



REAL ESTATE SERVICES

 **ERNST & YOUNG**  
*Quality In Everything We Do*

**Proposal for the sale of a master-planned and fully serviced  
Light Manufacturing site in Teresin/Kampinos Park**

Prepared by  
 **ERNST & YOUNG**

**July, 2007**



**For further information please contact:**

James D. Foley  
Partner  
Ernst & Young Real Estate Sp. z o.o.  
Rondo ONZ 1  
00-124 Warszawa

Telephone: +48 22 557 7892

Fax: +48 22 557 7001

Mobile 1: +48 505 101 070

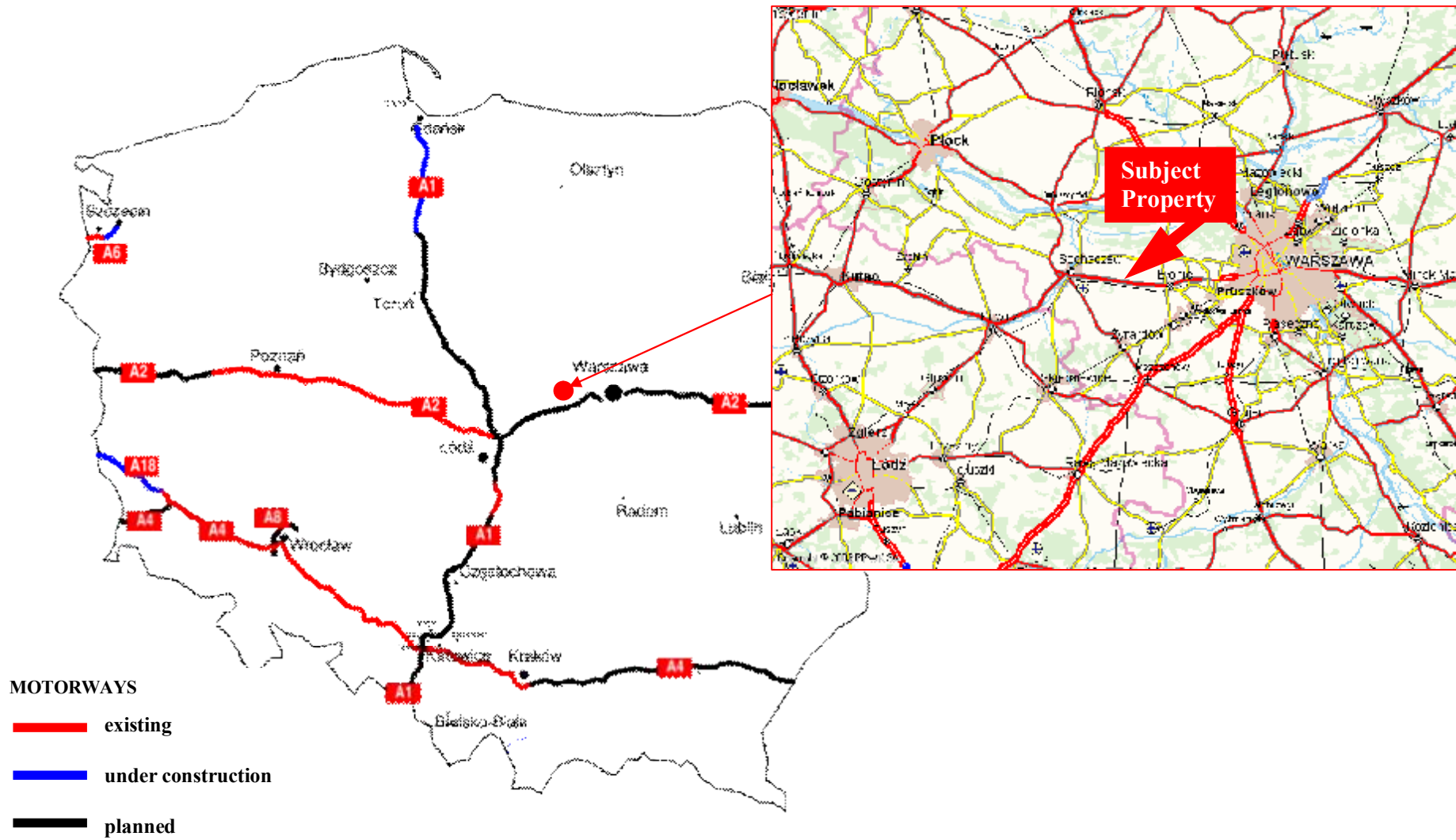
Mobile 2: +48 793 793 732

e-mail: [james.foley@pl.ey.com](mailto:james.foley@pl.ey.com)

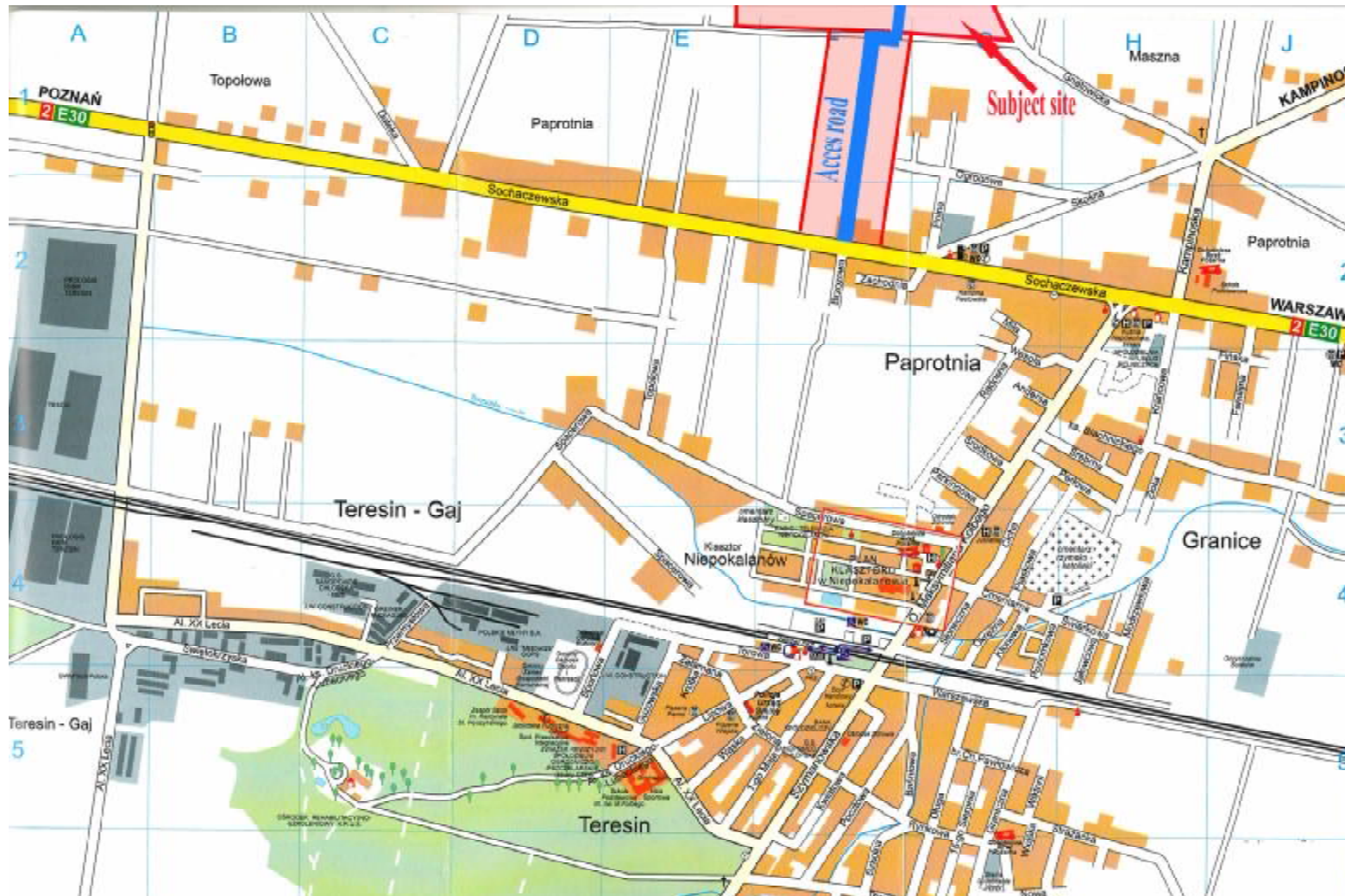
# Proposal

- Development Site:** The project owners propose to sell a site specifically designed to meet your needs. This site may be sized to a width of up to 330 meters and a depth of 900 meters, according to your requirements, for a size ranging from 10 to 30 hectares.
- The site is master-planned for both logistics and light manufacturing uses.
- We offer a fully serviced site with asphalt road access and all utilities to the plot.
- In the case of very high electrical requirements (say, 20-30 megawatt), the transmission lines located at the site border may be utilized for construction of an on-site sub-station.
- The land is located in Gnatowice Stare, Kampinos Gmina.
- Project Sponsor:** The seller is the freehold owner of approximately 100 hectares of land located in the Gminas of Kampinos and Teresin. The land is included within a valid master plan for light industrial use, which allows for typical light industrial uses, including manufacturing. Direct access to the site from Highway E30 (Warsaw-Poznań road) is provided by a purpose-built connecting road and controlled intersection, which is currently under construction.
- Soil Class:** The land is classified as soil quality class four. According to the Act on the Protection of Agricultural Land and Forests, this level of soil quality allows for industrial development free of any fees for removal from agricultural production.
- Utilities:** The site is serviced by Electricity from Energetyczny Łódź-Teren S.A. w Łodzi and water from the communal network. Gas lines are currently under construction, with delivery to the site scheduled for mid-2008.
- Price:** The owners propose a net sale price of EUR 27.00 per square meter of land, to be paid in full at final closing. Deferred payment terms may be considered, subject to agreement by the parties.

*Location map*

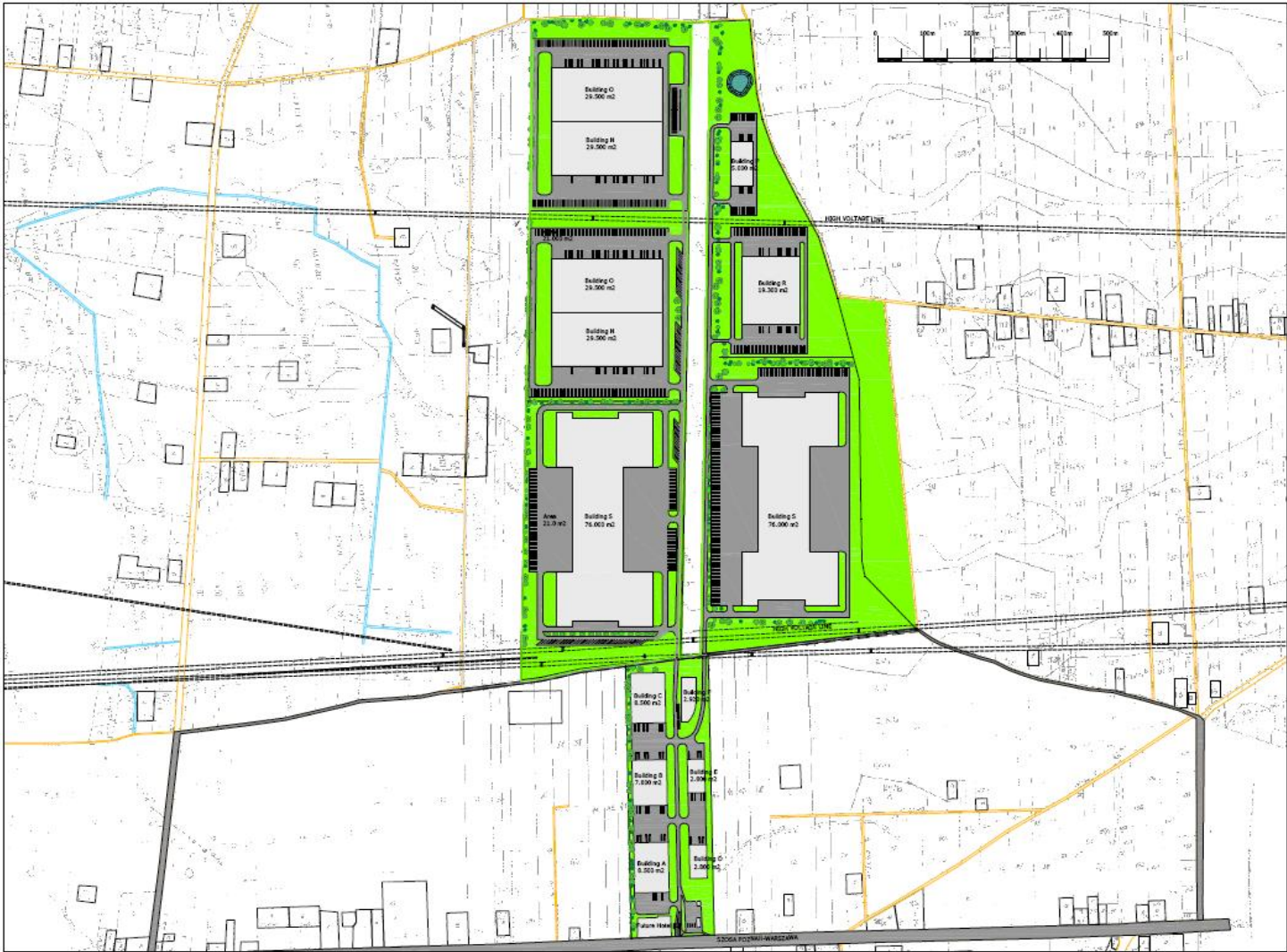


*Site access road*





*Business Park concept drawing*



**View of Subject site from the south border, facing north**



The soil is well-drained sandy loam, at street level – requiring minimal site preparation.

Rainwater runoff flows to the north end of the site, allowing for balancing tanks (if needed) to be located at the rear of the site.

**North end of access road, facing south**

View of the access road, with right-turn lane and traffic-light protected left turn from Poznanska.

The subject site is just 600 meters north of Poznanska and the first plot off of the access road. As such, the company logo and signage will be directly visible from the highway.



**View facing east; Panattoni site with frontage road**



The neighboring site was recently purchased by the American development company, Panattoni.

Panattoni are currently constructing a 36,500 m<sup>2</sup> distribution center, which is fully pre-leased to DSV Logistics and will be delivered in January 2008.

**View facing north; preparation of the Panattoni site**

Design works are also underway for an adjoining 36,500 m<sup>2</sup> structure, which Panattoni will offer as warehouse space for rent.

The Subject site is situated 100 meters west of the Panattoni site.



ERNST & YOUNG

[www.ey.com/pl](http://www.ey.com/pl)

© 2007 Ernst & Young  
All Rights Reserved.  
Ernst & Young is a registered  
trademark.