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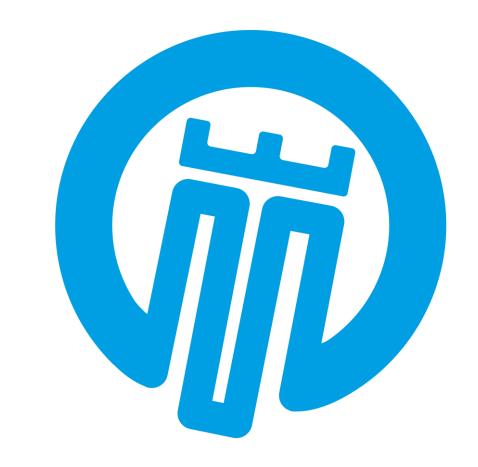


EURO-PARK Ząbkowice Sp. z o.o.

- EURO-PARK Ząbkowice was established in January 2022
- The company is formed by Industrial Development Agency S.A. (ARP S.A.) and National Support Centre for Agriculture (KOWR)
- KOWR has contributed 123.5 hectares of land to the Company
- ARP S.A. provided cash contribution, know-how and ongoing suport





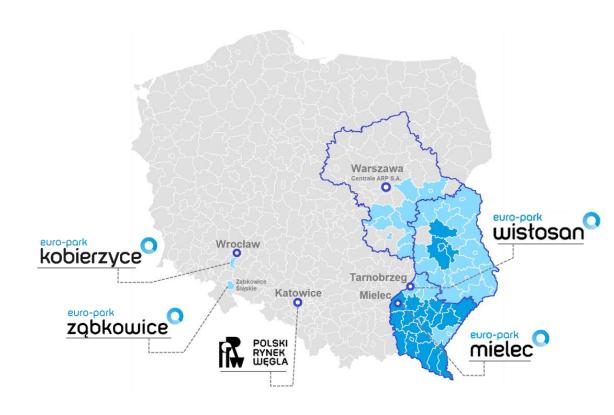


What does ARP do?

- 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.



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 Kobierzyce

PREVIOUS AND EXISTING INVESTORS:





















LG Electronics















EURO-PARK Ząbkowice – the mission

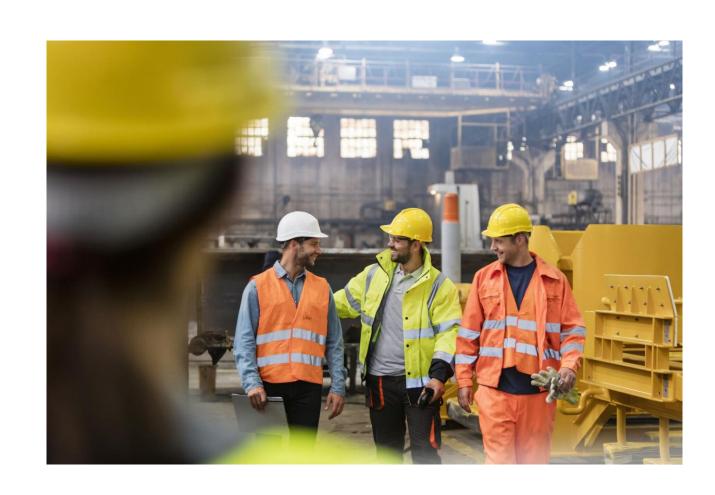
Preparing **investment areas** for innovative and modern investments



- Stimulation of economic development in the region
- Development of industrial efficiency
- Creating space for new investments
 - Increasing industrial efficiency



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



Location of EURO-PARK

EURO-PARK Ząbkowice is located in

Lower Silesia voivodeship,

60 km from WROCŁAW and

60 km from Czech Republic boarder.

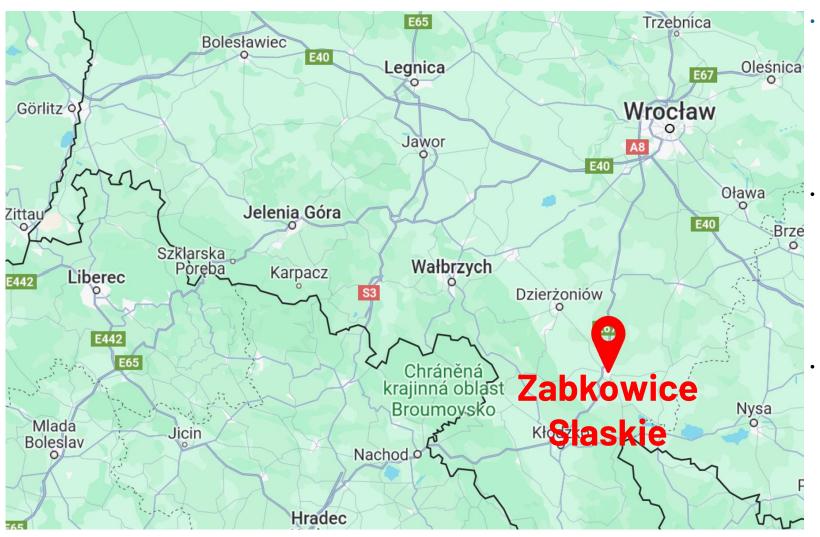


LOWER SILESIA

Perfect communication with Western Europe and Czech Republic



LOWER SILESIA: REGION OF GREAT OPPORTUNITIES



- One of the **fastest growing** and most urbanised **region** in Poland
- Highly developed electromechanical industry, high-tech engines, IT and BPO services
- Ranks among the top investment locations in Europe (acc. To FDI Magazine)

WROCŁAW - 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



The best regional airport in Polanddirect flights to nearly 50 destinations)

European Capital of Culture 2016 and Best European Destination 2018

One of the largest and developed



Educated workforce and recognised University hub

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





 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 Zabkowice

 City of the Leaning Tower and **Frankenstein**

Ząbkowice Śląskie

ZĄBKOWICE ŚLĄSKIE: REGION

Population: 60 562

Area: **802 km²**

Urbanisation rate: 29 %

Number of districts: 7

Unemployment rate:

9,9%

ZĄBKOWICE ŚLĄSKIE: DISTRICT

Population: **20 675**

Area: **146,88 km²**

Unemployment rate:

9,9%

ZĄBKOWICE ŚLĄSKIE: CITY

Population: 14 240

Area: 13,76 km2

Unemployment

rate: 10,3%

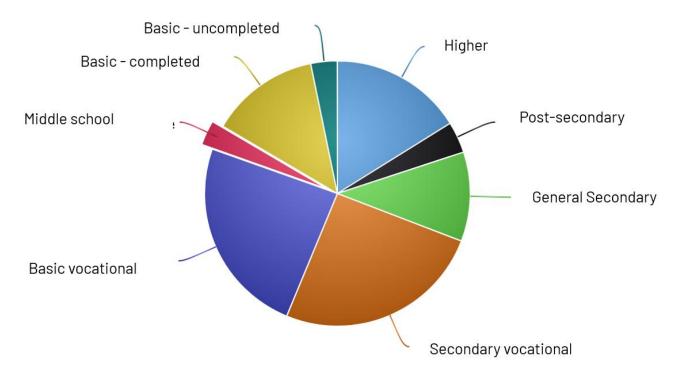




- Ząbkowice Poviat 1 general high schools,
 2 technical schools, 4 trade schools
- Kłodzko Poviat 2 high schools, 5 technical schools, 4 trade schools e.g. IT technical school
- Dzierżoniów Poviat 3 high schools,
 4 technical schools, 3 trade schools
- Lower Silesia 33 Universities and
 Colleges

Educational level in Ząbkowice Poviat

(Źródło: Narodowy Spis Powszechny 2021)



Lower Silesia ranked 4th among voivodships in terms of the <u>number of students</u>.

28.9 thousand graduates of higher education institutions - 9.9% from the whole country (y2020).



Unemployment - Ząbkowice Poviat

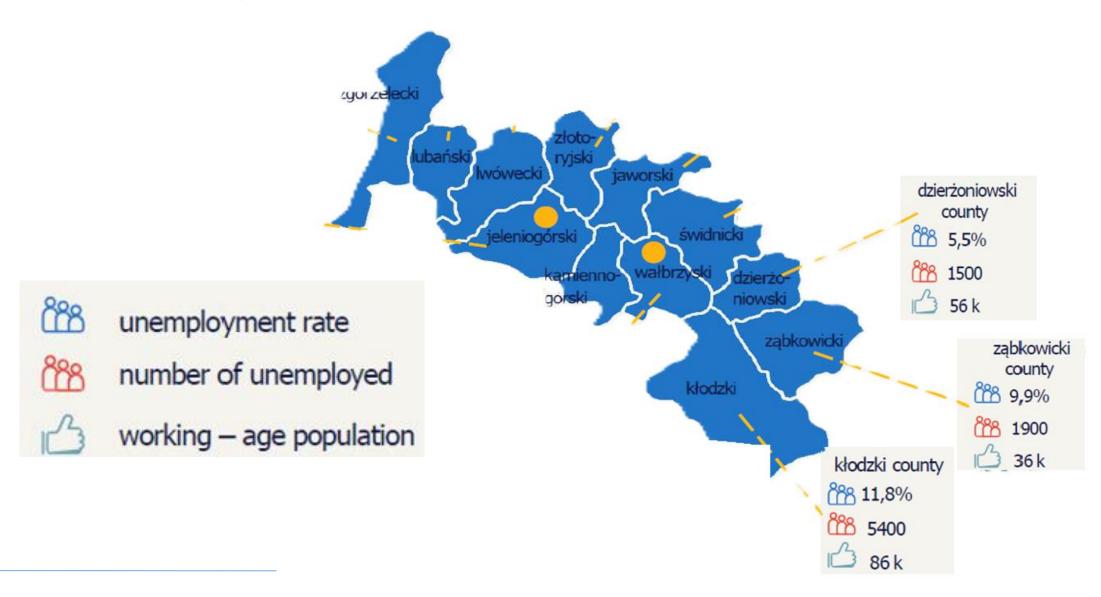


Unemployment rate in Ząbkowice Poviat over the last 12 months

- 9,055 economically active residents commute to work in neighboring municipalities
- 9.9% unemployment, but most people commute to Nowa Ruda, Kłodzko, Dzierżoniów



Unemployment in the region





Investment site

- The site is located in the northern part of Ząbkowice Śląskie
- No residential buildings in the nearby area
- By the national road no. 8
- By S8 expressway (under construction)



INDUSTRIAL LAND DEVELOPMENT

Relevant arrangements of the Local Spatial Development Plan

- P,U Areas <u>production facilities</u>, 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

Buildings hight	Max. height of buildings: 30 m Max. height of technical infrastructure facilities, technical structures and equipment and industrial installations: 45 m	
Development ratio	65% (possibly up to 90%)	
Green area indicator	10%	





INVESTMENT AREAS - the concept

- Possibility of land division into plots suitable for the project;
- Planned internal roads and truck parking areas;
- Social facilities for transit;



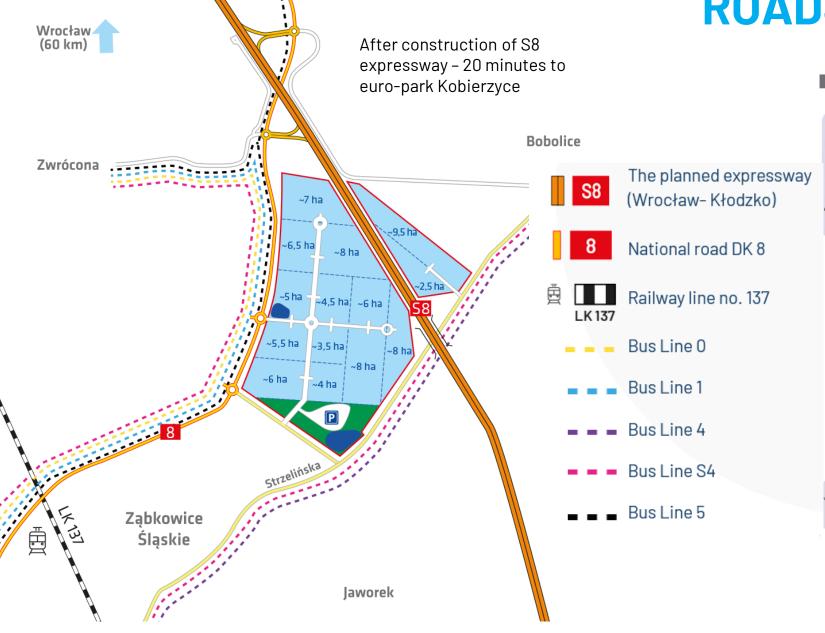


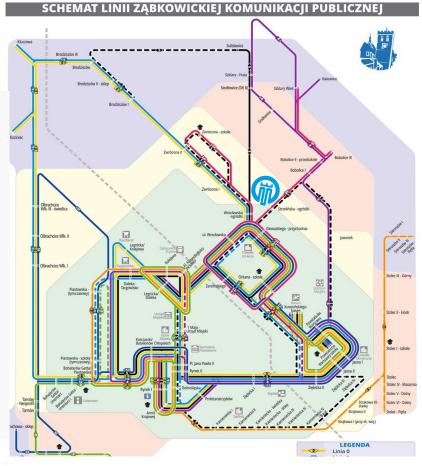


ROADS AND TRANSPORT



ROADS AND TRANSPORT

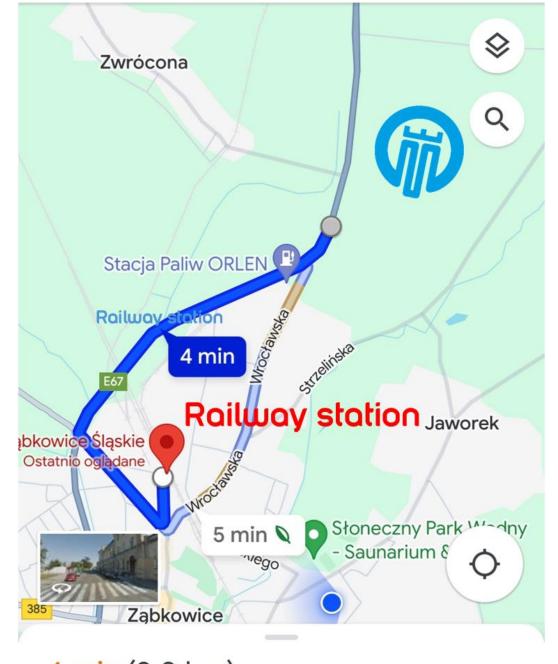




Public transport connects the EPZ area with the city centre and surrounding localities

Railway

- Distance from the plot 3 km
- Ząbkowice Śląskie railway station is a local station
- Direct connections to bigger cities like Kraków,
 Jelenia Góra and Wałbrzych and also daily routes
 to smaller: Kłodzko, Kudowa Zdrój, Legnica
- Line 310: Kobierzyce Piława (Ząbkowice) under construction
- There is a loading siding right next to the train station.



4 min (3,0 km)

Railway siding

- Located ca. 3 km
 from the site
- Service Infrastructure Facility, Track No. 6
- Usable area 254m
- Unloading terminal –
 128m (shortened due to existing building)





INFRASTRUCTURE

ELECTRICITY

GPZ 220/110/20 kV



Ząbkowice -> 4 km from the investment plot

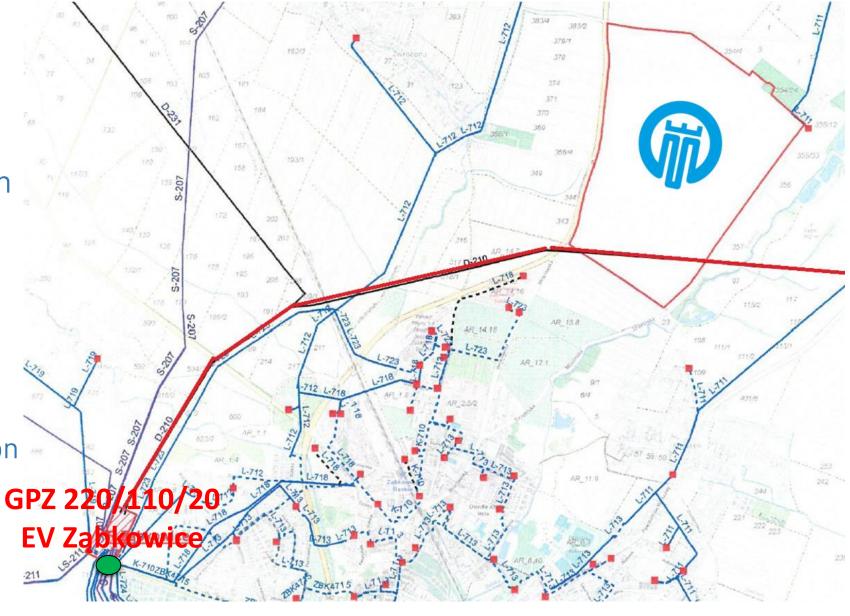


GPZ 220 kV (440 kV) high voltage line

20kV line under construction --



for the power of 15 MW
 Prospectively 110kV (if higher demand - network analysis are carried out)





ELECTRICITY

GPZ 220/110/20 kV

Ząbkowice -> 4 km from

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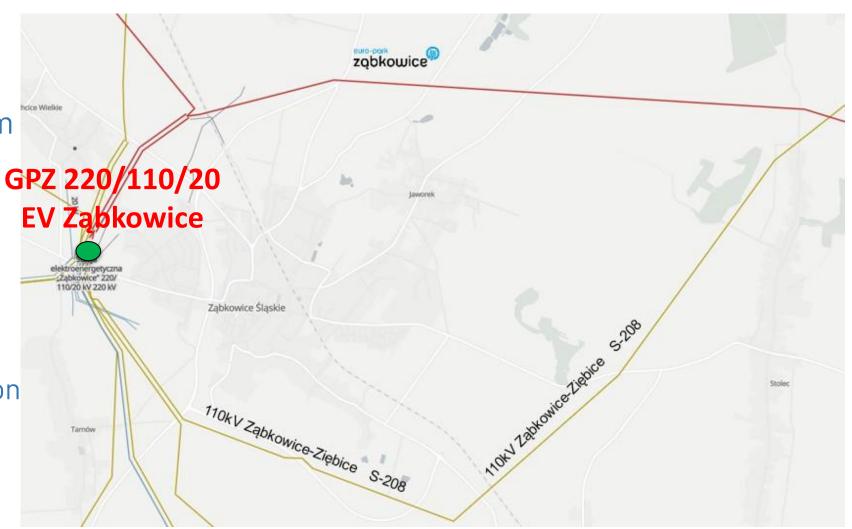


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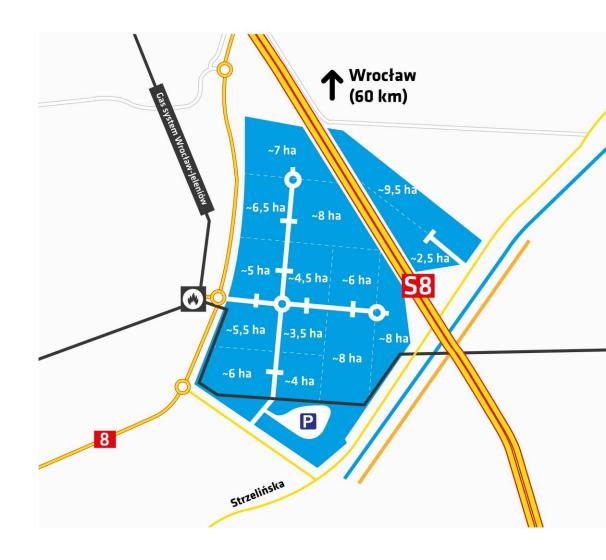






GAS SUPPLY

- 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 TO KM)

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

2000m³/24h

at a distance of 1.0 km Ф110

Zwrócona

at a distance of 5 km

Existing water system

Existing sawage system

Investment's area plot number 354/25 (123,54 ha)

> at a distance of 50m

at a distance

Bobolice

at a distance

of 50m

Ф160

of 1.8 km Φ110

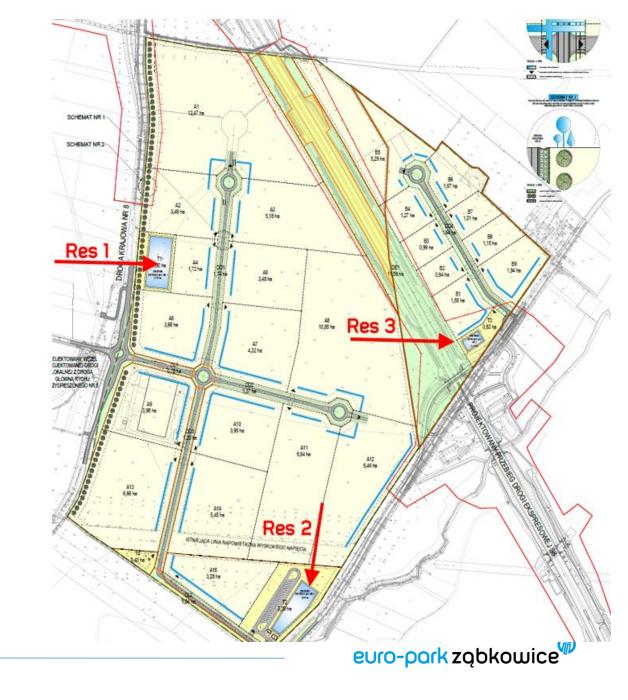
Ф90

Jaworek

euro-park ząbkowice

Rainwater

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



Utilities – summary

	GENERAL INFORMATION		
	Existing power lines/GPZ	220/110/20 kV	
ELECTRICITY	Connection to the site	15 MW connection capacity* (*The exact volume of energy available - determined a case-by-case)	
NATURAL GAS	Gas feeding pressure	1,6 MPa (= 16 bar)	
	Gas Pipeline diameter	DN200	
	Connection to the site	500m ³ /h -N0W Up to 1500 m ³ /h - 16-18 months 1500-2800 m ³ /h - 36 months	
DRINKING WATER	Pipeline diameter - current	ø 160	
DRINKING WATER	Quantity of water supply	QAv 3000m ³ /d	
	Pipeline diameter - planned	ø 315 / 225	
INDUSTRIAL WATER	Pipeline diameter	ø 160	
WASTEWATER / SEWEGE	Domestic wastewater may be discharged to the municipal treatment plant	limited quantity - up to c.a. 2000 m ³ /d	

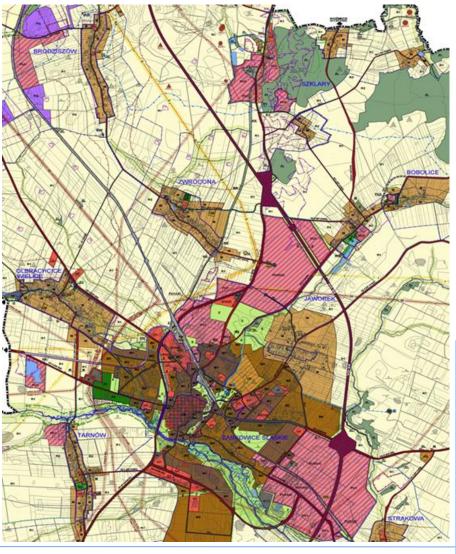


What we offer?

- 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 realisation
- Support in the process of obtaining tax exemptions from both the Municipality of Ząbkowice and the Special Economic Zone
- Possible lease of fully prepared production and storage hall, equipped with necessary utilities and social facilities



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.

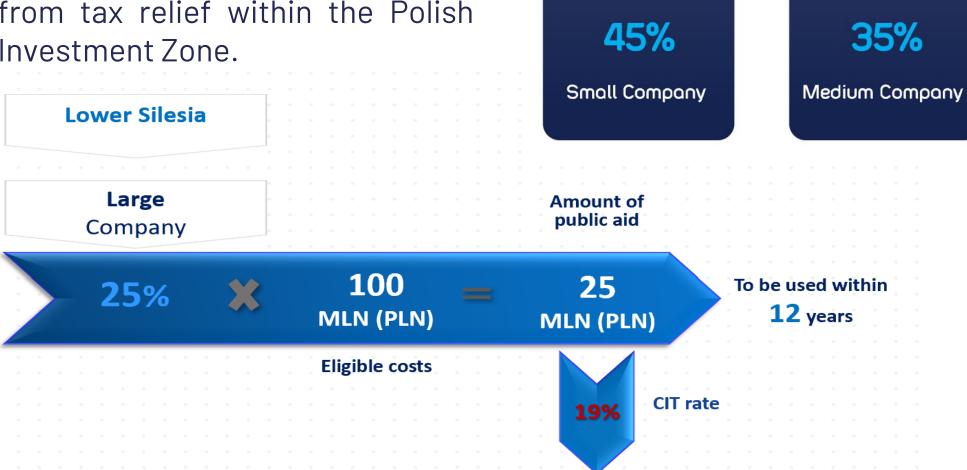


PUBLIC AID INVESTMENT SUPPORT - INCOME TAX EXEMPTION



虚

Entrepreneur making a new investment in Poland <u>can benefit</u> from tax relief within the Polish Investment Zone.



虚



Calculation of exemption amount

	Large company	Medium Company	Small Company
Public aid intensity	25%	35%	45%
Investment value	PLN 80 000 000	PLN 20 000 000	PLN 5 000 000
Total value of the usable tax exemption limit	PLN 20 000 000	PLN 7 000 000	PLN 2 250 000
CIT rate	19%	19%	19%
Non-taxable company income	PLN 105 263 000	PLN 36 842 000	PLN 11 843 000

(Investment value X aid intensity) / CIT rate = non-taxable company income



Production and service hall

One of the plans of EURO-PARK Ząbkowice is the construction of a production and service hall with the possibility of renting the usable area.

Key features of the project:

- 1700m2 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 **selling price** of the investment plot is determined by:

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

The Investor is responsible for arranging the delivery of utilities to the purchased plot.

At present, the price of a plot is approximately ≤ 27 per m².

The **rental price** of the production and service **hall** is to be determined during negotiations with the interested Party.



TIMETABLE



NOW -2026
Road, watersewerage
infrastructure
(Municipality)



2024-2026

Construction of internal road (EURO-PARK)



2024-2027

Power connection and transformer substation (Municipality/ EURO-PARK)



End of 2027

Construction of S8 expressway

Presentation and sale of land to Investors

Co-operation and Experience





Ząbkowice Śląskie: Fast-growing, investor-friendly city



Co-operation in development of the EURO-PARK site



Expert in collaborating with major industrial Investors in Poland



Significant impact on the development of the region



Attracting investors and creating new investment areas





WE HAVE A PERFECT PLACE FOR YOU!







