DISTRICT	CITY
Population **59 803**	Population 20 592	Population 14 299
Unemployment **11,4%**	Unemployment 10,4%	Unemployment 10,4%

Education

Ząbkowice Poviat

2 general high schools, 2 technical schools, 4 trade schools

Kłodzko Poviat

2 high schools, 5 technical schools, 4 trade schools e.g. IT technical school

Dzierżoniów Poviat

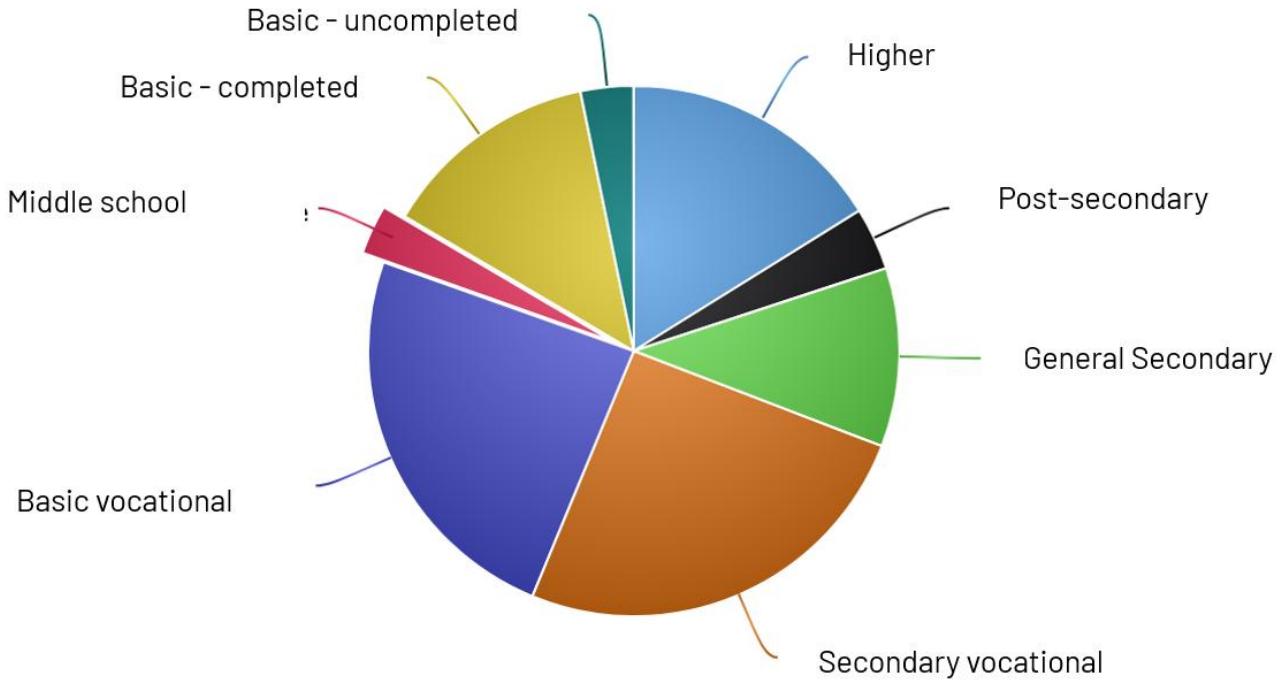
3 high schools, 4 technical schools, 3 trade schools

Lower Silesia

33 Universities and Colleges

Educational level in Ząbkowice Poviat

(Źródło: Narodowy Spis Powszechny 2021)

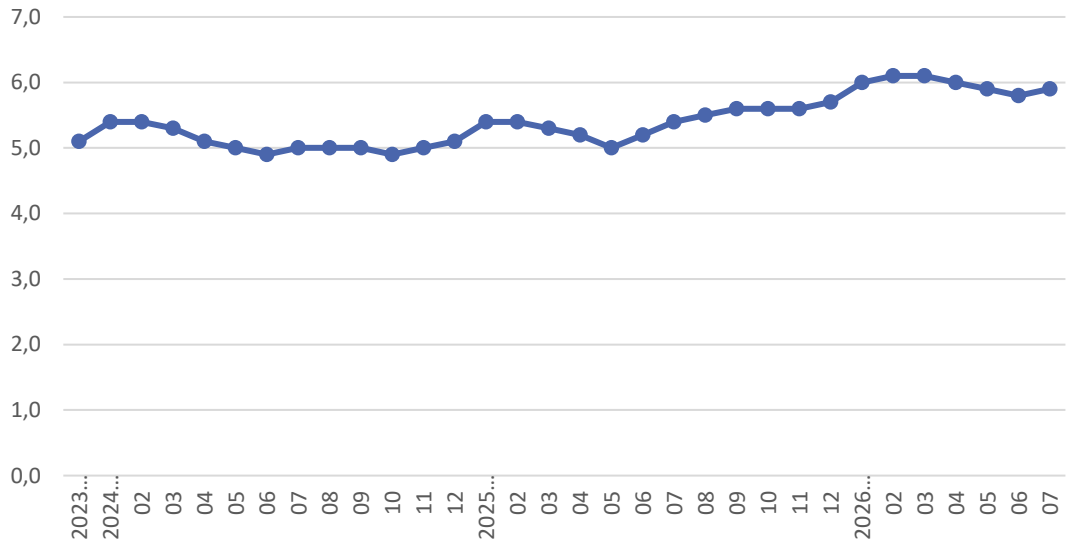


Lower Silesia ranked 4th among voivodships in terms of the number of students.

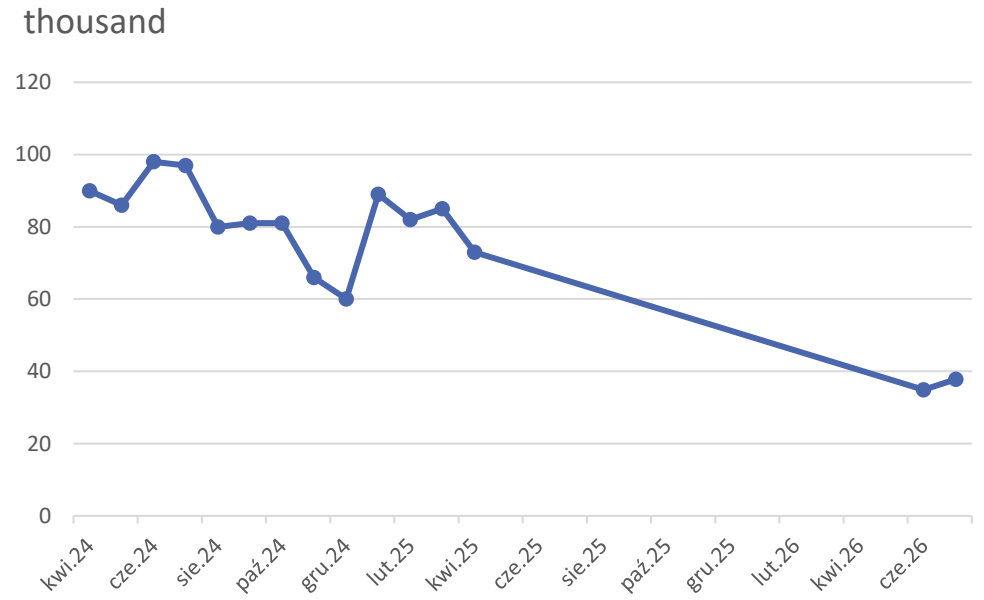
On 31 December 2024, the Lower Silesian Voivodship had 125 thousand students, i.e., 9.8% of all students studying in Poland.

Poland: Labour Market Overview

Registered unemployment rate in Poland:



Number of job vacancies and professional activation:



Poland 12.2023 -07.2026 – according to GUS (Central Statistical Office) data as at July 2026 r.

Region: Labour Market Overview

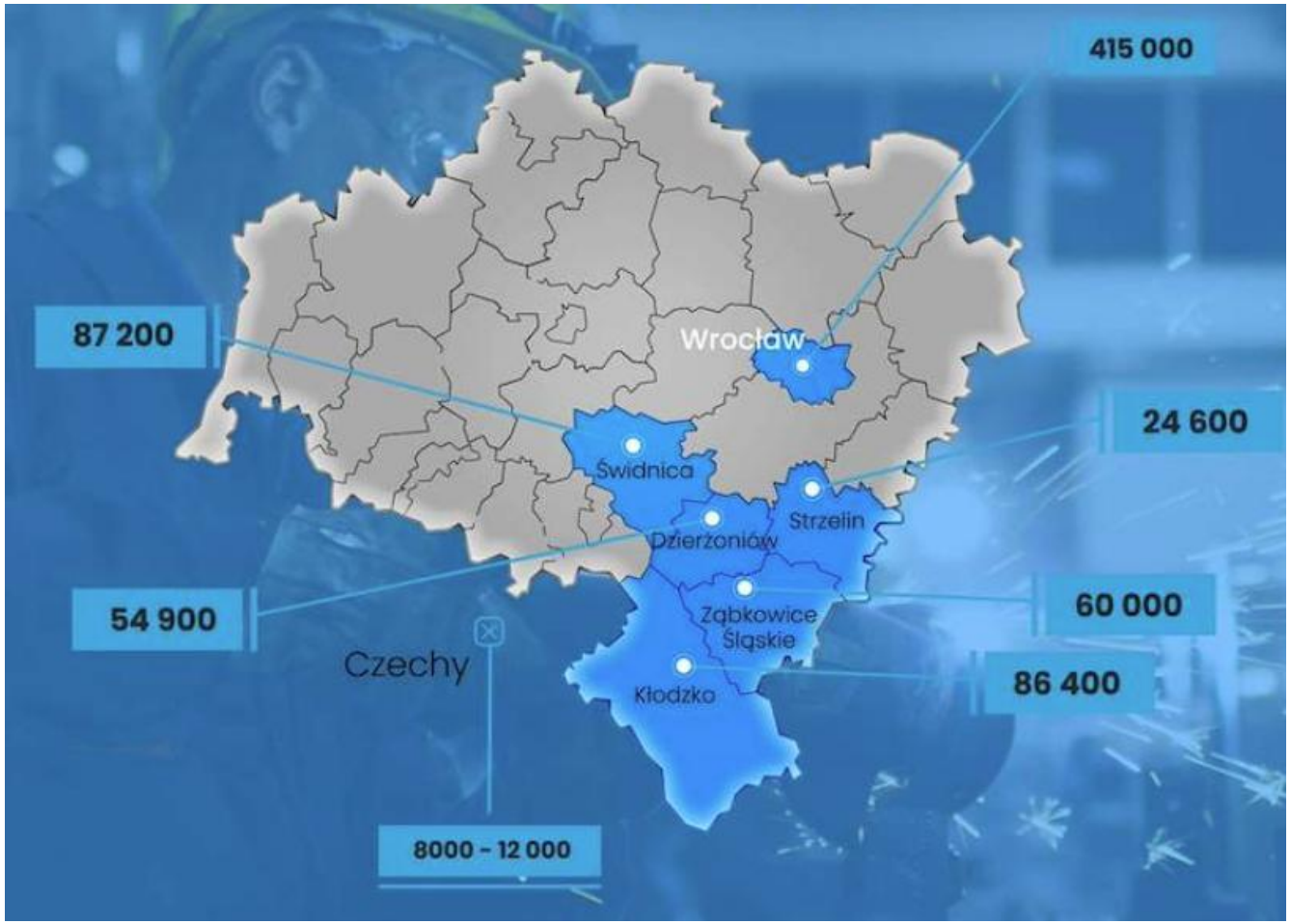
Registered unemployed persons and unemployment rate by voivodships and poviats
As at end of June 2026



Year-on-year, the unemployment rate in Lower Silesia increased by 0.7 percentage points.

Catchment area

Commuting patterns and sourcing area:



Site location

Located in the northern part of Ząbkowice Śląskie

No residential buildings in the nearby area

By the national road no. 8

By the S8 expressway (under construction)



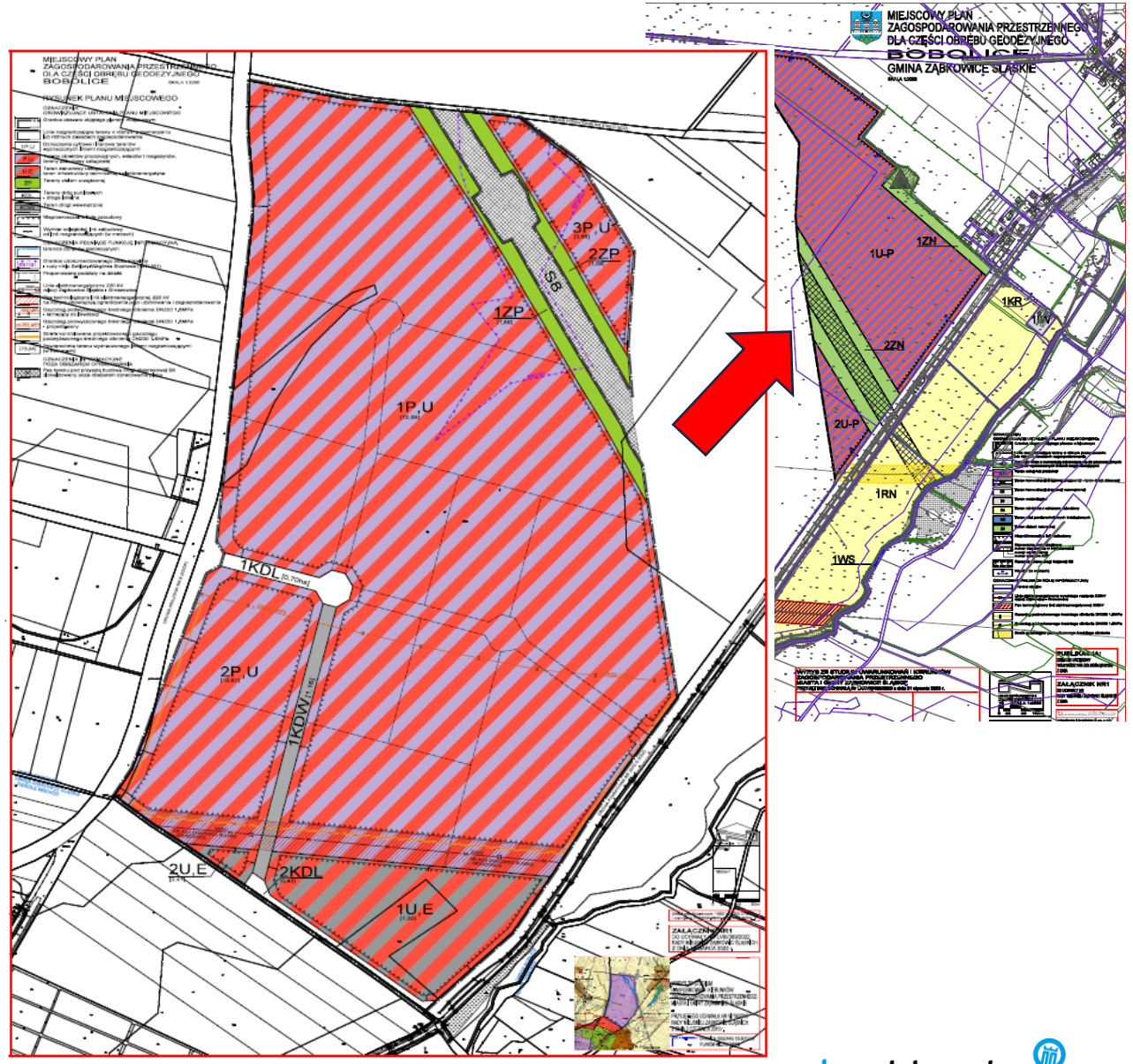
Industrial land development

Arrangements of the Local Spatial Development Plan

- **P,U Areas** – **production facilities**, warehouses and storages, service development areas
- **U,E Areas** – service buildings, technical infrastructure, power utilities
- **ZP Areas** - areas of decorated greenery
- Possibility of installing **photovoltaic devices**
- **1 parking space**/5 workstations
- Grou[illegible]0–

Max. Building height	Building coverage ratio
30m	80%

Green area indicator
10%



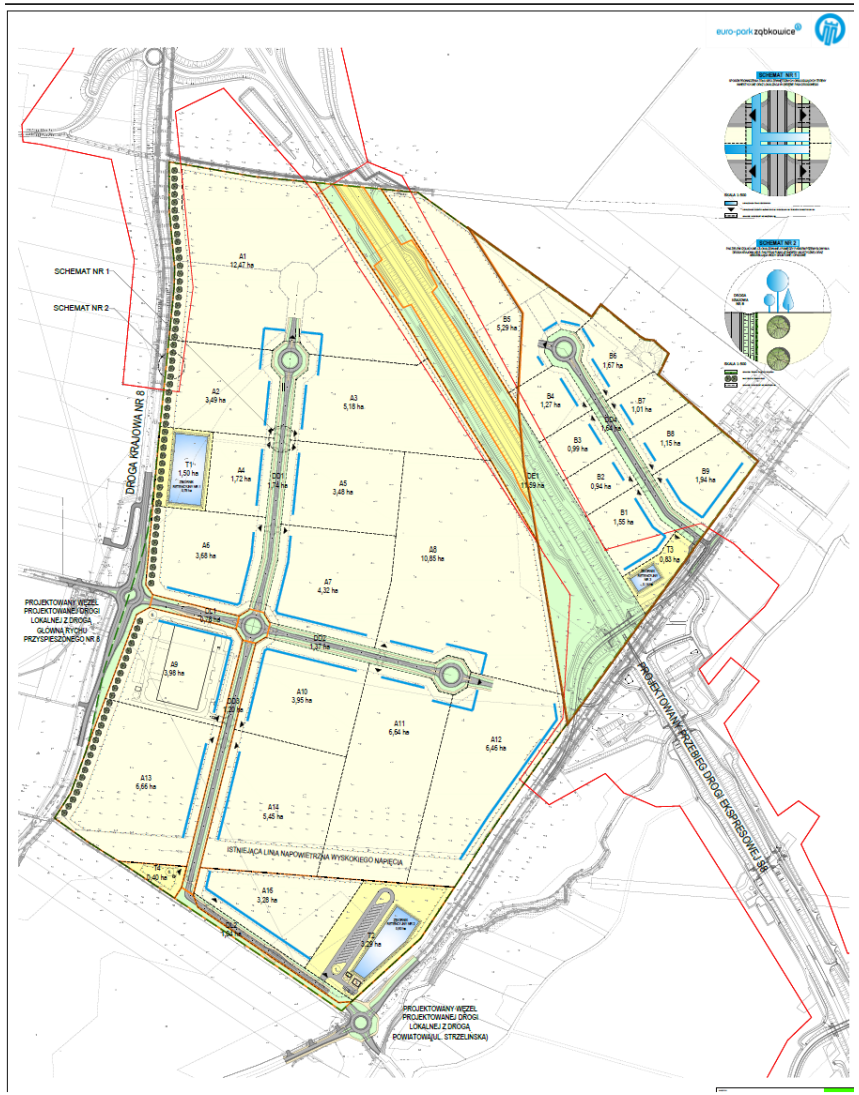
euro-park ząbkowice

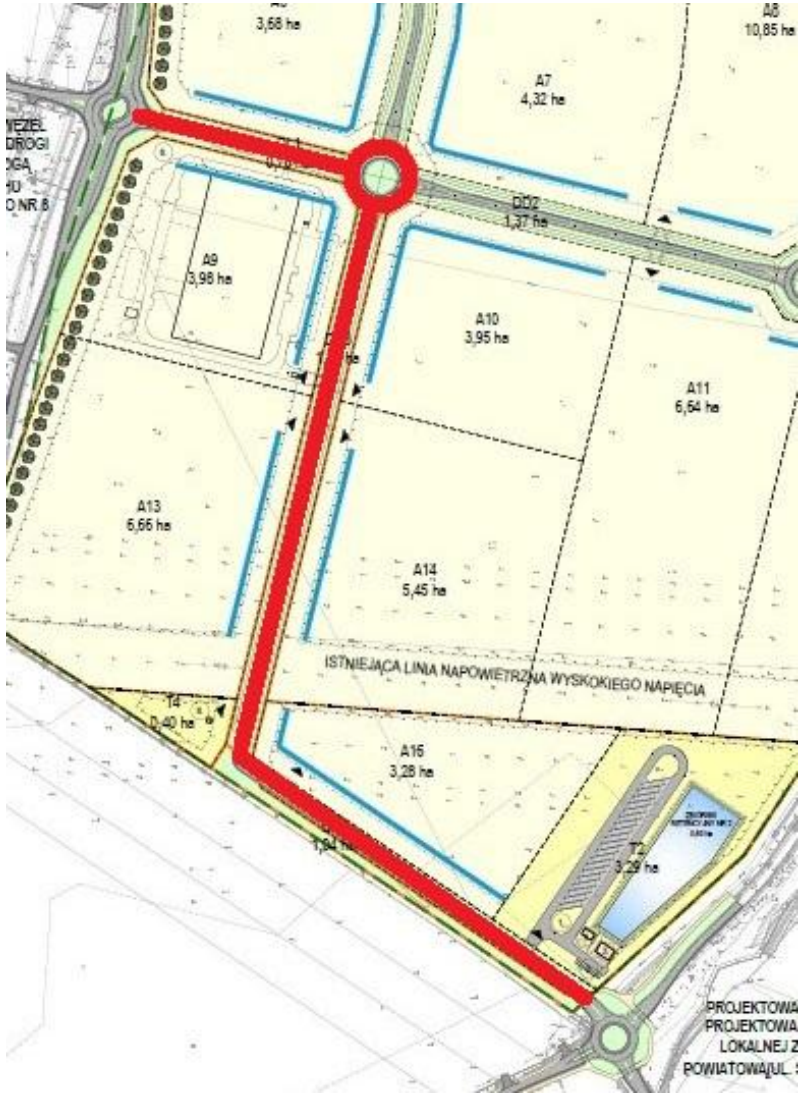
Investment areas
the concept

Possibility of land division into plots suitable for the project

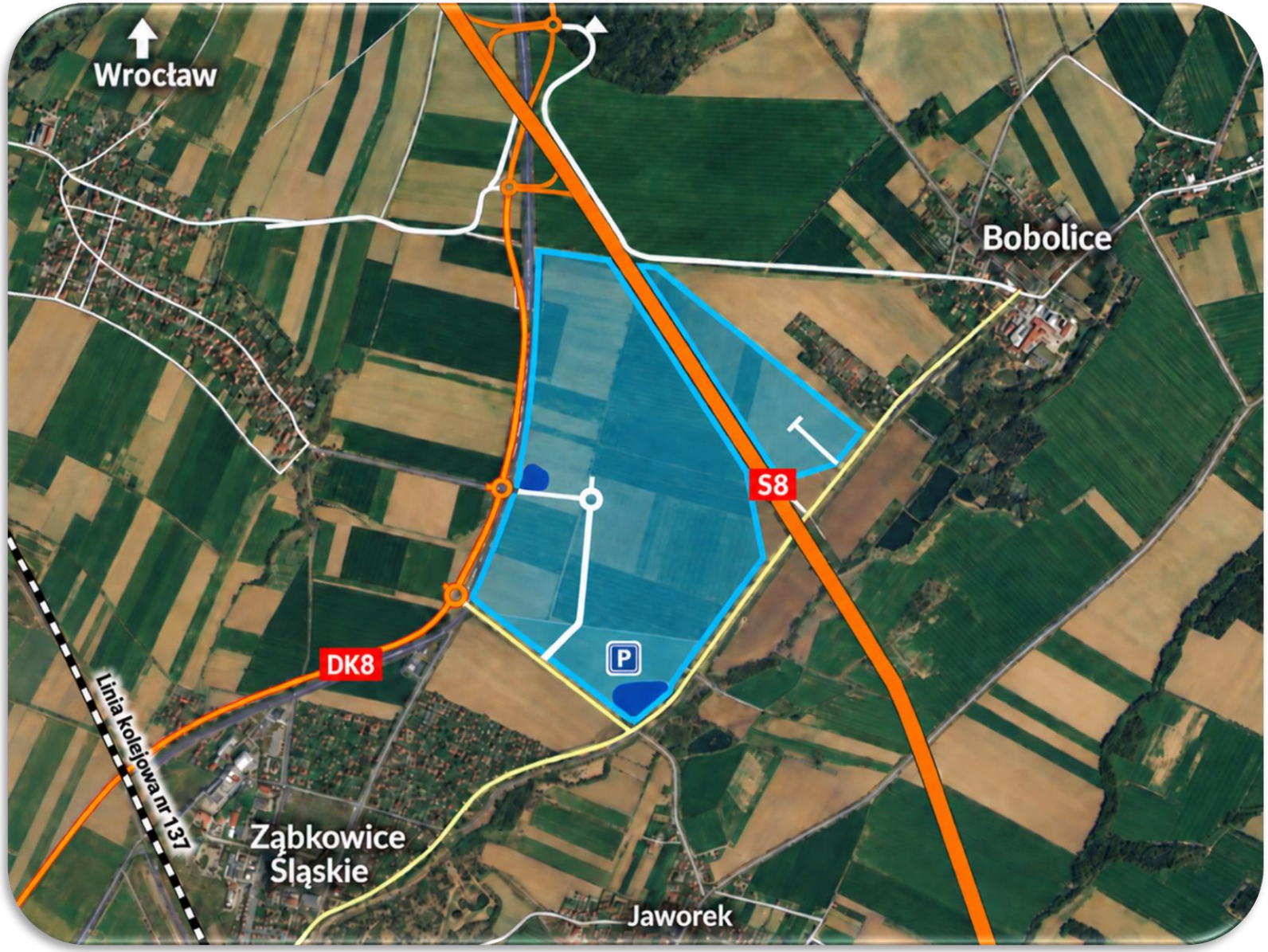
Internal roads and truck parking area under construction

Social facilities for transit





euro-park ząbkowice



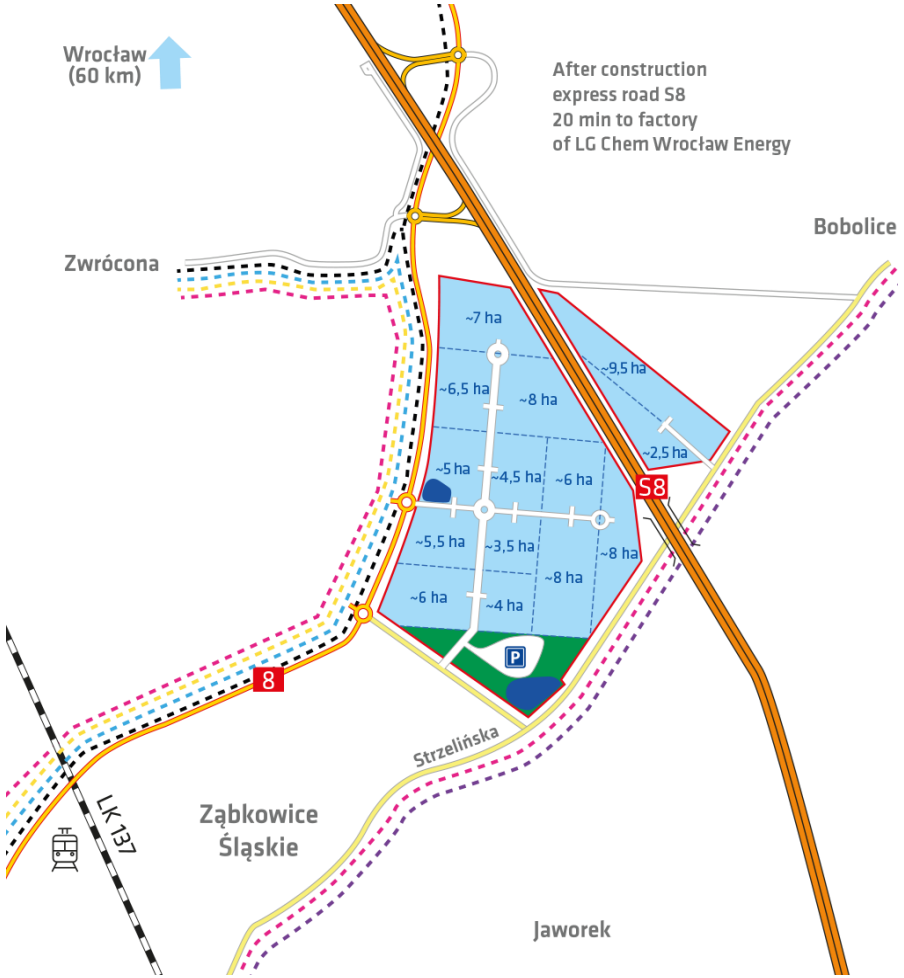
Roads and transport

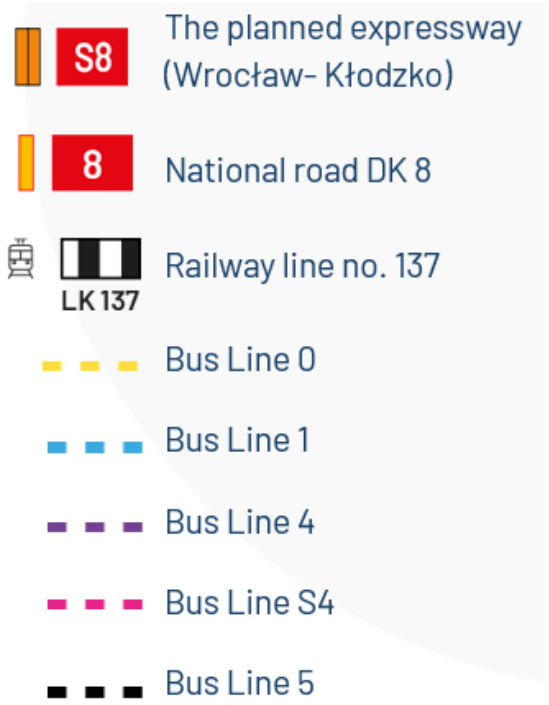
S8 — Planned S8 expressway (Wrocław–Kłodzko)

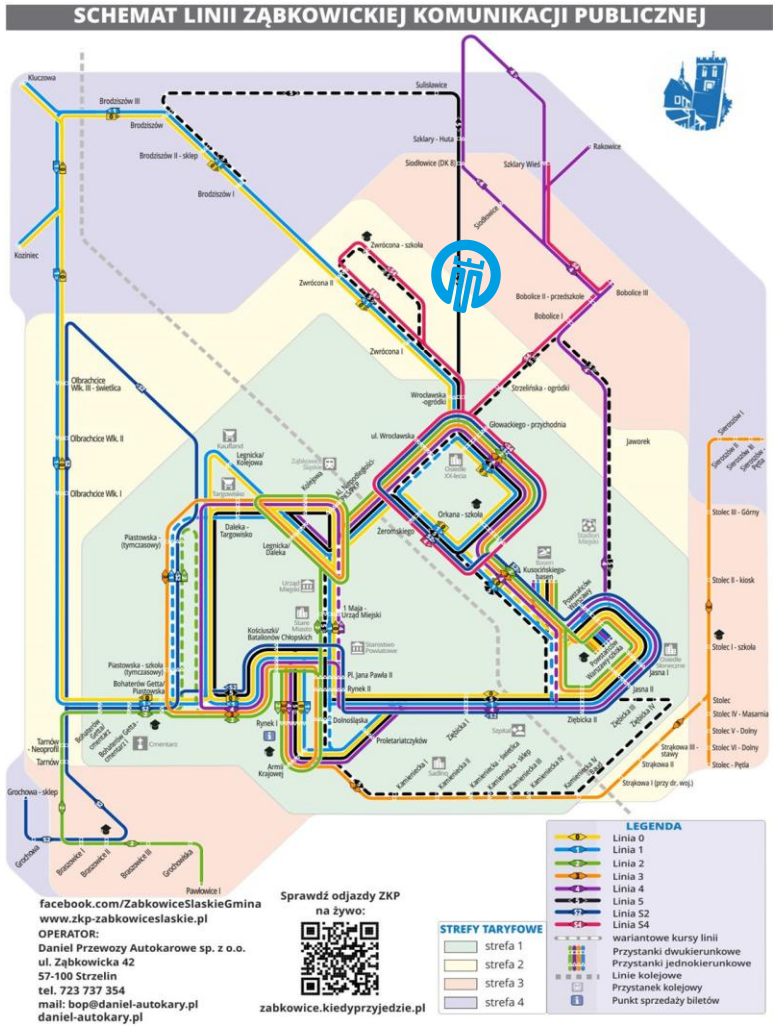
8 — National Road 8

LK 137 — Railway Line No. 137
Katowice - Legnica route

Roads and transport







Public transport connects the EPZ area with the city centre and surrounding localities.

Construction of S8

Work progress on S8 Wrocław–Kłodzko as of July 2026

The construction of the S8 expressway between Wrocław and Kłodzko has been divided into seven investment tasks, which are at various stages of preparation or implementation.

Sections 1–3 (Kobierzyce– Łagiewniki) - the most advanced – ZRID decisions have already been obtained, construction works are underway; the most advanced section, Jordanów Śląski–Łagiewniki Zachód, has reached around 37% progress.

Section 4 (Łagiewniki Zachód–Niemcza), a construction contract was signed in January 2026; the ZRID decision is still pending.

Sections 5 and 6, running through the EURO-PARK Ząbkowice area, are at the stage of obtaining ZRID decisions – applications have been submitted, and decisions are expected in 2026.

Section 7 (Bardo–Kłodzko) remains at the stage of preparing environmental and study documentation (ZTEŚ).



Railway

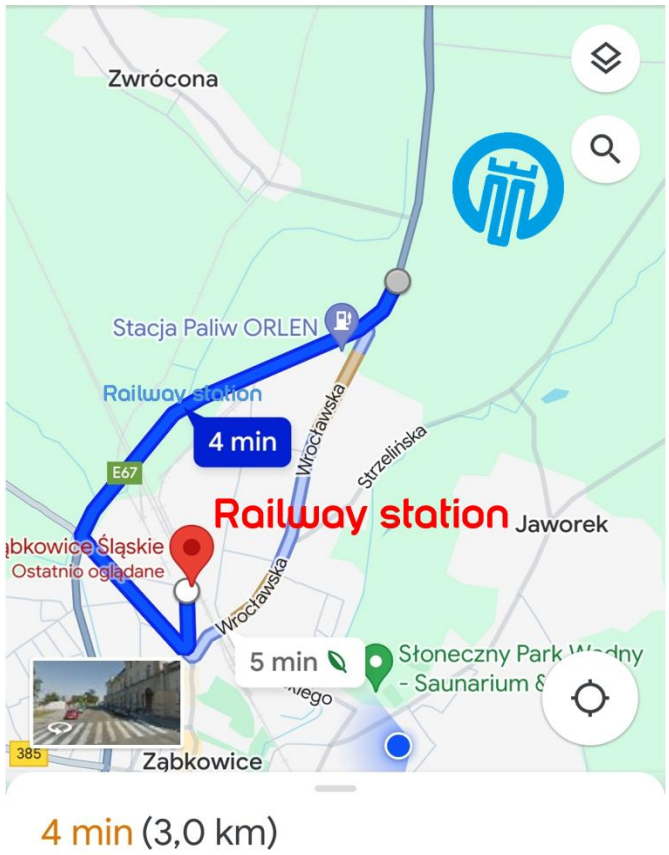
Distance from the plot – 5 min

Ząbkowice Śląskie railway station is a local station

Direct connections to bigger cities like Kraków, Jelenia Góra and Wałbrzych; daily routes to smaller: Kłodzko, Kudowa Zdrój, Legnica

Line 310: Kobierzyce – Piława (Ząbkowice) under construction

loading siding right next to the train station



Railway siding

Service Infrastructure Facility, Track No. 6

Usable area 254m

Unloading terminal - 128m (shortened due to existing building)





Wrocław Airport Expansion

In 2024, a fuel base was built:

- 4 above-ground JET A-1 aviation fuel tanks
- capacity 400m^{3}2 reloading modules enabling high capacity tanker refueling
- 1 unloading module
- 1 tank drainage station



2025:

- new parking apron for 14 aircraft,
- rapid exit road,
- new 2.5 km taxiway,
- de-icing area,
- reconstruction of existing taxiways.

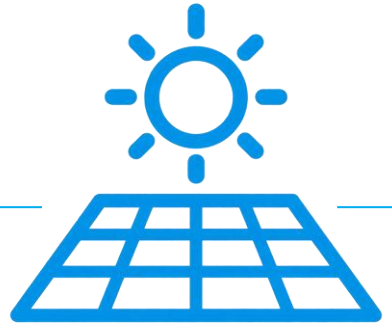




Utilities



WLECTRICITY



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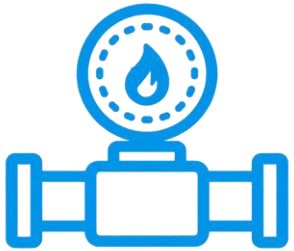
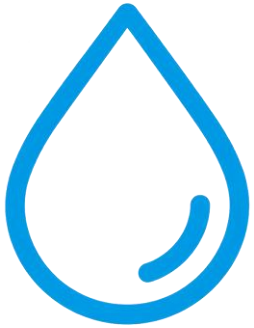


GAS



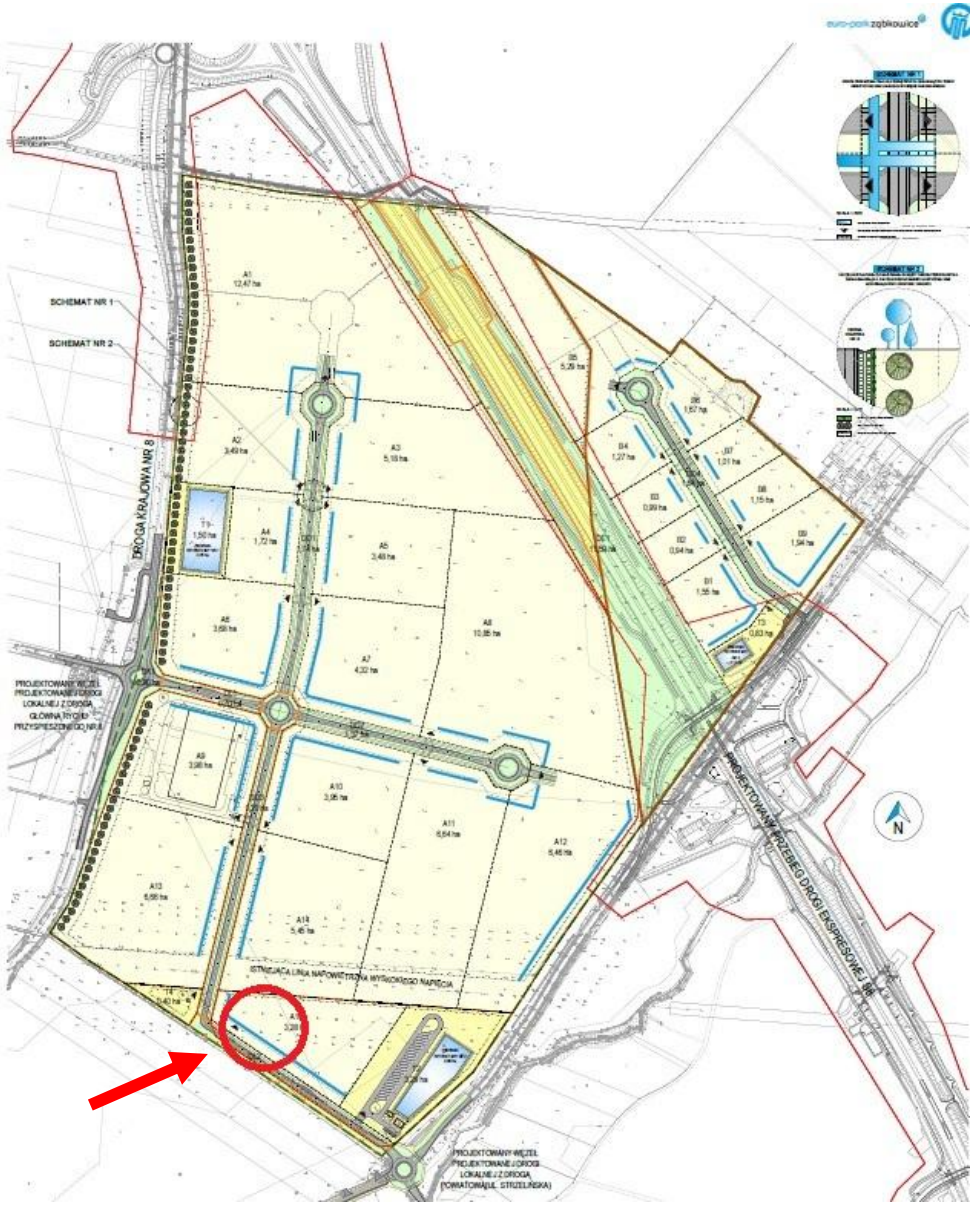
WATER

Electricity

20 kV line under construction

15 MW capacity;

on-site network substation with future **expansion to GPZ,** subject to zone development



The company is also exploring additional solutions to increase power availability, including renewable energy sources.





Possibility of installing photovoltaic and wind power systems

Gas supply

Gas reduction and metering station (ZZU Zwrócona) on a high-pressure gas pipeline with a pressure of 6.3 MPa.

Connected to a distribution gas pipeline of increased medium pressure DN 250 and DN 200-PN, 1.6 Mpa.

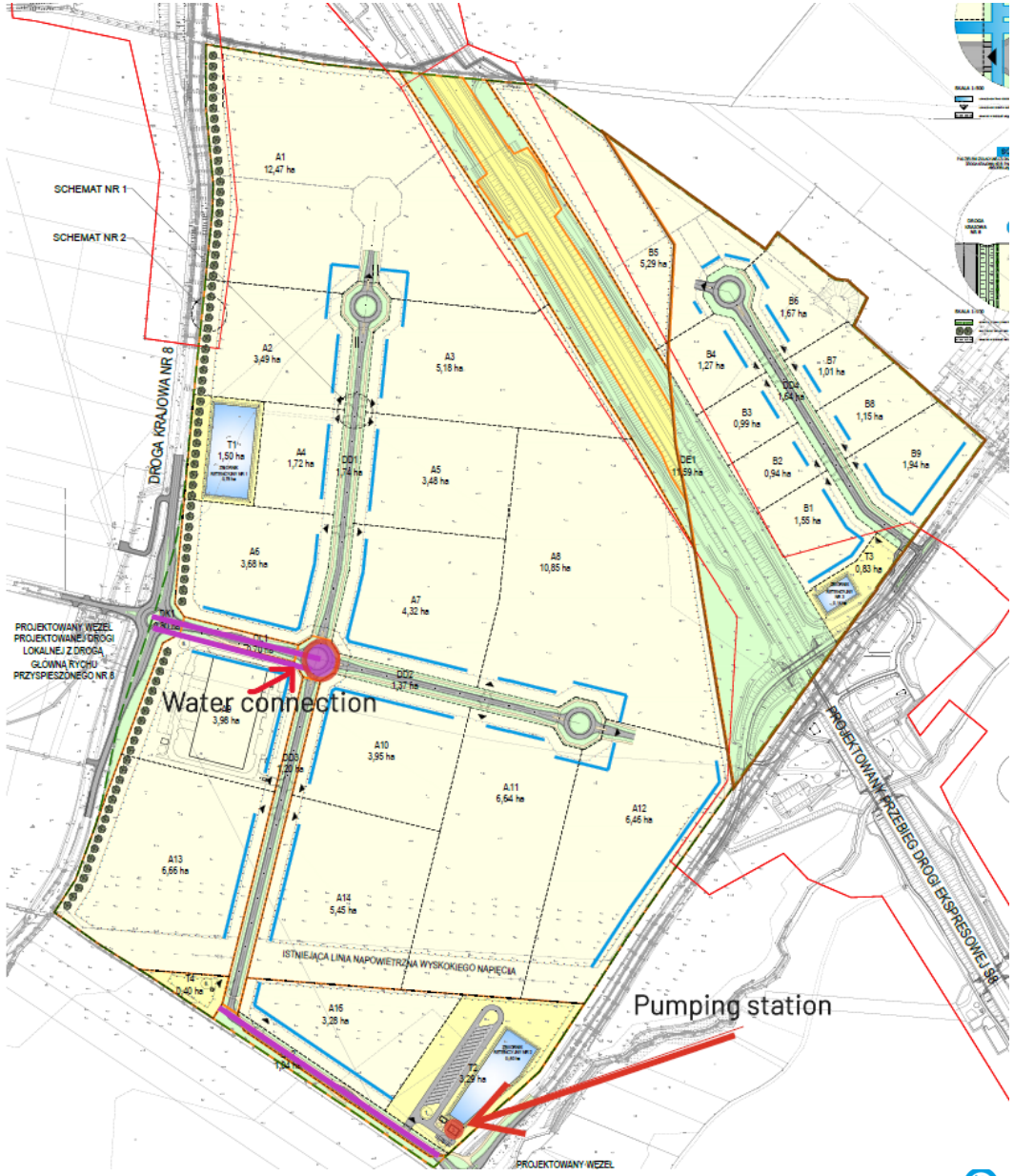
A detailed description of the possibilities and conditions for supplying the area with gas will be possible after obtaining the preliminary conditions for connecting the property to the gas network.



Water supply system

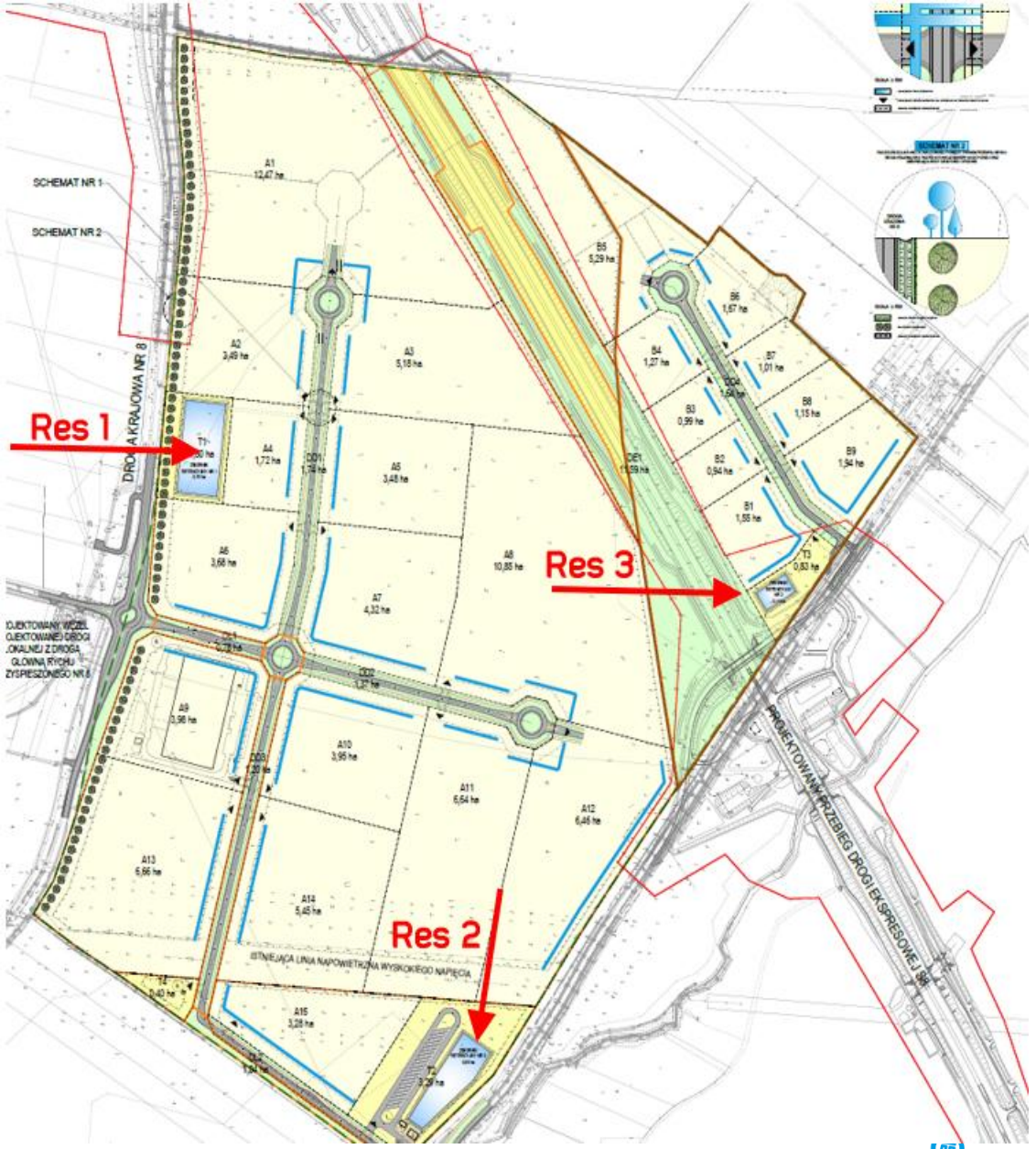
The water and sewage infrastructure of EURO-PARK Ząbkowice include:

- Modernised wastewater treatment plant on Rzeczna Street;
- Modernised water intake in Olbrachcice Wielkie;
- Water transmission network: Connecting the intakes in Olbrachcice Wielkie with the area of the Investment Zone.
- Extended and reconstructed sanitary sewage system: Ensuring efficient sewage disposal in the Investment Area.



Rainwater

- Preliminary decisions on rainwater drainage in the EURO-PARK area have been issued;
- EPZ shall take charge of some rainwater at the site, but the Investor is obliged to partially manage the rainwater at the investor's plot
- Drainage system with three retention basins was prepared:
  - 1 retention-infiltration-evaporation reservoir (reservoir 3)
  - 2 retention and evaporation reservoirs (reservoirs 1 and 2)
- The system will be adapted to the level of development and the needs of the investors.



euro-park ząbkowice

Utilities – summary

	GENERAL INFORMATION	
ELECTRICITY	Existing power lines/GPZ	220/110/20 kV
	Connection to the site	2027 - 15 MW connection capacity
NATURAL GAS	Gas feeding pressure	1,6 MPa (= 16 bar)
	Gas Pipeline diameter	DN250 / DN315 (under construction)
	Connection to the site	500m^3/h –NOW
		Up to 1500 m^3/h - 16-18 months
		1500-2800 m^3/h - 36 months
DRINKING WATER	Pipeline diameter - current	⌀ 160
	Quantity of water supply	3000m^3/d
	Pipeline diameter - planned	⌀ 315 / 225
INDUSTRIAL WATER	Pipeline diameter	⌀ 160
WASTEWATER / SEWEGE	Treated industrial wastewater may be discharged to the municipal treatment plant in Ząbkowice Śląskie	limited quantity - up to c.a. 2000 m^3/d



EURO-PARK ZĄBKOWICE offers:

- Investmentarea with all necessary utilities
- Investment plots of various sizes, depending on the investor's needs
- Social facilities for the transit
- Support in the process of investment realisation
- Support in the process of obtaining tax exemptions from both the Municipality of Ząbkowice and the Special Economic Zone
- Lease of a fully prepared warehouse hall, equipped with necessary utilities and social facilities

Tax benefits offered by the Ząbkowice Commune

property tax exemption - land, buildings, structures or parts thereof, intended for business activities	implementation of the initial investment	maximum aid - up to 25% of eligible costs	up to 5 years

Tax reliefs under the Polish Investment Zone



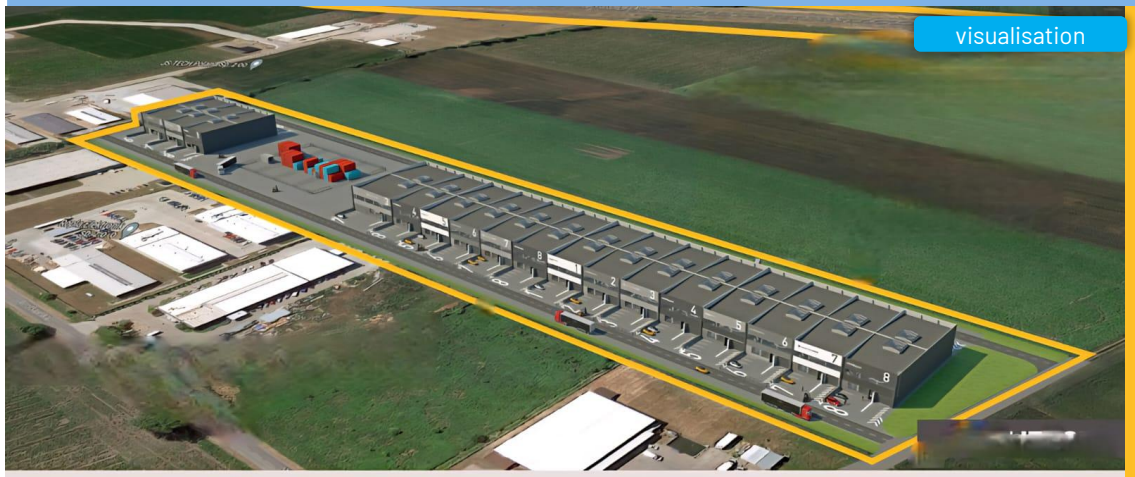
Polska Strefa Inwestycji

INVEST PARK
WAŁBRZYSKA SPECJALNA STREFA EKONOMICZNA

Production and service hall for lease

- A modern SBU hall for small and medium companies
- Retail, warehousing, light manufacturing and services
- Flexible division into smaller modules
- Space tailored to individual needs

The construction of the SBU hall fits into the strategy of developing the commercial offer, responding to the growing market demand for modern and flexible business space.





PARTER
POWIERZCHNIA
400m²

PIĘTRO
POWIERZCHNIA ANTRESOLI
104m²

LUB
400m²

PARKING
4+4M PRZED MODUŁEM

3M PRZY DRODZE

450M+ MOŻLIWYCH NA TERENIE INWESTYCJI ZALEŻNIE OD ZAPOTRZEBOWANIA

OPCJE
WINDA TOWAROWA
OGRODZENIE TERENU Z BRAMĄ
SCHODY



TIMETABLE - Implementation of Technical Infrastructure



Now - IIIQ2027

water- sewerage infrastructure

Road infrastructure



Now -IIIQ2027

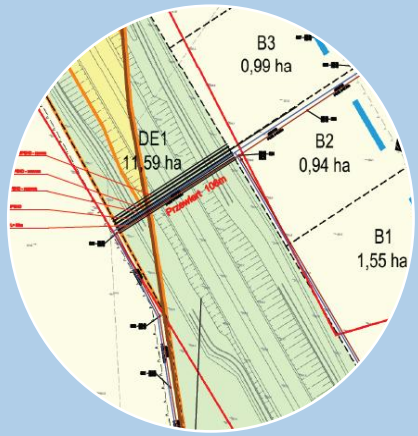
Power connection and transformer substation



Now - IIQ 2028

Construction of S8 expressway

Construction works at EPZ area – until IVQ2027



Now – IIQ2027

Infrastructure development of the plots located in the eastern part

Presentation and sale of our investment sites to investors

The selling price depends on several factors:

- size and location of the plot
- level of development, preparation of the plot
- location of the plot

The Investor is required to supply utilities from the connection to the plot.

The rental price of the hall will be determined in the initial stages of negotiations.

Co-operation and Experience

Ząbkowice Śląskie: Fast-growing, investor-friendly city

Co-operation in development of the EURO-PARK site

Experience collaborating with the largest industrial Investors in Poland

Significant impact on the development of the region

Attracting investors and creating new investment areas

euro-park ząbkowice

THE PERFECT PLACE FOR YOUR INVESTMENT!

Polish Investment & Trade Agency
PFR Group

Polska Strefa Inwestycji

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