

GRÓJEC INVESTMENT SITE LLC



Słomczyn

Prospekt Inwestycyjny

The location has been recognized and awarded by Polish Information and Foreign Investments Agency as being the most promising investment site in Mazovia province.



**GRÓJEC INVESTMENT
SITE LLC**

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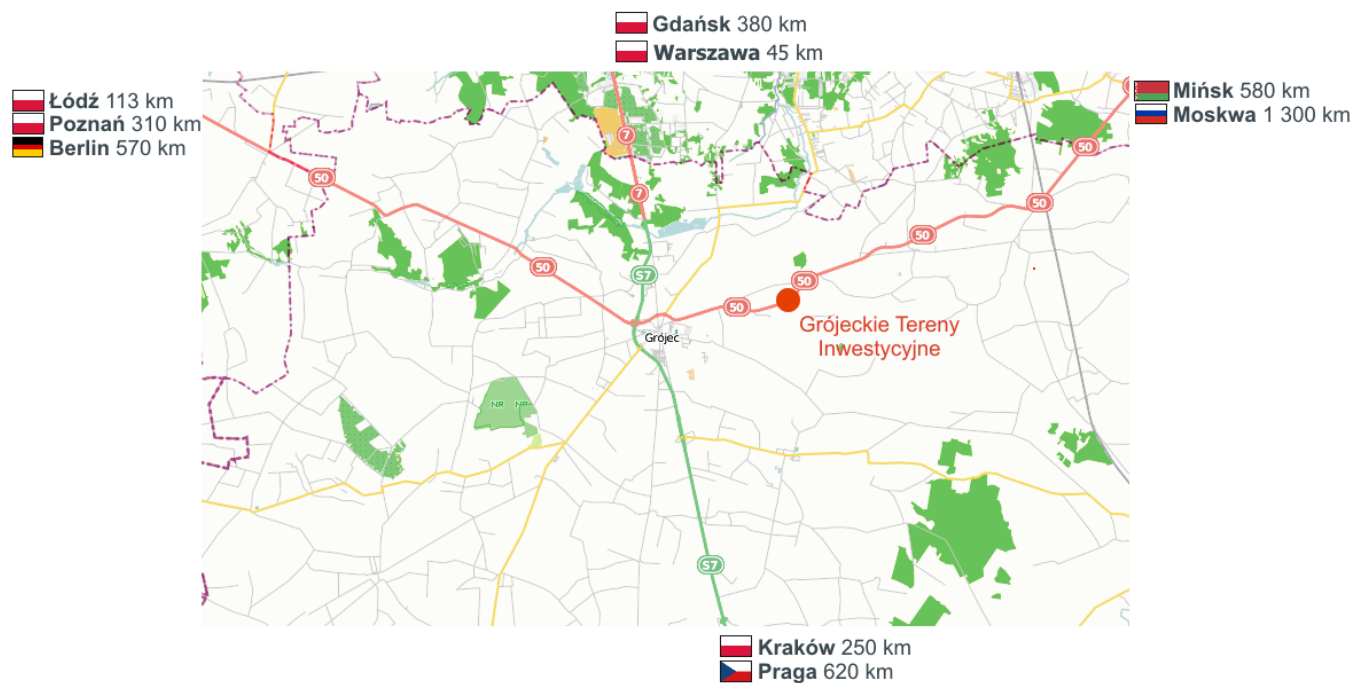
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WHY THE INVESTMENT SITE IS BELIEVED TO BE ATTRACTIVE?

- ✓ It is located next to national road No. 50 and crossroad of expressway S7 (Gdańsk - Warszawa - Kraków) and the national road No. 50 (East – West).
- ✓ It has been recognized and awarded by Polish Information and Foreign Investments Agency as being the most promising investment site in Mazovia province.
- ✓ Plot is located 40km from Warsaw.
- ✓ Plot is situated in central of Poland.
- ✓ It is located in Europe's largest fruit-growing area where thousands of lorries, full of fresh fruits leave every day.
- ✓ Due to location of large international corporations (i.e. Faurecia Automotive Polska, Ferrero Polska Sp. z o.o.) as well as dozens of middle size companies it is a perfect place for logistics center development.
- ✓ It is located on a well-urbanized area in the vicinity of the largest car market in Europe, The Logistics Center with customs office, restaurants, hotels, parking lots and the most technologically advanced laboratory.
- ✓ It has a Local Development Plan for services and industrial land use.
- ✓ It is represented by investor's friendly local authorities.

GRÓJEC INVESTMENT SITE LLC offers investment site located in center part of Poland, in Mazovia province, in Słomczyn village (45km South of Warsaw).

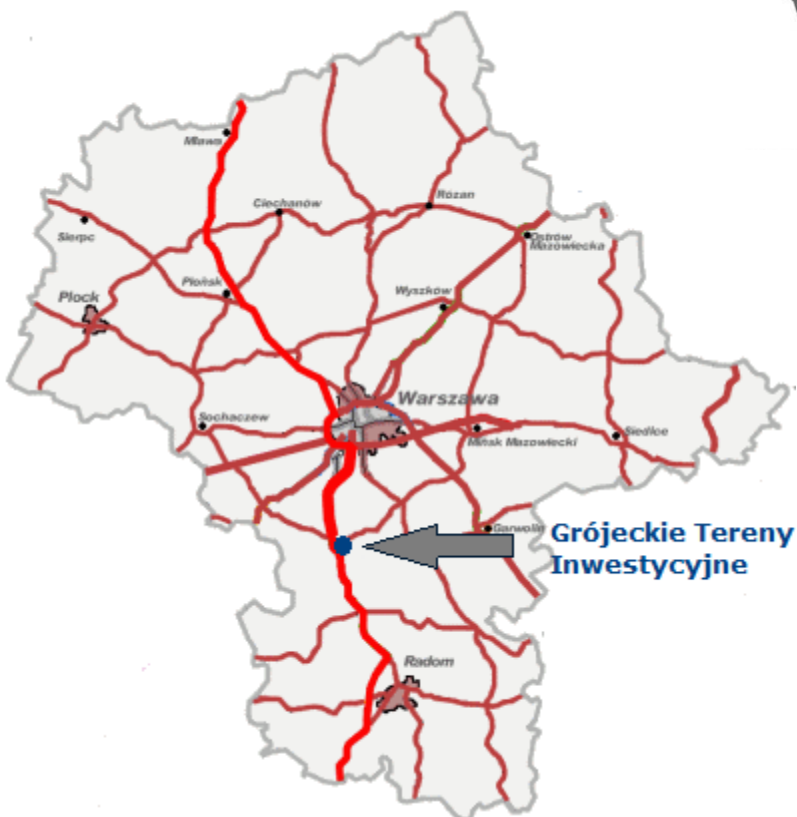
The key advantage of the area being offered is the location next to Poland's main transport lines. At a distance of 4 km from Słomczyn village there is crossroad of expressway S7 (Gdańsk - Warszawa - Kraków) and the national road No. 50 (East – West) that provides excellent road connections with European countries.



KEY INFORMATION

The commune of Grójec covers an area of 120,64 km², with a population of 24.064. The location has a great impact on the commune's development due to proximity to the capital city of Warsaw and other major cities such as Radom and Łódź. In order to meet the growing competition in the region it can be also seen as the one that must determine the pro-development processes. Naturally, the location of Grójec commune has resulted in a number of functions that are being acted for the region and its strong position.

Grójec is perceived as Poland's main fruit orchard region, well known for its delicious apples. One-third of the commune's area are fruit orchards. Almost 40% of the national apples production concentrates in this part of Poland.



INVESTMENT SITE OPPORTUNITIES

The plots being offered are located 4km away from the town of Grójec, in Słomczyn village, near the largest car exchange in Poland, close to the national road No. 50, in the industrial and services area.



INVESTMENT SITE CHARACTERISTICS

Location	Site name	<i>Słomczyn</i>
	Town / Commune	<i>Grójec</i>
	District	<i>Grójecki</i>
	Voivodship	<i>Mazowieckie</i>
	GPS coordinates	<i>51° 52' N ; 20° 56' E</i>
Area of property	Max. area available [m ²]	<i>290 092</i>
	Shape of plot	<i>Rectangle</i>
	Number of plots	<i>8</i>
	Plot identification numbers	<i>366/91, 366/92, 366/93, 366/94/ 366/95, 366/96</i>
Property information	Owner	<i>Grójeckie Tereny Inwestycyjne Sp. z o.o. / Grójec Investment Site LLC</i>
	Valid zoning plan (Y/N)	<i>Yes - Local Spatial Development Plan for Słomczyn area, approved by Resolution (no. XXVII/168/12) of Grójec City Council</i>
	Zoning	<i>Production, warehouses</i>
Land specification	Differences in land level [m]	<i>0,5</i>
	Present usage	<i>-</i>
	Soil and underground water pollution (Y/N)	<i>Yes</i>
	Geological research done (Y/N)	<i>No</i>
	Underground obstacles (Y/N)	<i>No</i>
	Ground level obstacles (Y/N)	<i>No</i>
	Ecological restrictions (Y/N)	<i>No</i>
Transport links	Plot access road (type and width)	<i>18m wide asphalt road</i>

	Nearest motorway / national road [km]	Plot along national road no. 50
	Sea and river harbours located up to 200km	Warsaw (river harbour)
	Railway line [km]	Train station in Chynów (12km)
	Railway siding [km]	Train station in Chynów (12km)
	Nearest international airport [km]	Warsaw (45km)
	Nearest province capital [km]	Warsaw (45km)
Existing infrastructure	Electricity (Y/N)	Yes
	Connection point (distance from boundary) [m]	By the site – 10 m
	Voltage [kV]	15
	Capacity available [MW]	1,5
	Gas (Y/N)	Yes
	Connection point (distance from boundary) [m]	In distance of 200 (400)
	Calorific Value [MJ/Nm ³]	34,4
	Pipe diameter [mm]	80 (200)
	Capacity available [Nm ³ / h]	350Nm ³ /h
	Water supply (Y/N)	Yes
	Connection point (distance from boundary) [m]	By the site - 3m
	Capacity available [m ³ / 24h]	120m ³ /24h
	Sewerage (Y/N)	No
	Connection point (distance from boundary) [m]	-
	Treatment plant (Y/N)	No
	Telephone network (Y/N)	Yes
	Connection point (distance from boundary) [m]	By the site - 3m

LIST OF PLOTS

Plot identification number	Plot area [ha]
366/91	3,6699
366/92	0,4920
366/93	1,5485
366/94	1,7797
366/95	0,4583
366/96	12,1850
366/101	5,5021
366/102	3,4568

EXTRACT FROM THE LOCAL DEVELOPMENT PLAN

The resolution (no. XXVII/168/12) of Grójec City Council of April 27, 2012.

In regards to the adoption of amendments to the local development plan covering area of Slomczyn village.

Section III, **Special arrangements**

Chapter 8 Use and development of the industrial and services investment site being marked by the purpose symbol from 1PU to 3PU.

§ 29.1. Plots for services and industrial use marked in development plan by the purpose symbol from 1PU to 3PU have been set.

2. Basic purpose of the plot is referred to Paragraph 1: manufacturing facilities, warehouses, storage facilities, car transport and equipment facilities, gas stations, vehicles dismantling and services facilities.

3. Basic functions associated with infrastructure such as garages, parking spaces, outbuildings, roads, access roads, fencing, small architecture, isolation and decoration green area on the plot marked by the purpose symbol from 1PU to 3PU is being allowed.

4. Apartments built into the services facility that useable floor space is not more than 5% of the whole building space on the plot marked by the purpose symbol from 1PU to 3PU are being allowed.

§ 30. On the area marked by the purpose symbol from 1PU to 3PU is not being allowed:

- 1) temporary management, furnishing and land use, with the exception of temporary agricultural land use that does not require an investment in facility construction or green space development,
- 2) distribution of goods such as gas, liquid fuels and other hazardous materials, with the exception of individual customer underground gas distribution network,
- 3) detached residential location,

§ 31. On the area marked by the 3PU purpose symbol is not being allowed:

- 1) temporary management, furnishing and land use, with the exception of temporary agricultural land use that does not require an investment in facility construction or green space development,
- 2) detached residential location,

§ 32. Plot separation on the area marked by the purpose symbol from 1PU to 3PU must comply with the following conditions:

- 1) public or internal road access must be granted,
- 2) width of plot front side must not be less than 40m,

- 3) access and driveways to each building must be granted,
- 4) minimum plot space shall not be less than 5 000m²,
- 5) allotment lines are shown in development plan,
- 6) plot border angle in relation to the roadway must be in the range of 75° to 90°,
- 7) if the plot is suitable for development as being intended the plot front side width may differ from the one prescribed in paragraph 2 as well as plot border angle specified in paragraph 6 in the following cases:

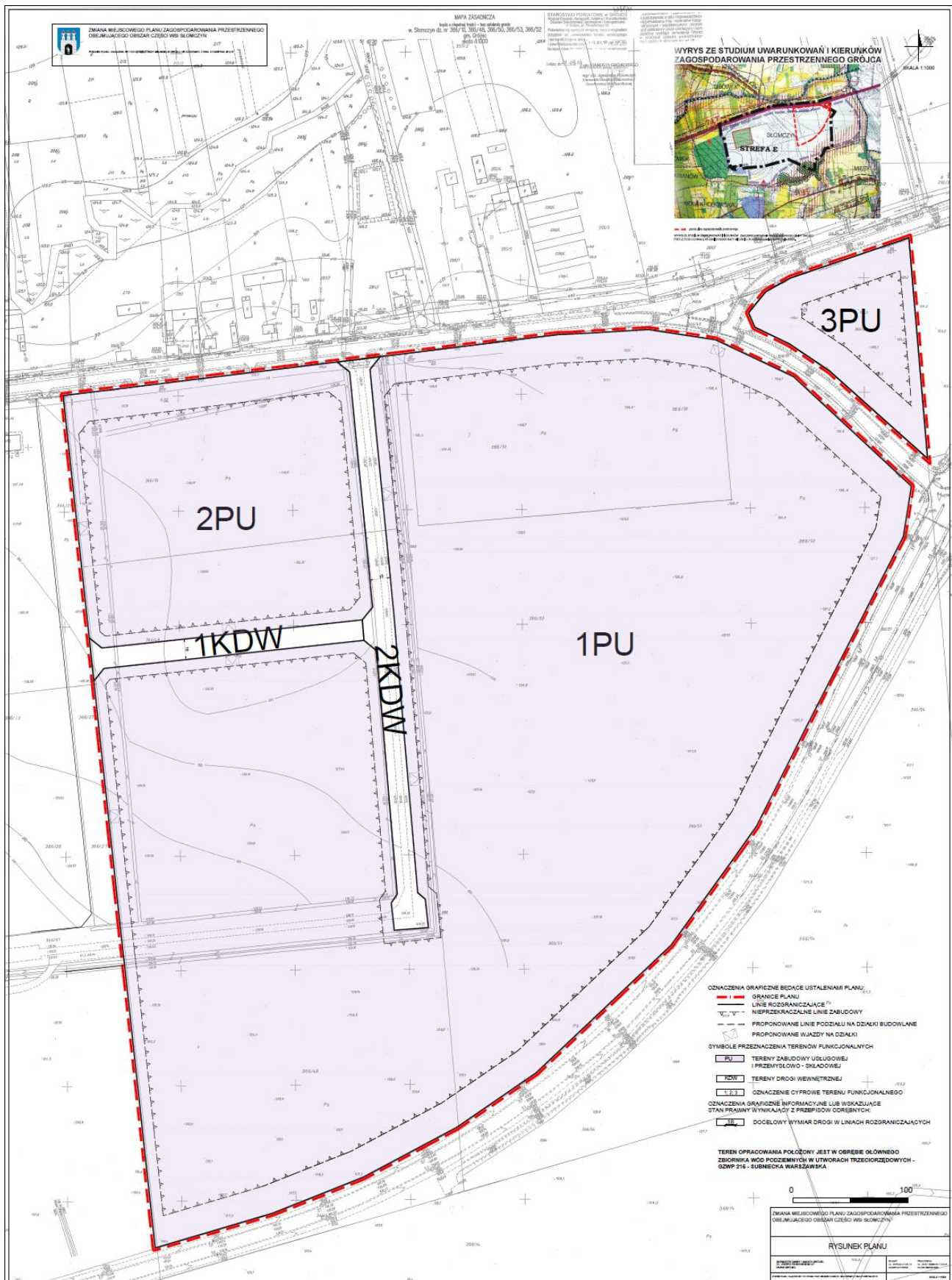
- a) in accordance with the borders designated in the development plan the plot is being separated,

§ 33. The following specific terms, conditions and building development standards and land use on the area marked by the purpose symbol from 1PU to 3PU are being determined:

- 1) building development is due to be located in accordance with the building lines being designated in the development plan,
- 2) building outer wall is not allowed to be situated on the plot's border directly,
- 3) roof must be of uniform drop,
- 4) fence height is due to be standardized along each of street and road, with maximum height of 1.6 m taking into account a foundation up to 40 cm, with full ban on walls and fences made of concrete spans. Culverts must be developed at a ground level,
- 5) fence line must not exceed the plot border as well as street boundary,
- 6) tree row plating of deciduous single species parallel to internal roads of 1KDW and 2KDW being designed, in amount not less than 2.5 tree on every 10m of road.

§ 34. The following plot figure index regarding specific terms, conditions and building development standards and land use on the area marked by the purpose symbol from 1PU to 3PU is being determined:

- 1) maximum development intensity rate – 0.7,
- 2) maximum building height – 12m from the existing ground level to ridge, height of the building (§ 5 paragraph 19) has not been regulated,
- 3) minimum biologically active / green space on plot – 20%,



NEAREST NEIGHBORHOOD

Cars exchange

Słomczyn Commodity Exchange is the largest second hand cars exchange in Poland but also spare parts exchange, agricultural market and livestock exchange.



Słomczyn Commodity Exchange air viewed (boundaries of the offered plot being red marked)

Grójec Logistics Center LLC (GCL LLC)

The project consists in constructing of multi-purpose logistics center (modern, functional facility containing office space, catering and services space, with an extensive warehouse space, social and technical facilities, with extensive parking area) including new headquarters for Grójec Customs Office as well as for associated companies (especially customs agencies, exporters, transport companies), then running services activity regarding commercial space and parking lease as well as property management in newly built facilities. GCL LLC location is shown on the map in green, page 14 (the plot numbers are 366/99 and 366/100).



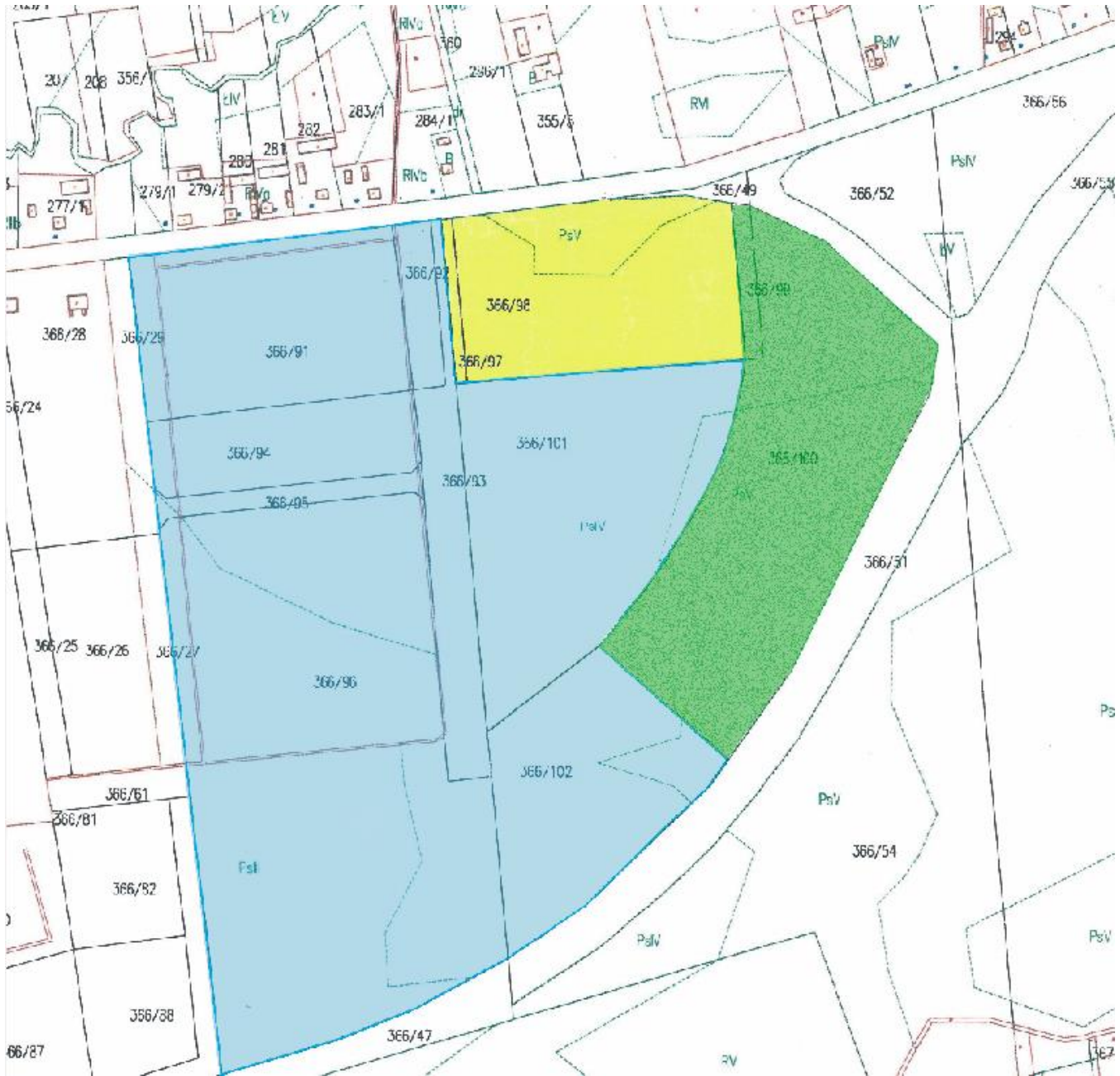
Grójec Logistics Center visualization

Laboratory

The laboratory is scheduled to be built on the plot (no. 366/8) marked on the map in yellow (the map attached below). The laboratory start-up phase assumes pesticide analysis for remaining active ingredients. The laboratory shall extend its current analysis for food products physicochemical analysis (i.e. metals, content of proteins, carbohydrates, fats and fiber, etc.) and food safety microbiological tests in the following years.



Laboratory visualization



- GRÓJEC INVESTMENT SITE LLC - 366/91, 366/92, 366/93, 366/94, 366/95, 366/96, 366/101, 366/102
- Laboratory - UO Technology - 366/98,
- Grójec Logistics Center LLC (GCL LLC) - 366/99, 366/100.

HUMAN RESOURCES

More than 5,500 people aged 20-34 years and almost 5,000 people in the pre-working age live in commune of Grójec. Currently, 16,000 people are in their working age. Thanks to short travelling distance companies based in Grójec may find their future employees among Warsaw or Radom dwellers. The unemployment rate in Grójec district gives sheer freedom of choice while looking for potential employee – 8% (3,600 unemployed people).

EDUCATION

In Grójec, at a distance of 4km:

- 2 public kindergartens, 4 private
- 6 elementary schools
- 7 secondary schools
- 1 high school
- 2 universities in Grójec commune

TECHNOLOGICAL INFRASTRUCTURE

The whole commune has an access to electricity, gas and telecommunication network. Water supply is available at the 99% of area.

FOREIGN INVESTORS LOCATED IN GRÓJEC COMMUNE

There are two, large companies in Grójec i.e. Faurecia Automotive Polska PLC and Peter Renz LLC employing over 1,800 workers.

TOURIST ATTRACTION

The most valuable monuments in Grójec commune are:

- The 19th century Town Hall located in the city center
- Narrow gauge Railway Station
- The 19th century Post Office building
- The 15th century St. Mikolaj Church with wooden tower bell

The municipality offers 4 hotels providing accommodation and catering services.

HEALTH CARE

There are following medical care operators being located in commune of Grójec:

- County Medical Center (based in Grójec) – 12 Hospital Departments i.e. 2 Internal Medicine Dep. and Gynecology and Obstetrics Dep., Newborn Dep., Dermatology Dep., Neurology Dep., Pediatric Dep., Surgery Dep., Anesthesiologist Dep. and Intensive Care Dep., 2 Specialist clinics: Psychiatric and Drug treatment and 6 Laboratories and Hospital pharmacy,
- Emergency equipped with 10 ambulances,
- Outpatient clinic (based in Grójec) consists of internal medicine, pediatric and dental care clinic,
- Non-public health care facility of an outpatient clinic profile,
- 8 private pharmacies,
- 5 laboratories,
- Private doctors' surgeries of internal medicine, obstetrics and gynecology, dentistry and prosthetic dentistry, pediatrics and orthopedics, urology.

PUBLIC SAFETY

District Police Headquarters based in Grójec operates in the commune as well as Municipal Police, District Prosecutor's Office and District Court. Municipal Police (Grójec commune unit) has been operating since 1991 and employs 13 officers. Continuously, preventive operations are carried out by five two-officer patrols, in two-shift operation.



Grunt na medal 2012



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