



euro-park
ząbkowice 



EURO-PARK Ząbkowice – Who are we?

- EURO-PARK Ząbkowice was established in January 2022
- The company is formed by Agencja Rozwoju Przemysłu S.A. (ARP S.A.) and Krajowy Ośrodek Wsparcia Rolnictwa (KOWR)
- KOWR has contributed 123.5 hectares of land to the Company
- ARP S.A. provides cash contribution and know-how

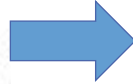


Our Mission:

- **stimulation** of economic development in the region
- **development** of industrial efficiency
- **reducing unemployment** and improving the quality of life for the citizens of the Ząbkowice Powiat

Location of EURO-PARK Ząbkowice

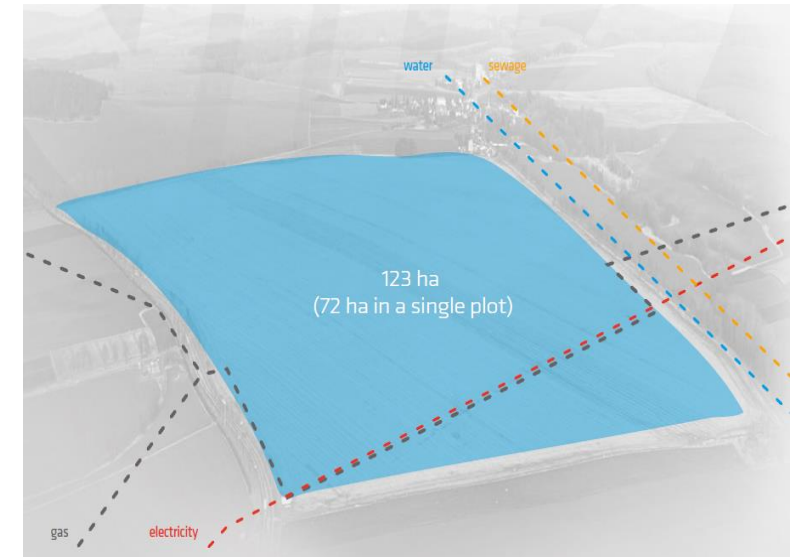
POLAND

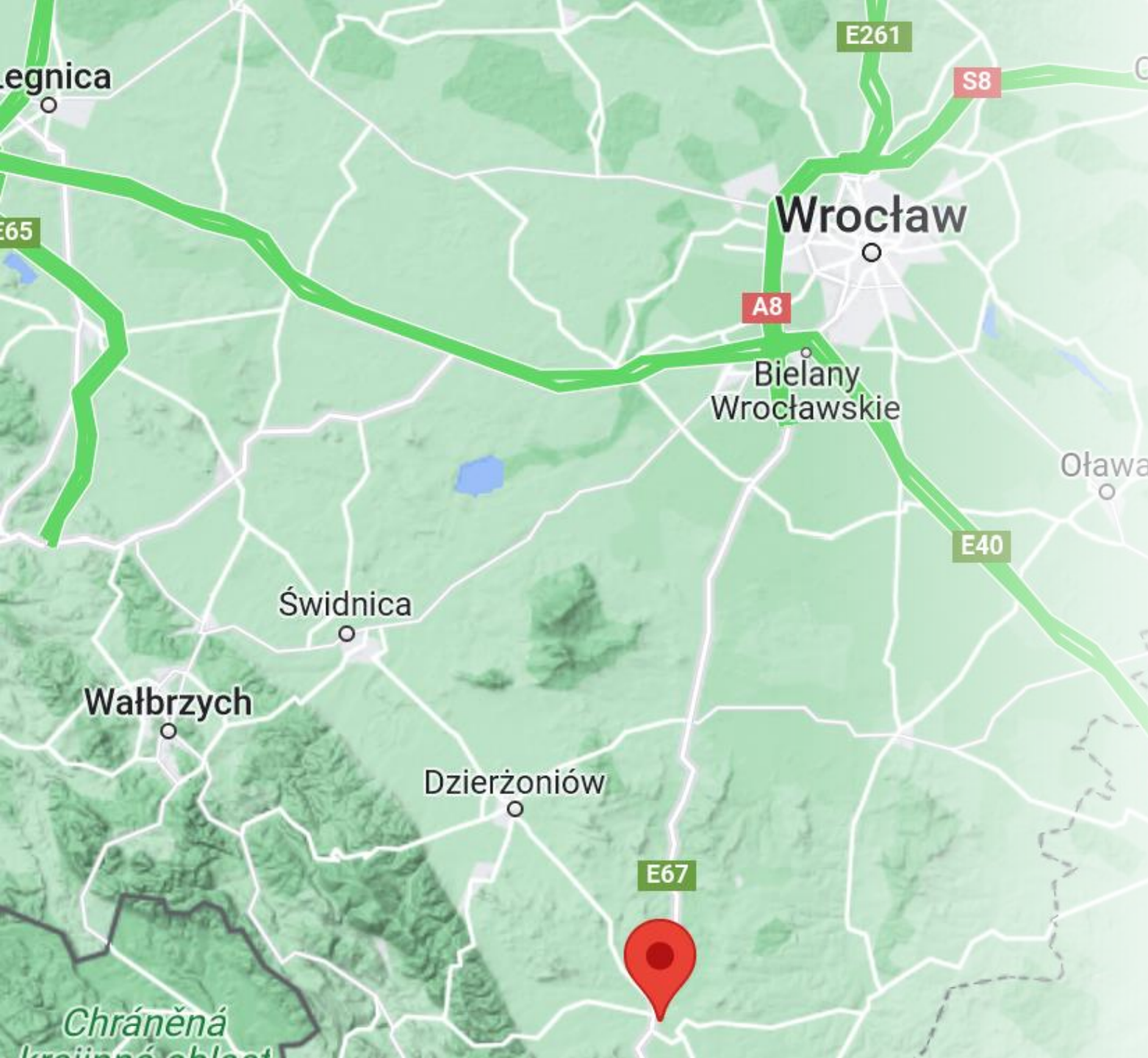


LOWER SILESIA



EURO-PARK Ząbkowice





LOWER SILESIA: REGION OF GREAT OPPORTUNITIES

- One of the fastest growing and most urbanized region in Poland
- Continued interest in locating investments in the region
- Increased demand for well-prepared investment areas
- Access to highly - skilled workforce
- High level of education (best technical schools in the country)
- Highly developed electro-mechanical industry, high-tech engines, IT and BPO services

LOWER SILESIA

Perfect
communication
with Western
Europe



**International
railways**



Seaport



River port



Airport



WROCLAW - HEART OF THE REGION



Most innovative city

Leading polish R&D and IT centre
2nd start-up hub in Poland with
the highest startup concentration
the most advanced technology
parks in the country



Perfect location and connectivity

The best regional airport in Poland-
(direct flights to nearly 50 destinations)
European Capital of Culture 2016 and
Best European Destination 2018
One of the largest and developed
cities in Poland



Educated workforce and recognised University hub

number of students in
engineering: **26 200**,
number of students in F&A,
Management and
Administration: **24 000** .



WROCLAW

PREVIOUS AND EXISTING INVESTORS:

amazon

IBM

LG Chem

Cargill



3M

CREDIT SUISSE

LG Electronics



Ab PL
Digital World

Hewlett Packard
Enterprise

SELENA
GLOBAL EXPERIENCE

BNY MELLON

NOKIA

TOYOTA

UPM RAFLATAC

UPM
The Biofore
Company



Parki przemysłowe ARP

euro-park
mielec

Established in 1995. Around 220 investors. Industries: aviation, automotive, plastics, furniture, IT, wood processing, food processing, pharmaceuticals. Mainly German, British and Polish companies.

euro-park
wisłosan

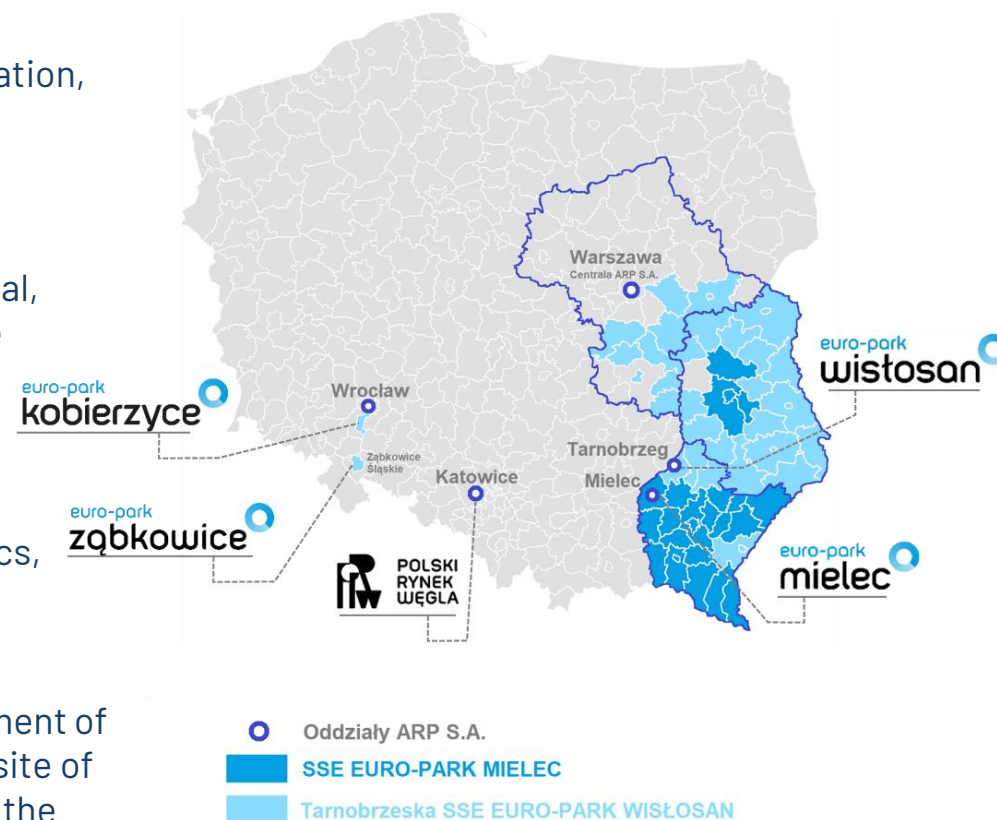
Established in 1997. Around 130 investors. Industries: metal, construction, chemicals, consumer electronics and white goods, automotive, glazing. Mainly Korean, German and Polish companies.

euro-park
kobierzyce

Established in 2005 (TSSE Euro-Park Wisłosan subzone). More than 30 investors. Industries: automotive, electronics, paper, machinery. Mainly Korean, German, Spanish, Chinese, Finnish, Danish, Belgian and Polish companies.

euro-park
ząbkowice

In June 2020, a cooperation agreement for the establishment of an industrial park in Ząbkowice Śląskie on an investment site of 125 ha (TSSE Euro-Park Wisłosan subzone) was signed by the Industrial Development Agency and the National Support Centre for Agriculture.



What does IDA do?

- invests in modern infrastructure
- develops and manages investment sites
- provides services and support to investors
- supports entrepreneurs and works with clusters, educational institutions and local authorities.

INVESTORS SUPPORTED BY ARP S.A.



And many more...

THE SITE



One of the oldest towns in
Lower Silesia

Ząbkowice Śląskie



City of the
Leaning Tower

COMMUNE
POPULATION
21 255

Ząbkowice Śląskie

ZĄBKOWICE ŚLĄSKIE: REGION

Population: **65 100**

Area: **802 km²**

Urbanisation rate: **29 %**

Number of districts: **7**

Unemployment rate:

11,2 % → 2500 people

ZĄBKOWICE ŚLĄSKIE: DISTRICT

Population: **22 187**

Area: **146,88 km²**

Unemployment rate:

10,3 %

ZĄBKOWICE ŚLĄSKIE: CITY

Population: **14 929**

Area: **13,76 km²**

Unemployment
rate: **15,67%**





Education

- Ząbkowice Powiat - 2 high schools, 2 technical schools, 4 trade schools
- Kłodzko Powiat - 2 high schools, 5 technical schools, 4 trade schools e.g. IT technical school
- Dzierżoniów Powiat - 3 high schools, 4 technical schools, 3 trade schools
- Lower Silesia - 33 Universities and Colleges





euro-park ząbkowice 

**A perfect place
for your investment!**

INDUSTRIAL LAND DEVELOPMENT

Relevant arrangements of the Local Spatial Development Plan

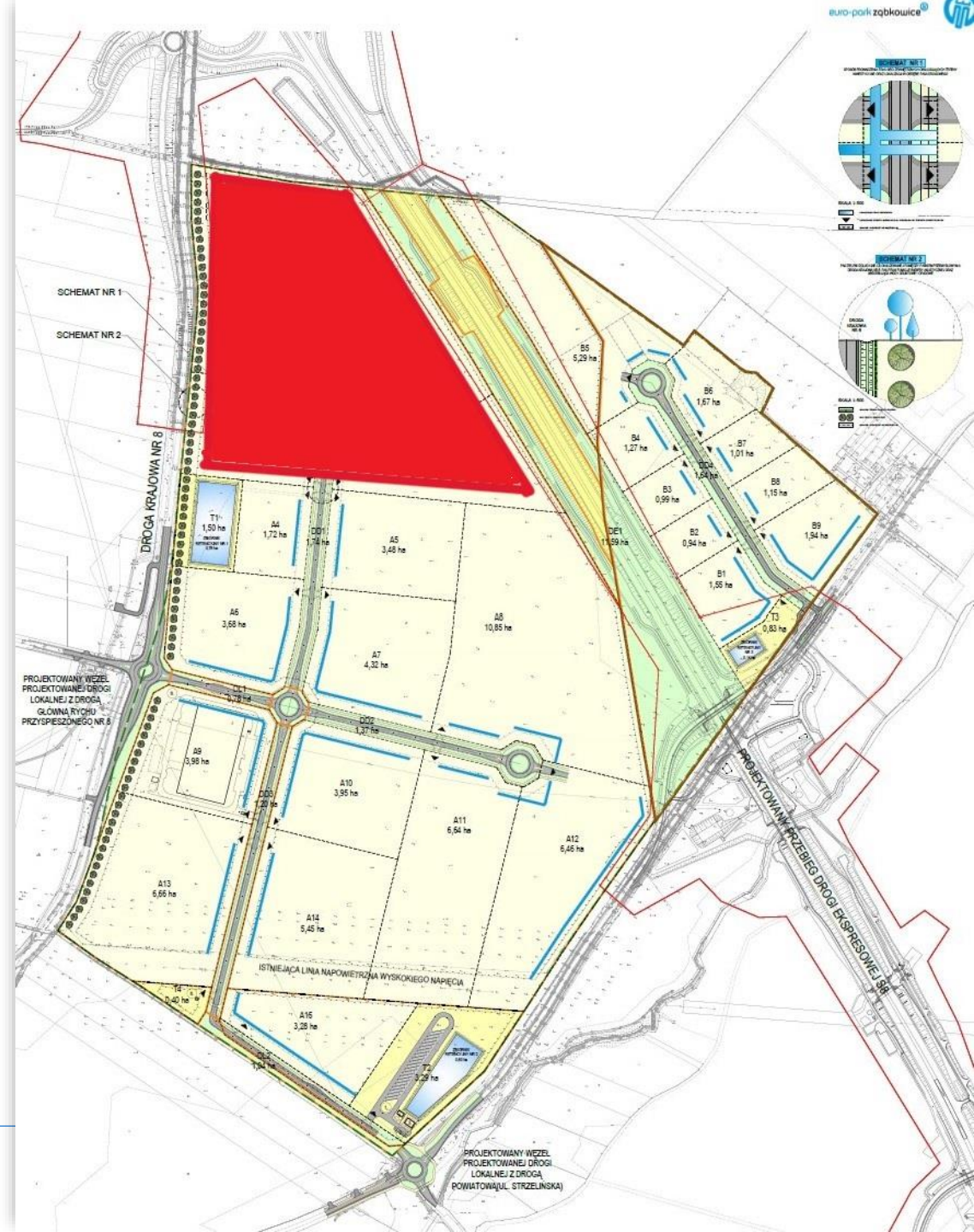
- **P,U Areas** – production facilities, warehouses and storages, service development areas
- **U,E Areas** – service buildings, technical infrastructure, power utilities
- **ZP Areas** - areas of decorated greenery
- Possibility of installing **photovoltaic devices**

| | |
|-----------------------------|--|
| Height of buildings | Max. height (buildings, incl. technical infrastructure facilities and technical structures and equipment and industrial installations): 45 m (max. height of buildings, except of the buildings specified in point 5: 30 m) |
| Development ratio | 65% (possibly up to 90%) |
| Green area indicator | 10% |



INVESTMENT AREAS

- We offer investment areas for small and large Investors;
- Possibility of land division into plots suitable for the project;
- Planned internal roads and truck parking areas;
- Transit social facilities
- * The area marked in red is currently unavailable

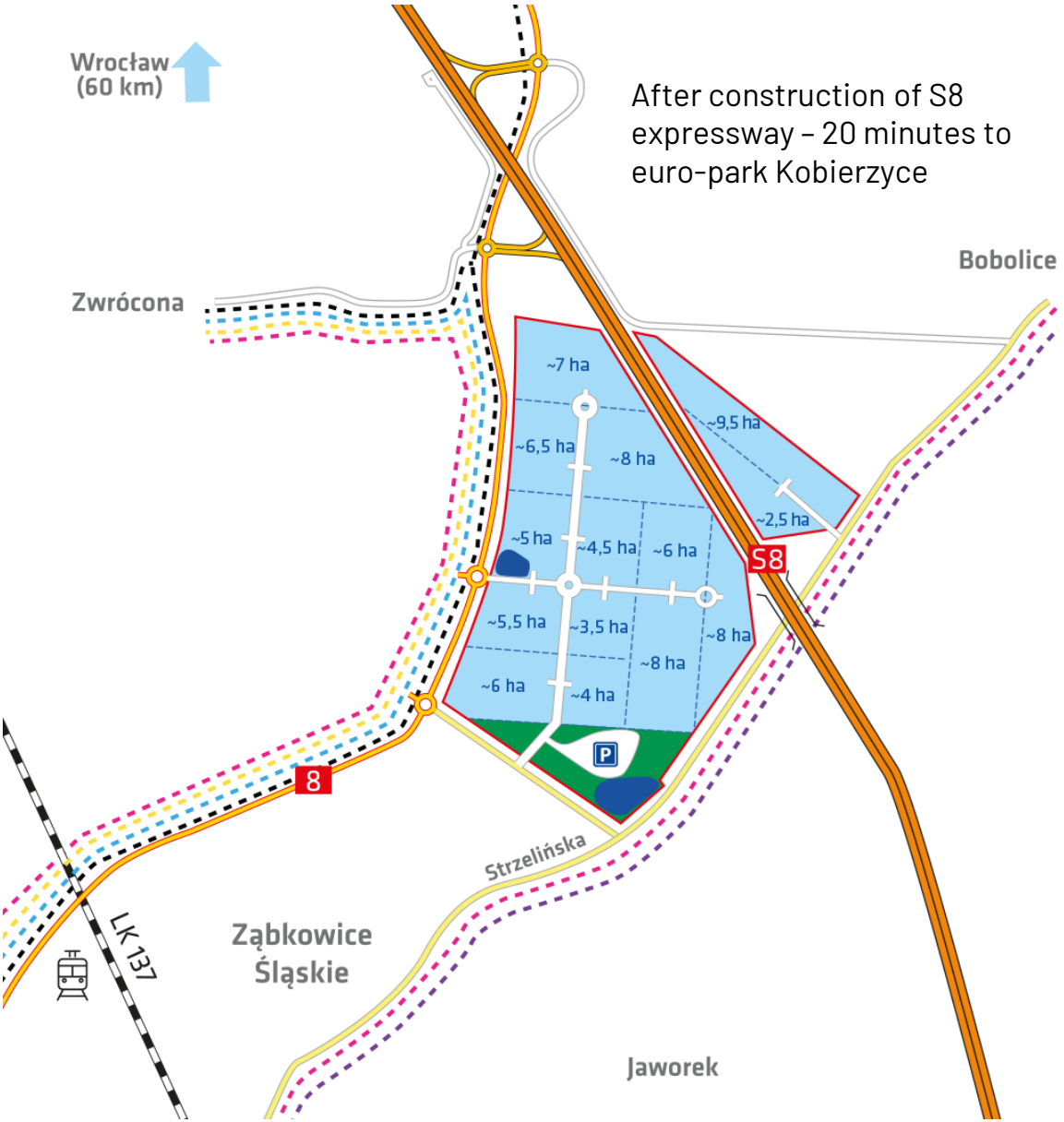












ROADS AND TRANSPORT

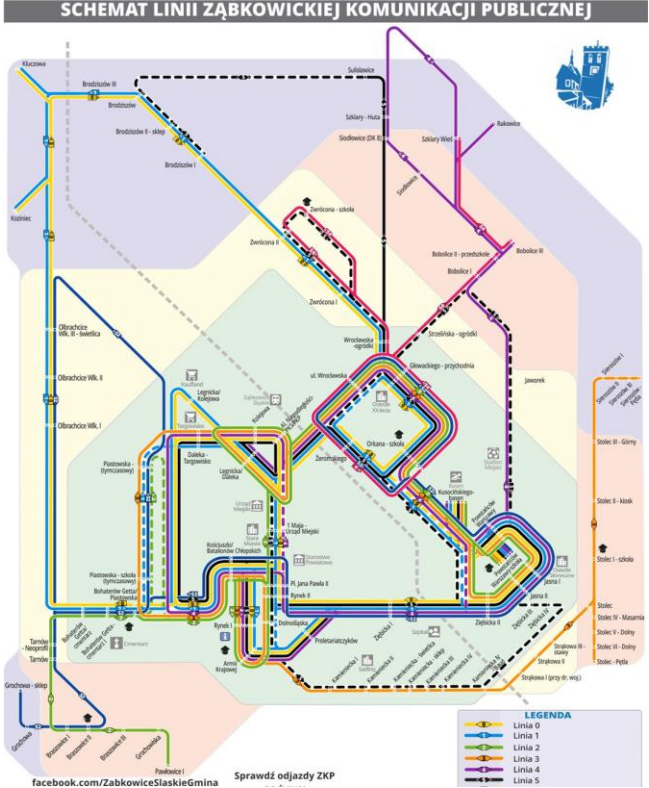
-   **The planned express road (Wrocław- Kłodzko)**
-   **National road DK 8**
-   **Railway line no. 137 LK 137**

ROADS AND TRANSPORT



After construction of S8 expressway – 20 minutes to euro-park Kobierzyce

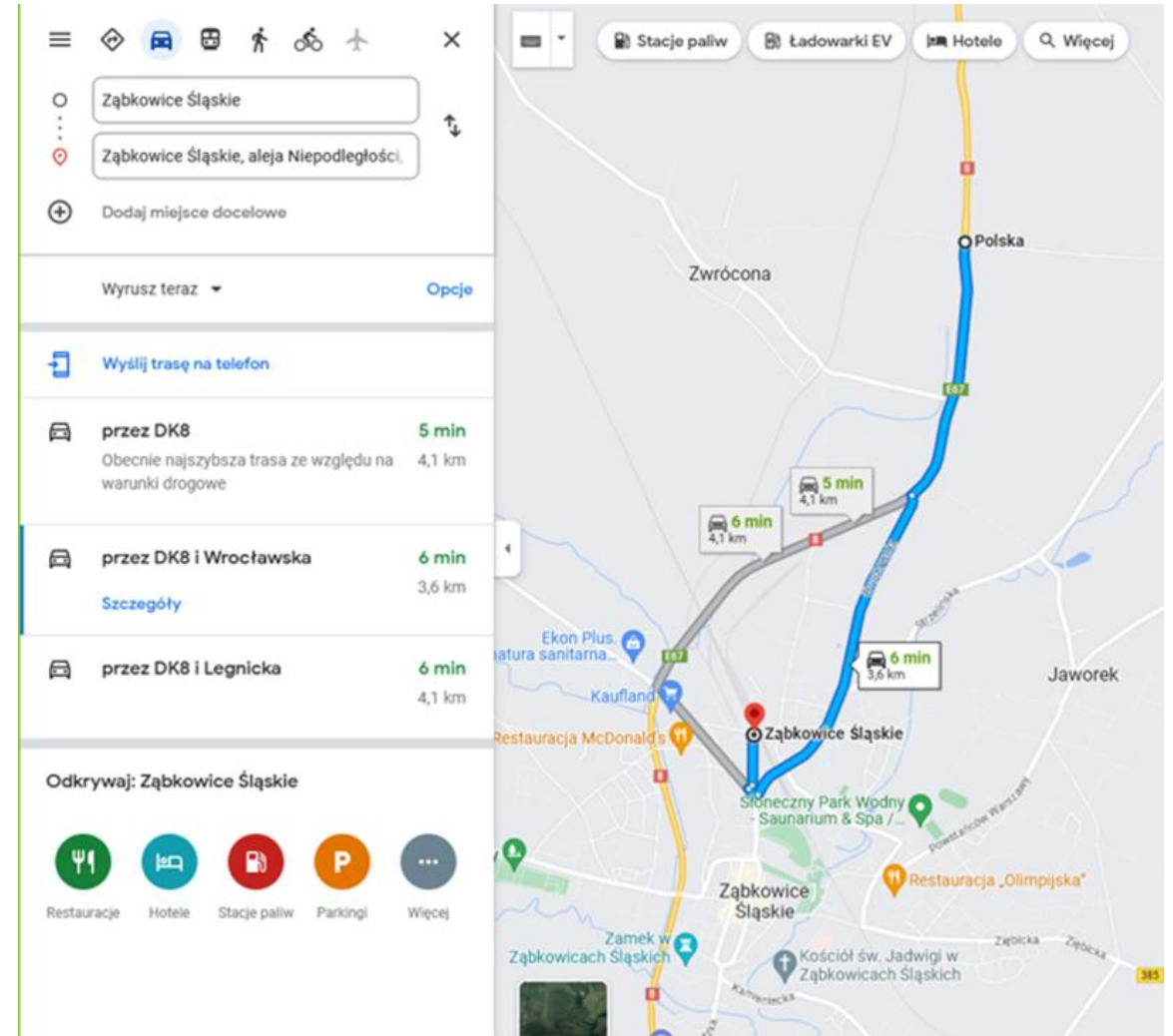
-  The planned expressway (Wrocław-Kłodzko)
-  National road DK 8
-  Railway line no. 137 LK 137
-  Bus Line 0
-  Bus Line 1
-  Bus Line 4
-  Bus Line S4
-  Bus Line 5



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

Railway

- Distance to railway station - 4 km
- Ząbkowice Śląskie railway station is a local station
- Routes along the Legnica-Jaworzyna Śląska-Kłodzko line
- Daily connections to Legnica, Kłodzko or Kudowa Zdrój and all intermediate towns
- Direct connections to Kraków, Jelenia Góra and Wałbrzych
- It is possible to modernise and prepare a railway siding in Ząbkowice Śląskie for the needs of investors.



EXISTING INFRASTRUCTURE



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

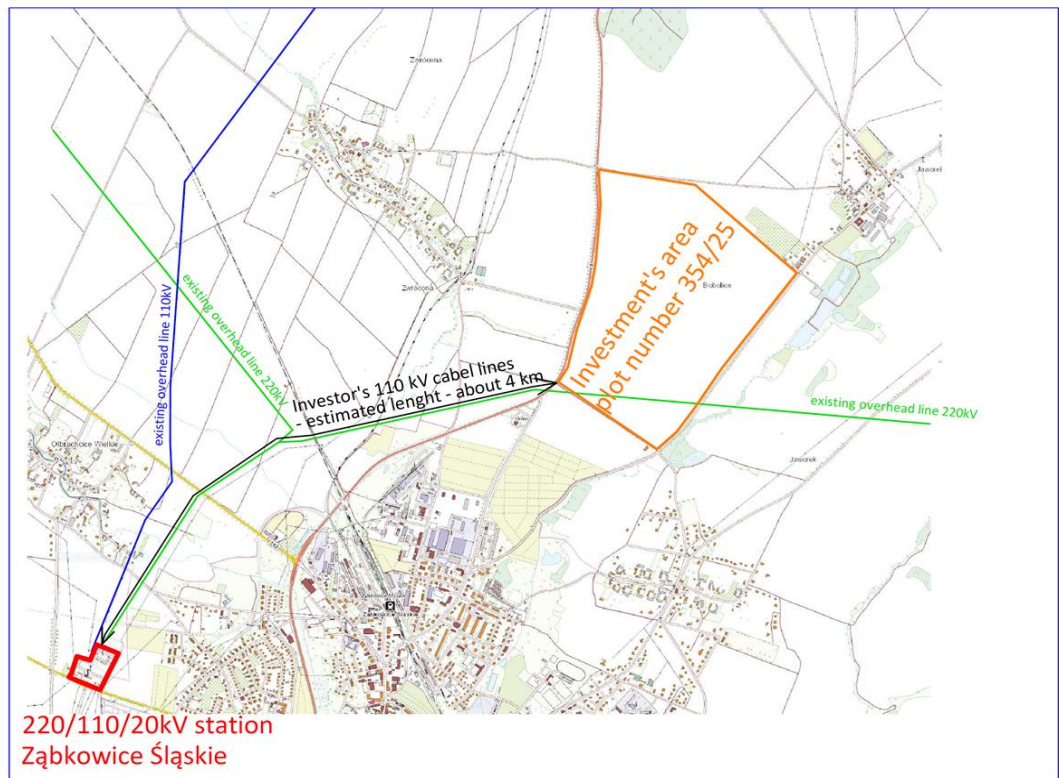
ELECTRICITY



GPZ 220/110/20 kV
Ząbkowice -> 4 km from
the investment plot

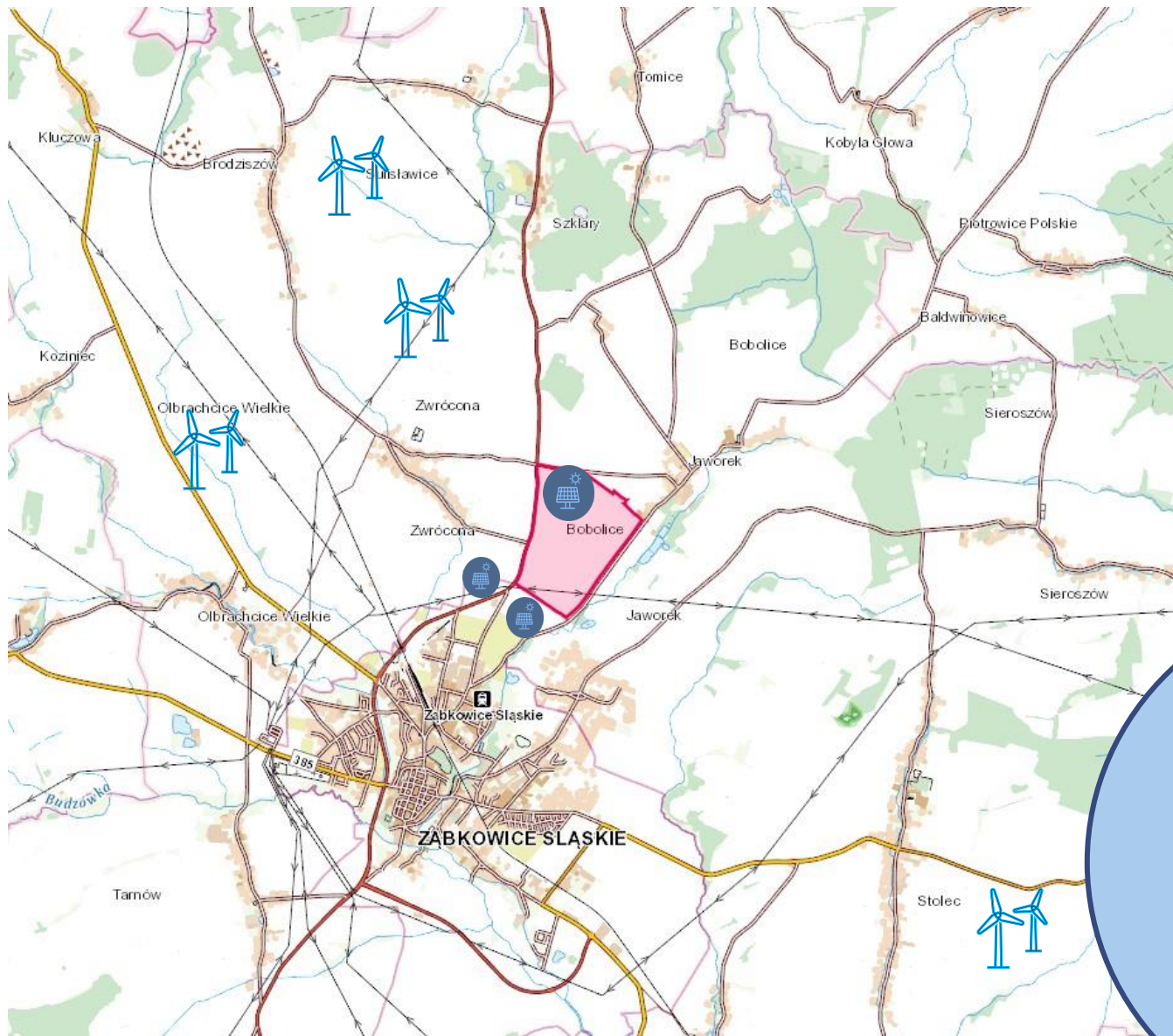


GPZ 220 kV (440 kV)
high voltage line



GPZ
220/110/20 EV
Ząbkowice





Local spatial development plan indicates plots for photovoltaic and wind power installations

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

WATER FOR SOCIAL AND LIVING PURPOSES

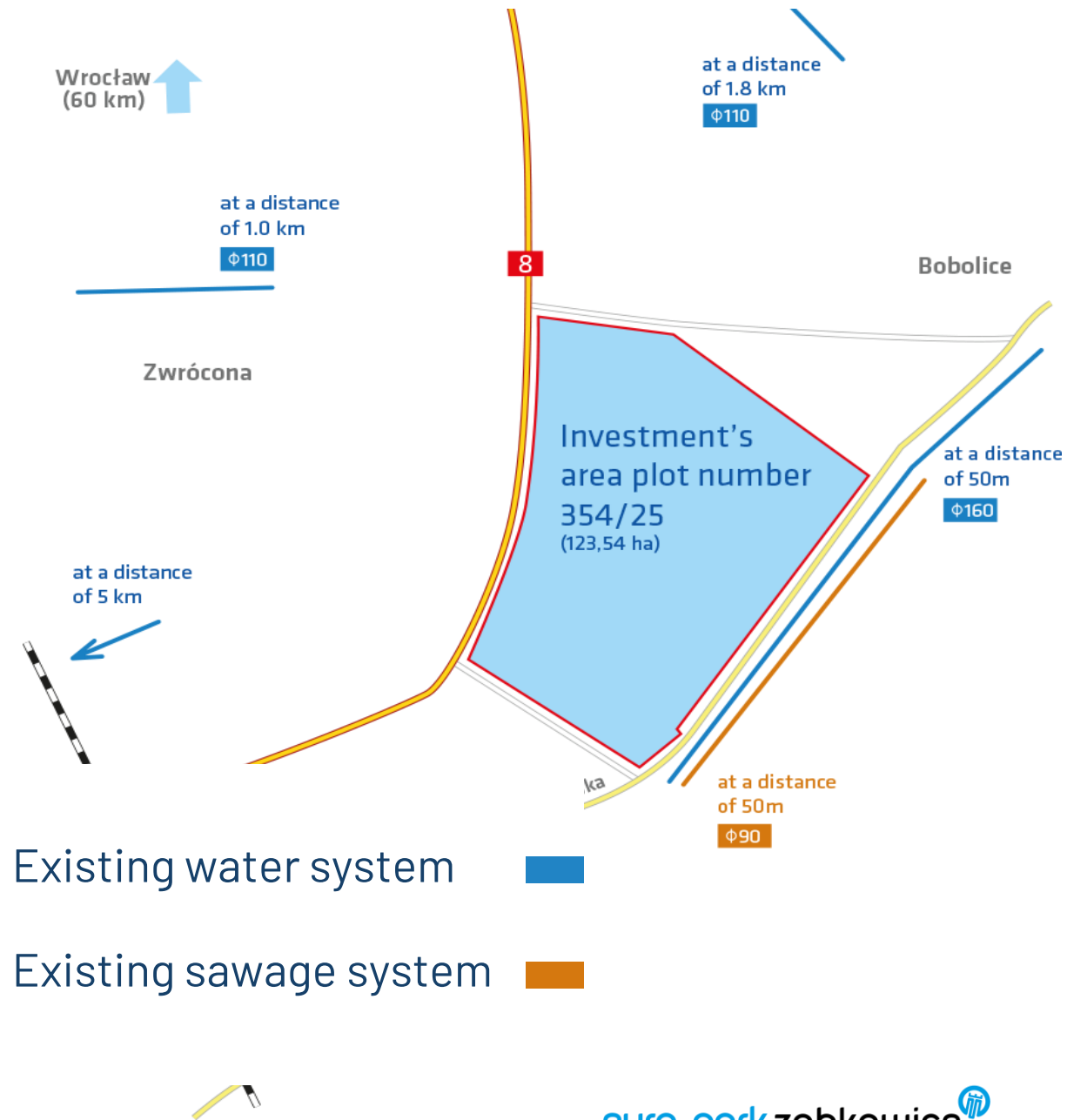
provided from the existing water supply network after necessary extensions and modernisation

capacity of the current water intake

3000 m³/24h

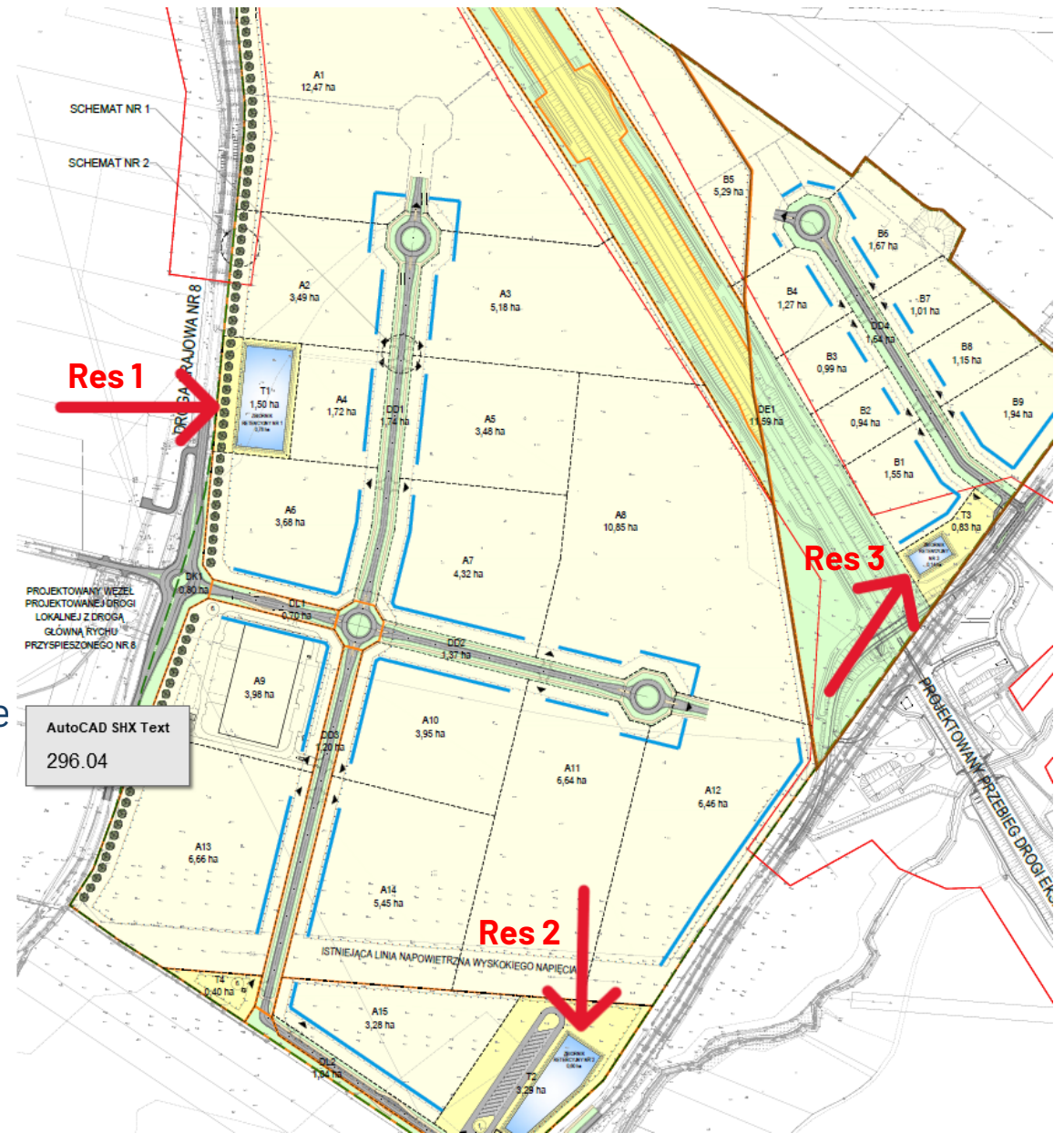
capacity of the sewage treatment plant

2000m³/day



Rainwater

- The company has obtained preliminary decisions on rainwater drainage in the EURO-PARK area
- 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.



Utilities – summary

| | | |
|--------------------------|--|--|
| Electricity | Existing power lines/GPZ | 220/110/20 kV |
| | Timeframe for connection to the investment site | 2026 - 15 MW connection capacity* (*The exact volume of Energy available will be determined on a case-by-case basis for each Investor). |
| Natural Gas | Feeding pressure of the existing natural gas source | 1,6 MPa (= 16 bar) |
| | Pipeline diameter of the existing natural gas source | DN200 |
| | Timeframe for connection to the investment site | 500m ³ /h –at present Up to 1500 m ³ /h - 16-18 months 1500-2800 m ³ /h - 36 months |
| Drinking water | Pipeline diameter of existing drinking water source | ø 160 |
| | Quantity of water supply to the plot | QAv 2000m ³ /d , Qmaxh – 32m ³ /h |
| | Pipeline diameter of the planned drinking water source | ø 315 / 225 |
| Industrial water | Pipeline diameter of existing industrial water source | ø 160 |
| Wastewater/sewage | | Treated industrial wastewater (in limited quantity - up to about 2000 m ³ /d) can be discharged to the municipal treatment plant in Ząbkowice Śl. |

Tax benefits offered by the Ząbkowice Commune

Tax benefits offered by the Ząbkowice Commune:

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

CONDITIONS:

- financial contribution - at least 25%,
- completion of the initial investment within 3 years,
- continuation of the investment for at least 5 years



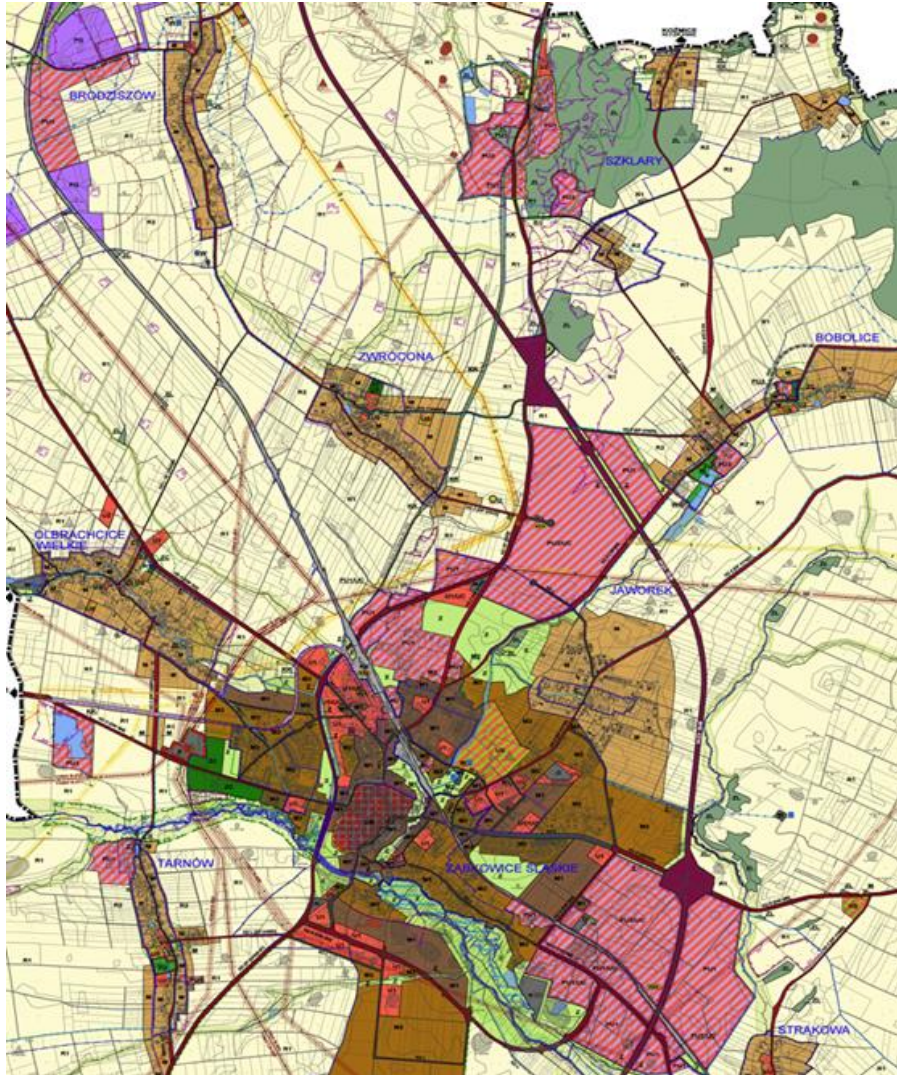
EXAMPLE

Planned total eligible costs: **PLN 14 020 000 net**

Maximum aid intensity for a large entrepreneur in the Dolnośląskie Voivodeship: **25%**

14 020 000 x 25% = PLN 3 505 000

Amount of public aid available: PLN 3 505 000.

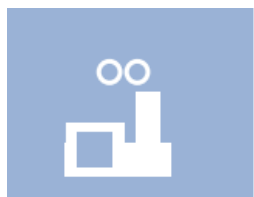




Wałbrzyska Specjalna Strefa
Ekonomiczna INVEST-PARK

PUBLIC AID

INVESTMENT SUPPORT - INCOME TAX EXEMPTION



Small Company

45%



Medium Company

35%



Large Company

25%

of investment costs or 2-year labour costs

Income Tax Relief

EXAMPLE

LOWER SILESIA

BIG INVESTOR

Amount of public aid

25 %



10
mln



2,5
mln

Eligible costs

Amount of public aid

Amount of income exempt
from income tax

2,5
mln



19



13,16
mln

CIT rate

What we offer?

- **Investment area** 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 realization
- **Support** in the process of obtaining tax reliefs from both the Municipality of Ząbkowice and the Special Economic Zone
- **Lease** of fully prepared **production and storage hall**, equipped with necessary utilities and social facilities

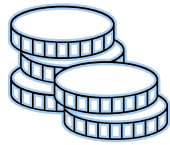


Production and storage hall

Key features of the project:

- 1,700m² of office space
- 3 production and storage areas with social and office facilities - total area of approx. 10,000m²
- Possible modifications for a specific tenant without changing the main assumptions





THE PRICE

The **selling price** of the land depends on several factors:

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

Delivery of utilities to the plot is the responsibility of the Investor.

At present, the price of a plot is approximately € 25 per m².

The **rental price of the hall** depends on:

- the size of the area to be rented and the type of business to be conducted
- rental period
- the expected standard
- additional requirements

This price is to be determined during the initial negotiations with the Investor.

Co-operation and Experience



**Fast-growing,
investor-friendly city**



**Co-operation in developing
the EURO-PARK site**



**Experience in co-operation
with the largest industrial
investors in Poland**



WALBRZYSKA SPECJALNA
STREFA EKONOMICZNA

**Significant impact on
the development of the region**

**Attracting investors
and creating new
investment areas**

TIMETABLE



euro-park ząbkowice 

WE HAVE A PERFECT PLACE FOR YOU !



Polish Investment
& Trade Agency
PFR Group

arp 



euro-park
ząbkowice 