

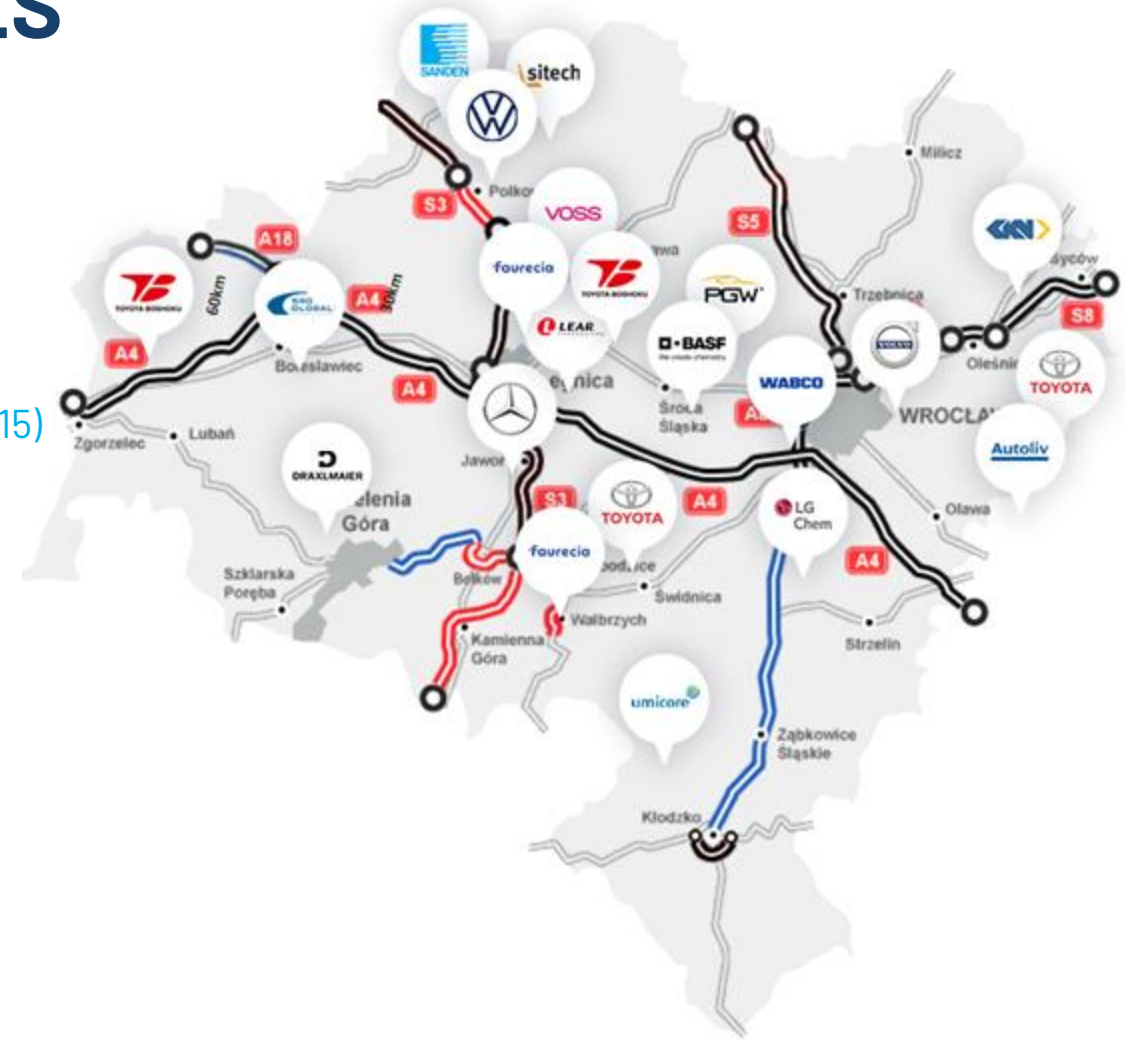


euro-park
ząbkowice



MAJOR AUTOMOTIVE COMPANIES IN LOWER SILESIA 30 000+ EMPLOYED

- **Polkowice** – Volkswagen(1300), Sitech(1600), Sanden(1400)
- **Legnica** – Lear(1400), Faurecia(1200), VOSS(1000), Toyota Boshoku(115)
- **Jawor** – Mercedes-Benz(1100)
- **Jelenia Góra** – Dräxlmaier(2000)
- **Wałbrzych** – Toyota(3000), Faurecia(2700)
- **Wrocław** – Volvo(3500); Wabco(3000)
- **Jelcz-Laskowice** – Toyota(1000), Autoliv(1400), Faurecia(350)
- **Kobierzyce** – LG Energy Solution(10000)
- **Środa Śląska** – BASF(600), PGW(200)
- **Nowogrodziec** – Toyota Boshoku(1000)
- **Nowa Ruda** – Umicore(100)
- **Oleśnica** – GKN Driveline(1400)
- **Bolesławiec** – SRG Global(350)



WROCŁAW REGION

THE LARGEST COMPANIES THAT ALREADY KNOW
THE BEST LOCATION FOR THE INVESTMENT:



MAIN INNOVATIVE COMPANIES

IBM IN WROCŁAW

NOKIA

Capgemini



tieto

 LG Energy Solution
Wrocław Sp. z o.o.

Google

 Opera

pwc

 EY
Building a better
working world



euro-park ząbkowice 

THE BIGGEST EV TECHNOLOGY PRODUCTION HUB IN WROCŁAW



STARION



THE LARGEST KOREAN INVESTMENTS IN CENTRAL & EASTERN EUROPE LOCATED IN WROCŁAW

 **LG Energy Solution**
Wrocław Sp. z o.o.

 **LG Innotek**

DST



About 4000 Koreans
live in Wrocław
region with their
families

NARA
Battery Engineering Poland

POSCO
PWPC


HEESUNG ELECTRONICS LTD.

STARION

 **LG Chem Poland**

 **kyungshin**
Cable


Dong Yang Electronics

enchem

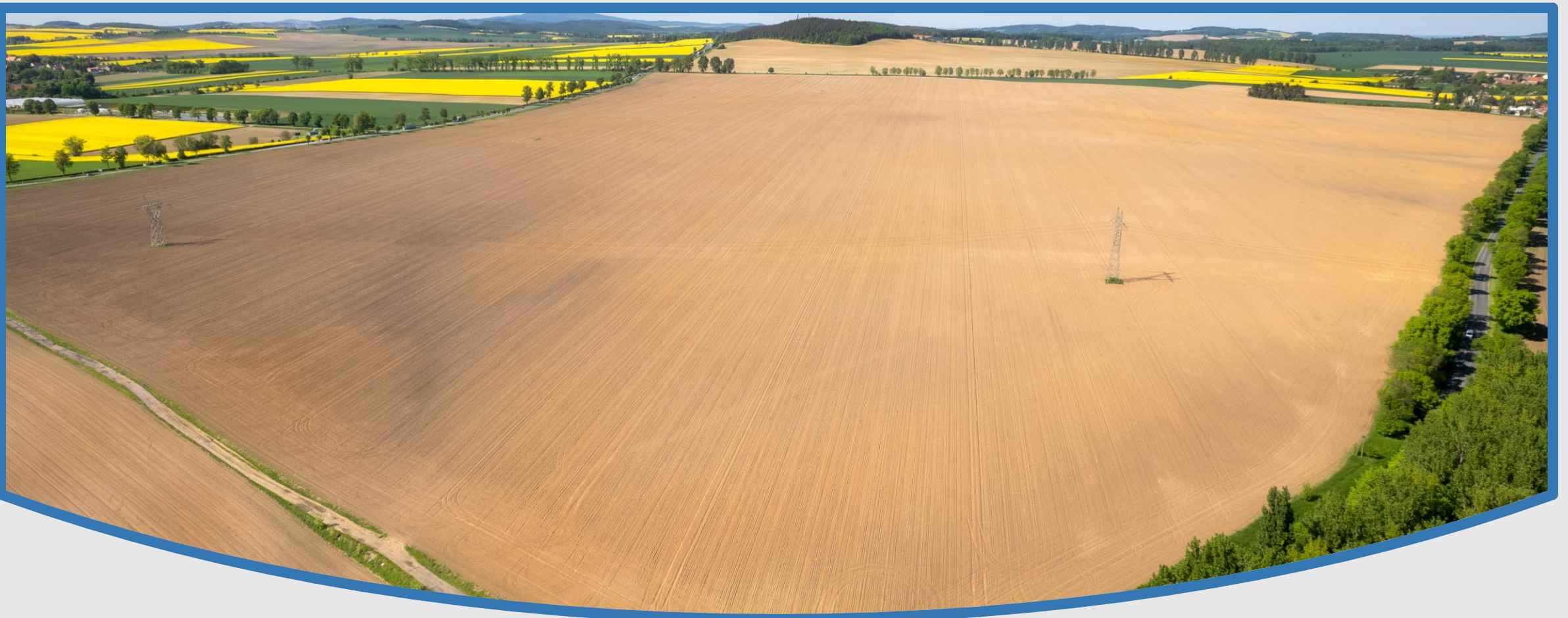
LS Cable & System




DERKWO

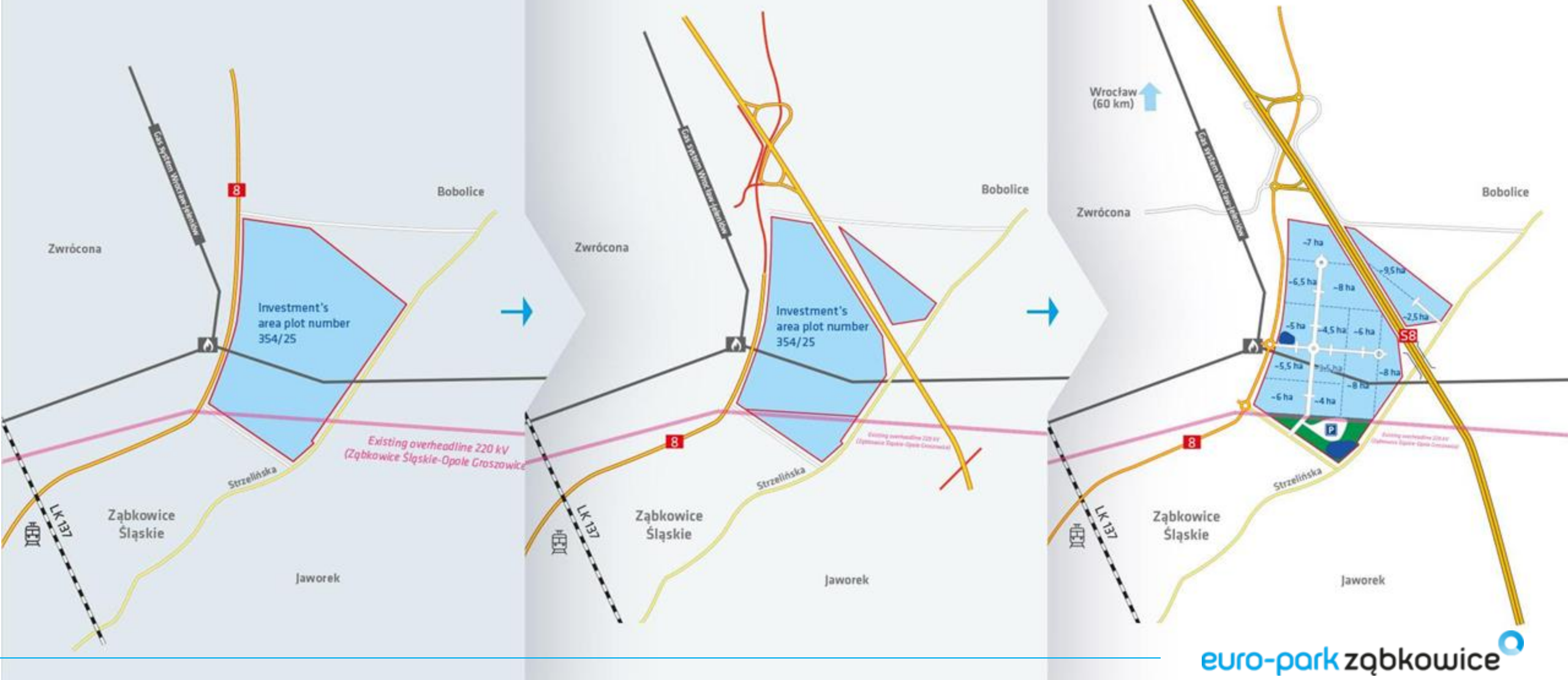
 **新宙邦**
CAPCHEM

SAMWHA



THE SITE

PLANNED PROCESS OF INDUSTRIAL LAND DEVELOPMENT



INVESTMENT OFFER

■ Investment offer (ca. 20 ha)

■ Investment offer (ca. 15 ha)

Note:

Possibility to adjust the shape and division of the plot to your needs.












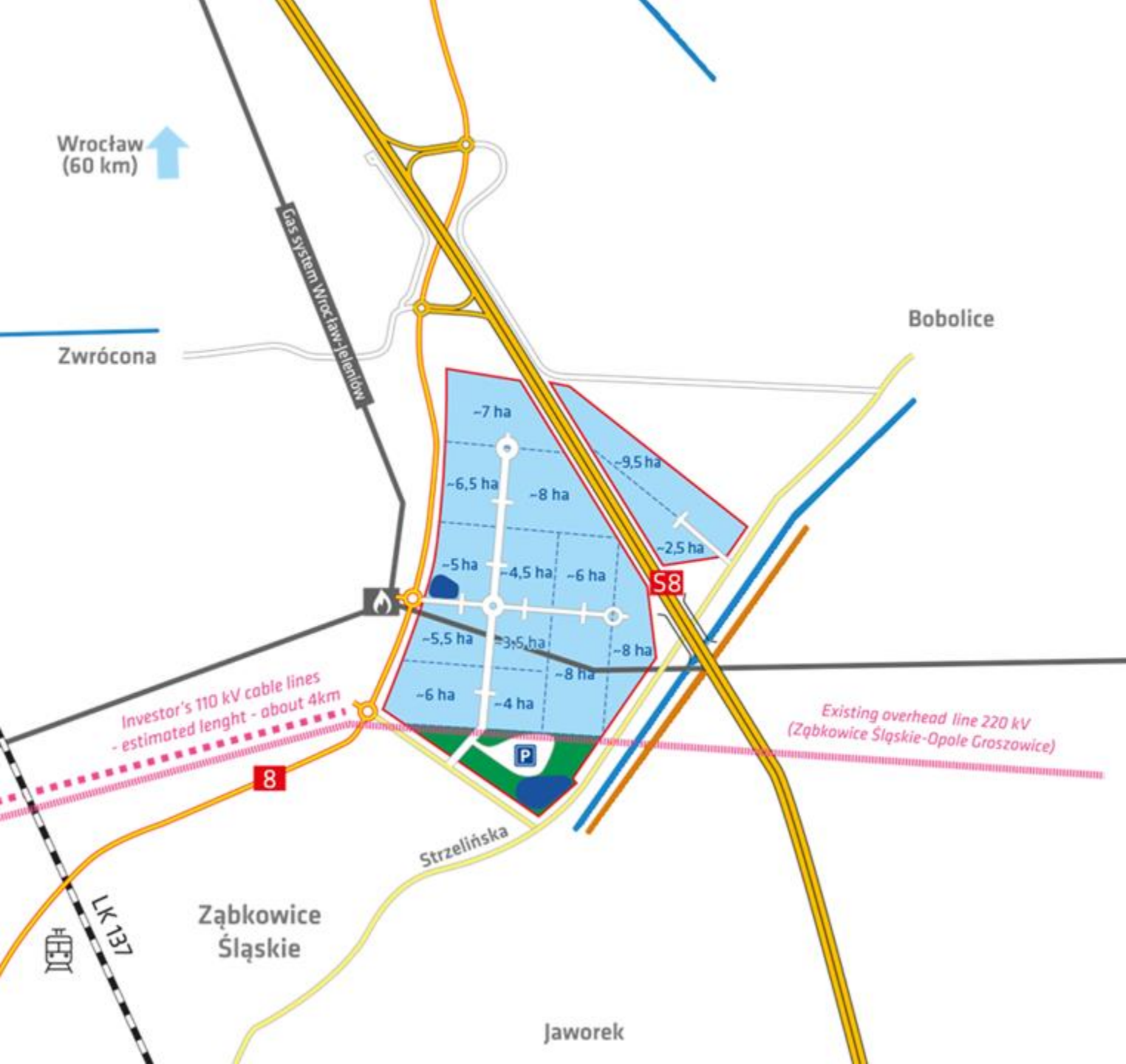


-  **S8** The planned express road (Wrocław- Kłodzko)
-  **8** National road DK 8
-  **LK 137** Railway line no. 137



TRANSPORT

-  **S8** The planned expressway (Wrocław-Kłodzko)
-  **8** National road DK 8
-   Railway line no. 137 LK 137
-  Bus Line 0
-  Bus Line 1
-  Bus Line 4
-  Bus Line S4
-  Bus Line 5



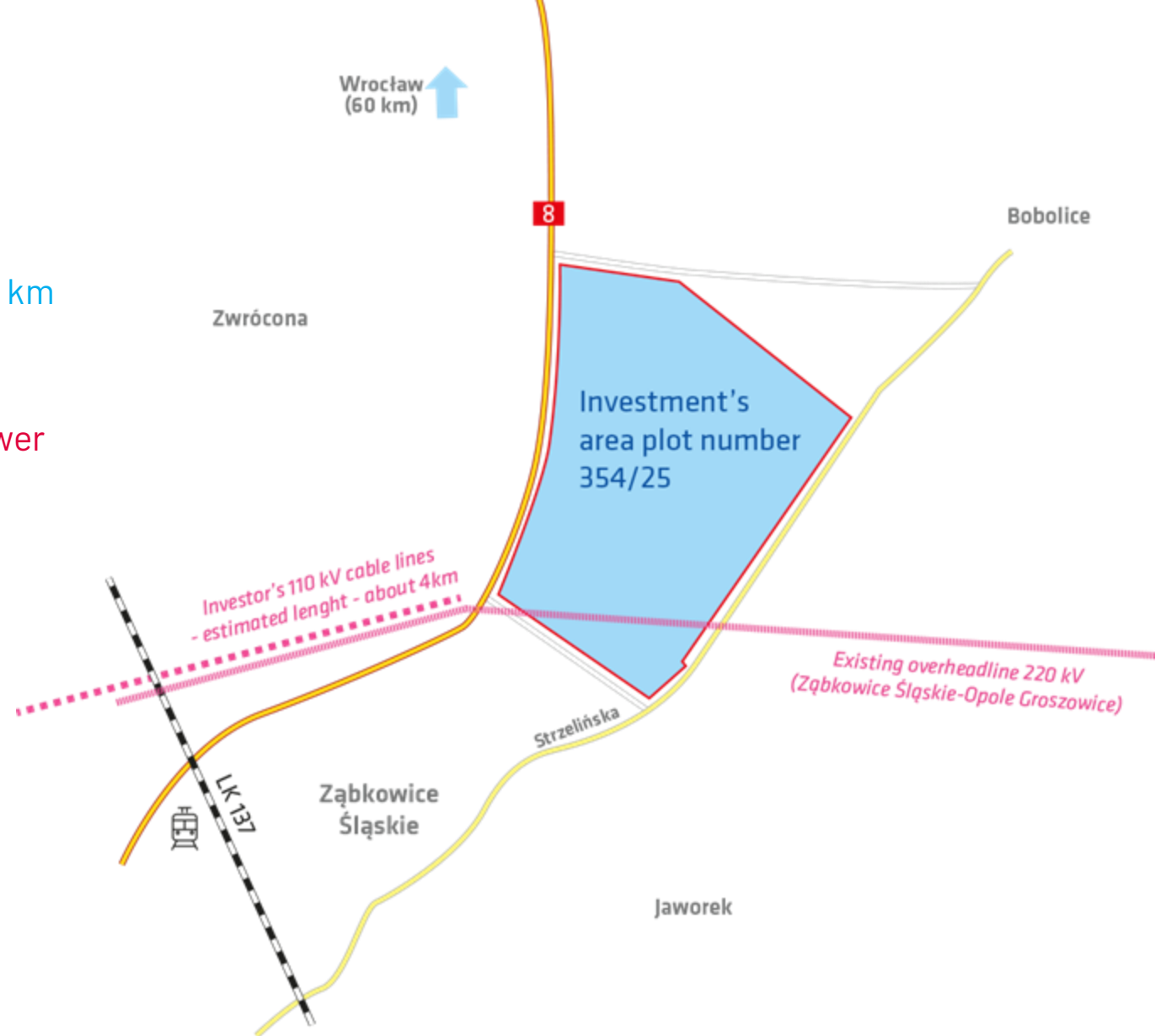
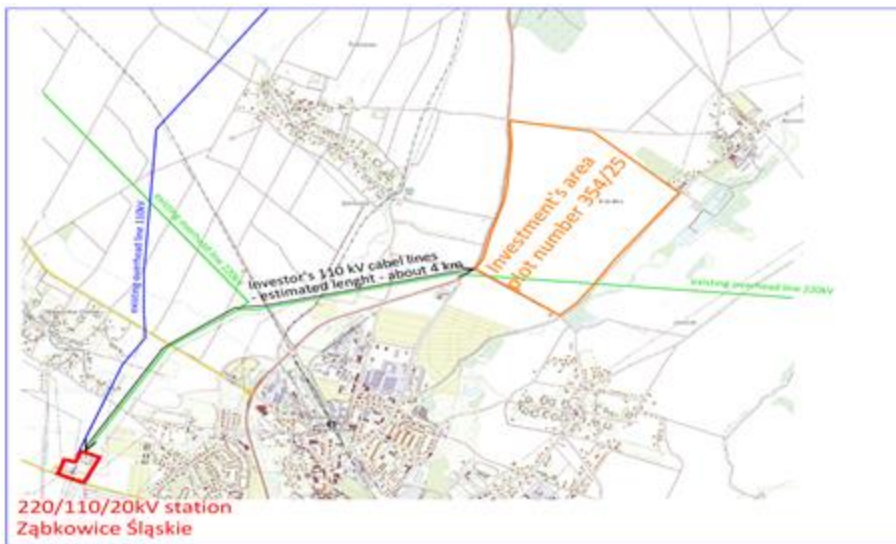
UTILITIES

- Existing gas system
- Existing overhead line 220kV
- Planned 100kV cable lines
- Existing water system
- Existing sewage system

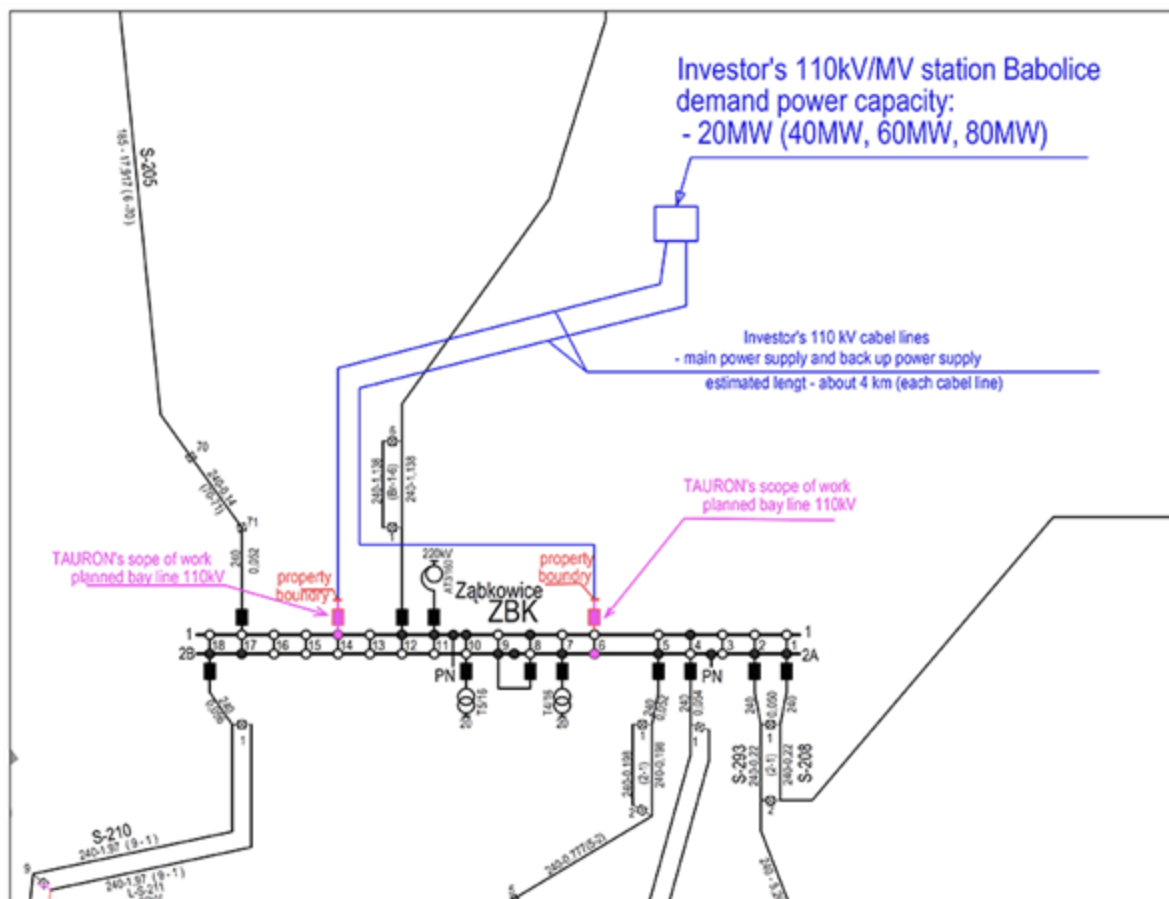
⚡ ENERGY

Main Power Station: GPZ 220/110/20 kV Ząbkowice - ca. 4 km from the investment plot

220 kV (440 kV) high voltage line network connecting Power Station in the area (owned by PSE Operator);



⚡ ENERGY CONNECTION



ENERGY

1. The power supply to the construction site with a connection capacity of up to 2 MW: the connection point and, also, the demarcation of ownership of the equipment would be on the mentioned pole of the existing nearby 20 kV overhead line (green color), the construction of the remaining infrastructure (20 kV line, 20 / 0.4 kV transformation and 0.4 kV installations to supply the construction site) would be up to the Investor.

The expected timeframe for TAURON Dystrybucja S.A. to carry out the above-mentioned grid extension for powering the construction site (preparation of documentation and execution) is approximately 6 to 10 months from the date of signing the connection agreement.

2. The power supply to the facility with the connection power in stage I of 18 MW, ultimately 36 MW: 110 kV bays in the 110 kV switching station of the existing 220/110/20 kV substation in Zabkowice Śląskie, located ca. 4 km in a straight line from the indicated investment area, would be the point of connection and the demarcation of the equipment ownership.

As for the connection of electricity, it is assumed that the Investor, at his own expense and effort, shall build his own 110/20 kV substation with internal installations and 110 kV cable or overhead power lines, brought out from the new spans of 110 kV lines of the aforementioned switching station (on the site or in its vicinity).





TAURON Dystrybucja S.A. assumes the construction of two 110 kV line bays (primary and backup power supply) at the Zabkowice substation.

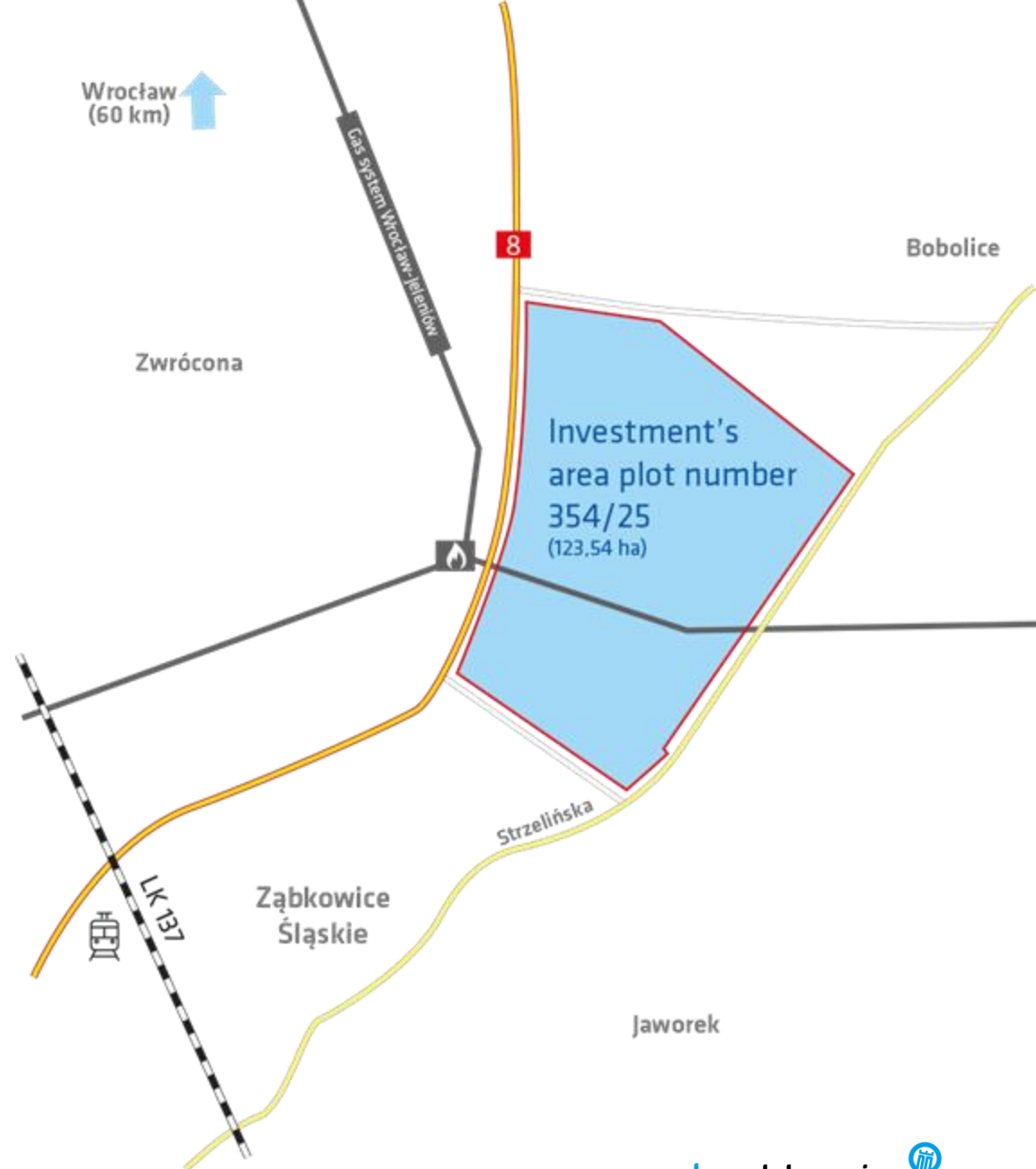
Practically, power supply of high-power facilities is also implemented with the participation of backup power supply (recommendation to conduct detailed analysis at the preparatory stage). The final determination of possible backup power supply solutions for the above-mentioned facility will be possible after obtaining detailed information on the requirements, in particular on the reliability of power supply to the planned facility.

In this case, additional investments in the reconstruction of existing 110 kV lines, owned by TAURON Dystrybucja SA, as well as the modernization or expansion of elements of the transmission network owned by PSE SA, cannot be ruled out and may be necessary for the possible connection of the facility to the network, such as the development or replacement of the 220/110 kV autotransformer at the Zabkowice substation.

Attention: To specify the scope of works of the Parties, the costs and the schedule of possible connection and the amount of available capacities to be connected to the 110 kV or 20 kV distribution network owned by TD S.A. it is necessary to submit an appropriate application for determining the connection conditions.

GAS SUPPLY SYSTEM

-  Gas reduction and metering station on a high-pressure gas pipeline operated by GAZ-System with a pressure of 6.3 MPa.
-  Connection with a distribution gas pipeline of increased medium pressure DN 250 and DN 200-PN, 1.6 Mpa.
-  A detailed description of the potential and conditions for supplying the area with gas may be provided after obtaining the preliminary specifications for connecting the property to the gas network.
-  To ensure gas supplies, it will be necessary to expand the reduction and measurement station or build a new one. An in-depth analysis must be carried out in cooperation with Gaz-System, the owner of the transmission pipeline.





WATER SUPPLY SYSTEM

Pursuant to the rules and regulations for water supply and sewage disposal in force in Ząbkowice Śląskie, the water and sewage company (PKWiK Delfin Sp. z o.o.) is obliged to ensure continuity and reliability of water supply to the property contracted. Within the technical limits of the prescribed services, a pressure enabling the use of water shall be not less than 0.05 MPa (0.5 bar) and not more than [0.6] MPa (6 bars).

PWiK Delfin Sp. z o.o.

ul. Rzeczna 2
57-20 Ząbkowice Śląskie

☎ 74 815 16 08

✉ sekretariat@pwikdelfin-zabkowiceslaskie.pl





SANITARY SEWAGE AND WATER SUPPLY NETWORK

Water and sewage system accessibility in the vicinity of the Euro-Park Ząbkowice plot. Capacity of water intake:

| Water intake | Water intake capacity | Water demand | Reserve |
|---------------------|---------------------------------|---------------------------------|---------------------------------|
| Ząbkowice Śląskie | approx 6000 m ³ /24h | approx 3000 m ³ /24h | approx 3000 m ³ /24h |
| Szklary Huta | approx 240 m ³ /24h | approx 140 m ³ /24h | approx 100 m ³ /24h |
| Brodziszów | approx 300 m ³ /24h | approx 140 m ³ /24h | approx 160 m ³ /24h |
| Olbrachcice Wielkie | approx 4000 m ³ /24h | 0 m ³ /24h | approx 4000 m ³ /24h |

Data obtained on the basis of water-law decisions issued. Since the Olbrachcice intake is closed at the moment, it is necessary to carry out appropriate tests and analysis.

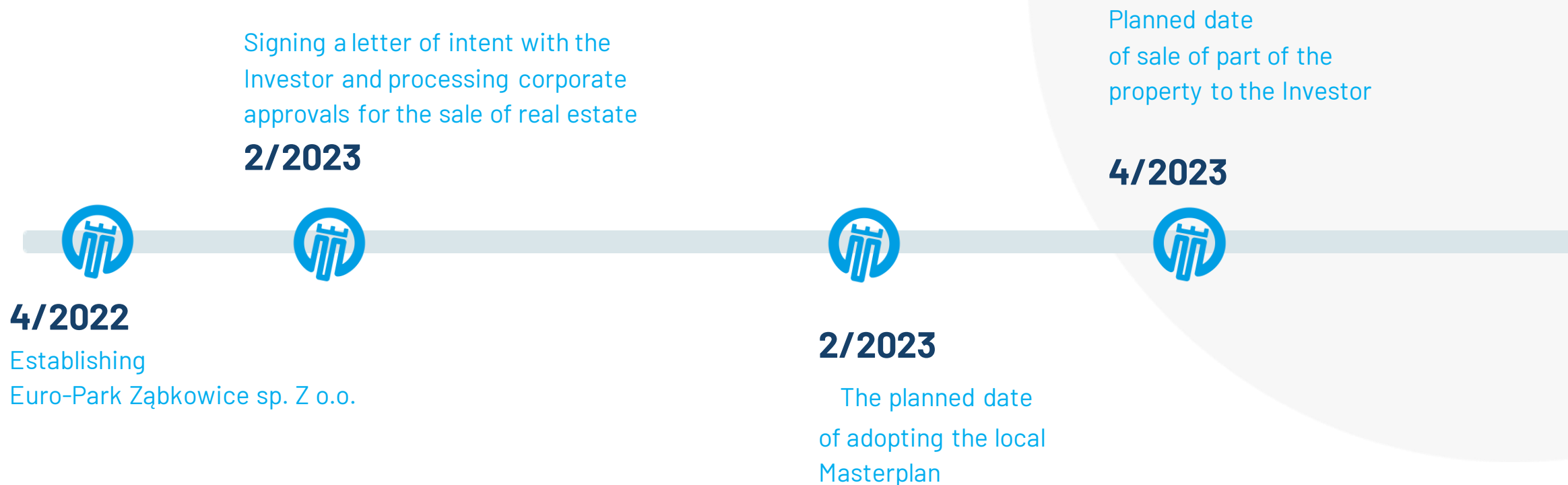
The water company PWiK Delfin Sp. z o.o. carries out research and analysis to guarantee water supply in a certain quantity and within the time frame expected by the Investor. The company will soon be able to comment on the assurance of water demand. To meet the needs of those interested, PKWiK Delfin has also begun work aimed at locating a water intake in the immediate vicinity of the property (earmarked for Euro-park Ząbkowice), designed for industry, in an amount adequate to the Investor's needs. However, also in this case, any final declarations could be made after the studies are completed.

Information on sewage collection:

In the immediate vicinity of the property there is a pressure sewer with a diameter of 90 mm. In order to receive the estimated amount of wastewater, a new sewer with a diameter of about 500 mm and length of 5 km must be built. The capacity of the current wastewater treatment plant is about 2,500 m³/day. The water company plans the modernisation of the existing wastewater treatment plant along with its expansion to accommodate wastewater of estimated volumes. The sewage treatment plant in Ząbkowice Śląskie is located about 4.5 - 5.0 km from the property.

Source: PWiK Delfin Sp. z o.o.

TIMELINE OF LAND AQUISITION



euro-park ząbkowice 

**WE HAVE A PERFECT
PLACE FOR YOU !**



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